

KERR COUNTY · HUNT, TEXAS · NORTH FORK OF THE GUADALUPE

# 196 C Rock Bottom Rd

Hunt, TX 78024 · Kerr County · land only · nothing built but a storage shed

**\$695,000**

LIST PRICE

**9.84± ac**

LAND ONLY

**River frontage**

NORTH FORK, GUADALUPE

**F123917A**

MLS · ACTIVE

## THE LAND

- 9.84± acres — the legal description lists 9.838 · ABS A0729 CORN, SUR 1476
- Borders the historic MO Ranch · elevated homesite potential with views over the river valley

## THE WATER

- Property on the waterfront — a broad, accessible stretch of the North Fork, with shallow clear water and deeper pockets for swimming. The MLS lists live water, year round

## TERRAIN

- A gentle approach from the build site down to the river · mature hardwoods and open bottomland · partial fencing

## UTILITIES

- Electricity nearby. No water supply, sewer or septic on the tract · a storage shed is in place

## ACCESS & RESTRICTIONS

- County road, caliche surface · a gravel drive runs into the property
- No deed restrictions per the MLS · residential district · manufactured housing permitted · outside city limits and ETJ

## LOCATION

- MLS area 54-Hunt · a short drive to Ingram and Kerrville
- Hunt elementary — buyer to verify

## WHAT CONVEYS

- The land. The MLS lists no equipment included. **Anything seen in a photograph — feeders, the storage shed — conveys only as the contract states**



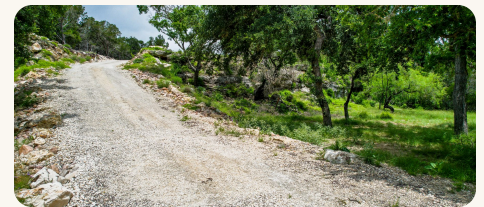
MAY 2026 — THE MEADOW

Live oaks and open grass above the river. **No boundary is drawn on any photograph.**



MAY 2026 — THE DRIVE

The gravel road curving back into the trees.



MAY 2026 — THE RISE

The drive climbing past rock outcrops.

## WHAT A BUYER SHOULD VERIFY

**Boundaries and acreage.** Acreage and boundaries are approximate; obtain a current survey, which controls.

**Minerals.** Mineral rights are unknown on the MLS record; nothing here implies any mineral interest conveys.

**Utilities.** Price electric service, water and an on-site sewage facility with the providers and Kerr County before you write.

**Access, easements and restrictions.** The MLS lists county-road access and no deed restrictions; verify both, and any easements of record.

## SHOWINGS

**Appointment required.** scheduled through ShowingTime. There is no sign at the property — use the directions on the listing page.

## OFFERS

Request the offer instructions from the listing agent before you write — they are not published; call or email and we will send them. **This applies to buyer's agents only. Unrepresented buyers can contact Broken Arrow Group directly at 830-383-2026.**

## TAXES & TERMS

**\$2,006.44** without exemptions (KCAD #18996). Will sell cash or conventional. Possession at closing and funding. Listed March 2026.

David Hughes · TREC #501321 · Jayden Hughes · TREC #728099

**Photography.** The photographs on this sheet were taken by drone in May 2026. Some photos may be retouched. No boundary line is drawn on any photograph. All measurements are approximate.

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Information for MLS #F123917A is believed reliable but not guaranteed. Acreage, boundaries, easements, restrictions, taxes, minerals, utilities and schools should be independently verified by the buyer.

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