



HUNT, TEXAS · NORTH FORK OF THE GUADALUPE

196 Rock Bottom Road

Hunt, TX 78024 · Kerr County · waterfront, direct river access · rebuilt 2020 · sleeps 16

\$1,500,000

LIST PRICE

4,409 sq ft

4 BED · 4 FULL + 1 HALF

4.101± ac

ON THE RIVER

R122513A

MLS · ACTIVE

THE HOUSE

- 4,409 sq ft — 4 bedrooms, 4 full and 1 half bath, two stories, Hill Country style
- Built 1965, **rebuilt and renovated in 2020**
- Master bedroom on the main level · **sleeps 16, capacity 24**
- High ceilings; carpet and simulated-wood floors; double-pane windows
- HardiPlank and rock under a metal roof; pier & beam plus slab; 3+ car attached carport

WHAT THE 2020 REBUILD PUT IN

- New **PEX plumbing** throughout
- Mini-split HVAC** and LED lighting throughout
- Electric heat and AC with wall units; electric water heater; **owned water softener**

INSIDE

- Open-concept main level — **quartzite-island kitchen**, dining for ten, live-edge pecan wood bar
- Great room around a **masonry woodburning limestone fireplace**
- Master suite with vaulted wood ceilings, dual vessel sinks and private deck access
- Upstairs bunk room; game room with pool table, foosball and shuffleboard
- Listed as a family compound, a second home, or a turnkey short-term rental

THE RIVER & THE SETTING

- Waterfront on the North Fork of the Guadalupe** — year-round live water, direct river access
- Beneath an **80-foot limestone bluff**; neighbours the MO Ranch
- 4.101± acres — mature live oaks, gentle rolling and level, partially wooded, exceptional view
- Secluded behind a custom ranch gate

OUTDOOR LIVING

- Sprawling backyard; deck and patio; lawn sprinkler system
- Fire pit patio** and a **timber-frame outdoor kitchen**; nine-person hot tub
- Covered chuck wagon; wildlife feeder; multiple storage sheds

UTILITIES

- UV-filtered well with 3,000-gallon storage**
- Septic — listed as unlicensed
- Cable and phone available; private garbage service

LOCATION & ACCESS

- Kerr County, Area 54 — Hunt, N and W of 1340; county road, caliche and gravel
- No subdivision, no HOA**; outside the city limits, no ETJ

CONVEYS

- Electric cooktop, dishwasher, microwave, refrigerator, washer and dryer — confirm the final list, furnishings included, in the contract

WHAT A BUYER SHOULD VERIFY

Boundary lines and easements. Boundary and easement work is underway with the adjoining owner, and a survey is in progress. A buyer should verify boundaries and any easements of record independently.

Septic. The septic system is listed as unlicensed. **Square footage.** The 4,409 square feet is taken from the appraisal. A buyer should verify it independently.

Flood plain. The MLS topography and land-description field lists Flood Plain, and the property is waterfront on the North Fork of the Guadalupe. A buyer should obtain a current flood determination and an insurance quote.

The January 2020 survey is on the listing page — a current survey is in progress, so acreage and boundaries stay approximate. That plat covers two tracts; only the 4.101-acre Tract 2 is offered here. **Minerals, exemptions and utilities** should be independently verified, including the well and the tax picture.

SHOWINGS

24-hour notice, appointment only, listing agent must accompany. No for-sale sign on the property. The house operates as a short-term rental, so allow extra lead time. Book through **ShowingTime (800) 746-9464**.

OFFERS

Request the offer instructions from the listing agent before you write. **This applies to buyer's agents only. Unrepresented buyers can contact Broken Arrow Group directly at 830-383-2026.**

TAXES & TERMS

Taxes without exemptions **\$7,264.00** (KCAD #18991). Legal: ABS A0729 CORN, Sur 1476, 4.101 acres. Cash or conventional. List date 2/13/2026.

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

Broken Arrow Group, eXp Realty · Brokered by eXp Realty, LLC. Each office is independently owned and operated. · 3302 Junction Hwy Ste A, Ingram, TX 78025 · 830-383-2026 · frontdesk@brokenarrowrealtygroup.com · brokenarrowgroup.com

[TREC Information About Brokerage Services \(IABS\)](#) · [TREC Consumer Protection Notice](#)

Information for MLS #R122513A is believed reliable but not guaranteed. The January 2020 survey is on the listing page and a current survey is in progress; acreage and boundaries remain approximate pending it, and any boundary shown or described is for illustration only — not a survey. Acreage, boundaries, easements, taxes, minerals, square footage and utilities are approximate and should be independently verified by the buyer. © 2026 Broken Arrow Group · eXp Realty.