



exp
REALTY

LAND &
RANCH
SINCE 2002

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

196 Rock Bottom Road

A 4,409-square-foot Hill Country compound, rebuilt in 2020 and sleeping sixteen, on the North Fork of the Guadalupe beneath an 80-foot limestone bluff — 4.101 acres of live oaks behind a custom ranch gate, next to the MO Ranch.

\$1,500,000

LIST PRICE

4,409 sq ft

4 BED · 4 FULL + 1 HALF BATH

4.101 ac

WATERFRONT · DIRECT RIVER ACCESS

Sleeps 16

CAPACITY 24 · REBUILT 2020

Property snapshot



THE HOUSE

4,409 sq ft

4 bed · 4 full + 1 half bath · two-story
Hill Country style · master on the main
level · built 1965



REBUILT

2020

New PEX plumbing, mini-split HVAC
and LED lighting throughout ·
HardiPlank and rock under a metal roof
· double-pane windows



CAPACITY

Sleeps 16

Capacity 24 · the public listing
positions it as a family compound, a
second home, or a turnkey short-term
rental



THE RIVER

Direct access

Waterfront on the North Fork of the
Guadalupe · year-round live water · the
bank runs off the back lawn



THE SETTING

80-ft bluff

Beneath a limestone bluff · neighbours
the MO Ranch · mature live oaks,
gentle rolling and level, partially
wooded · exceptional view



ACREAGE

4.101± ac

ABS A0729 CORN, Sur 1476 · no
subdivision, no HOA · outside the city
limits, no ETJ · secluded behind a
custom ranch gate



WATER & SEPTIC

Well + storage

UV-filtered well with 3,000-gallon
storage · owned water softener · septic,
listed unlicensed · private garbage
service



OUTSIDE

Fire pit + kitchen

Timber-frame outdoor kitchen · fire pit
patio · nine-person hot tub · covered
chuck wagon · wildlife feeder · storage
sheds · sprawling backyard



TAXES & TERMS

\$7,264.00

Taxes without exemptions (KCAD
#18991) · Kerr County Area 54 — Hunt,
N and W of 1340 · cash or conventional

Figures are from the confirmed listing record for MLS #R122513A, Active, list date 2/13/2026 — \$340.21 per square foot at the list price. Square footage source: appraisal. Interior finishes: high ceilings, carpet and simulated-wood floors, lawn sprinkler system, 3+ car attached carport, pier & beam plus slab foundation. Heat and cooling are electric with wall units; the water heater is electric. Appliances convey — electric cooktop, dishwasher, microwave, refrigerator, washer and dryer. Buyer should independently verify acreage, boundaries, easements, taxes, minerals, square footage and utilities. All measurements are approximate.

About the place

NORTH FORK OF THE GUADALUPE · HUNT, TX

Rock Bottom Road runs off FM 1340 down toward the North Fork of the Guadalupe. A custom ranch gate closes 4.101 acres of live oaks and level ground on the water, under an 80-foot limestone bluff, next to the MO Ranch.

The house was taken back to its systems in 2020 — new PEX plumbing, mini-split HVAC and LED lighting through all 4,409 square feet. What came out of it is a two-story place that sleeps sixteen: an open main level with a quartzite-island kitchen, dining for ten, a live-edge pecan wood bar, and a great room built around a limestone fireplace.

The master is on the main floor under vaulted wood ceilings, with dual vessel sinks and its own door out to the deck. Upstairs is a bunk room and a game room with a pool table, foosball and shuffleboard.

Outside, the lawn runs back toward the river. There is a fire pit patio, a timber-frame outdoor kitchen, a nine-person hot tub, a covered chuck wagon, a wildlife feeder and storage sheds. Water is a UV-filtered well with 3,000 gallons of storage.

■ 4,409 sq ft · 4 bed / 4 full + 1 half bath · rebuilt 2020 · sleeps 16, capacity 24.

■ Waterfront on the North Fork · direct river access · year-round live water.

■ 4.101± acres beneath an 80-foot limestone bluff · no subdivision, no HOA.



The North Fork of the Guadalupe — year-round live water running over limestone, with the wooded bank and the bluff line beyond.



The 80-foot limestone bluff above the water. Cedar and oak run the ledges; the river works along the rock at the foot of it.

Inside the house

REBUILT 2020 · 4,409 SQ FT · 4 BED / 4.5 BATH



The kitchen

A quartzite island with bar seating and a live-edge wood base, white cabinetry, subway tile and a timber range hood. Open to the dining, which seats ten.



The great room

A masonry woodburning fireplace faced in limestone with a live-edge mantel, an exposed beam overhead and a knotty pine wall. A mini-split head sits on the wall to the left.



The master suite

On the main floor under a vaulted wood ceiling, with wide-plank floors, dual vessel sinks in the bath and a slider out to the deck.

The honest read on the house

It was built in 1965 and rebuilt in 2020, and the rebuild is the reason to look at it: new PEX plumbing, mini-split HVAC and LED lighting throughout, HardiPlank and rock under a metal roof, double-pane windows, an owned water softener, and a UV-filtered well with 3,000 gallons of storage. Heat and cooling are electric, with wall units in places, and the water heater is electric. The 4,409 square feet is from the appraisal, not from a measure, and a buyer should verify it.

It runs as a short-term rental, so a showing needs 24-hour notice and some lead time, and the listing agent accompanies. Two of the spaces named on this page are not photographed in the published set — the upstairs bunk room, and the game room with the pool table, foosball and shuffleboard. The nine-person hot tub appears only as a small covered shape at the left edge of the aerial on page 7. All three are on the listing record; ask for them at the showing. Appliances convey: electric cooktop, dishwasher, microwave, refrigerator, washer and dryer. Anything beyond that, furnishings included, should be confirmed in the contract.

The way in & the outdoor rooms

ROCK BOTTOM ROAD · 4.101± ACRES



The fire pit patio — Adirondacks around the ring, limestone boulders on the edge, the windmill, and the timber-frame outdoor kitchen under the pavilion to the right.



The custom ranch gate at the road — running horses and stars across the panels, and the drive running in.



The house from the lawn — dark siding and native rock under a metal roof, porches down the length of it.

Showings are by appointment only with 24-hour notice, and the listing agent must accompany. There is no for-sale sign on the property. The house operates as a short-term rental, so allow extra lead time when booking.

Location & land context

KERR COUNTY · HUNT, TX 78024



From the air — the improvements among the oaks in the middle of the frame, the river bottom running across behind them, and the bluff line beyond. No boundary line is drawn on this image.



Straight down over the improvements — the house and outbuildings, the drive, and the oak and cedar cover, with the county road along the bottom. No boundary line is drawn on this image.

Hunt, TX 78024

Kerr County, Area 54 — Hunt, N and W of 1340

On the water

North Fork of the Guadalupe · direct river access

County road

Caliche and gravel surface

No subdivision

No HOA · outside the city limits, no ETJ

On the aerials above. No boundary line has been drawn on either image. **The January 2020 survey is published on the listing page — a current survey is in progress.** That plat covers two tracts; only the 4.101-acre Tract 2 is offered here. Boundary and easement work is underway with the adjoining owner, so acreage and boundaries remain approximate pending the current survey, and any boundary shown or described here is for illustration only. A buyer should verify boundaries and any easements of record independently. **Directions:** from Kerrville, head toward Fredericksburg Rd / Sidney Baker St, continue onto TX-39 W, turn right onto FM 1340 N, then left onto Rock Bottom Rd; the property is on the left.

See it all

FULL PHOTO SET & AERIAL TOUR



Full listing page

Specs, the river notes, the aerals, showing details and this packet, in one place.

brokenarrowgroup.com/listings/196-rock-bottom-rd/



Aerial tour

A pass over the river, the bluff, the oaks and the compound.

brokenarrowgroup.com/listings/196-rock-bottom-rd/#tour



Photo gallery

The full set — the river, the bluff, the gate, the house and the outdoor rooms.

brokenarrowgroup.com/listings/196-rock-bottom-rd/#photos



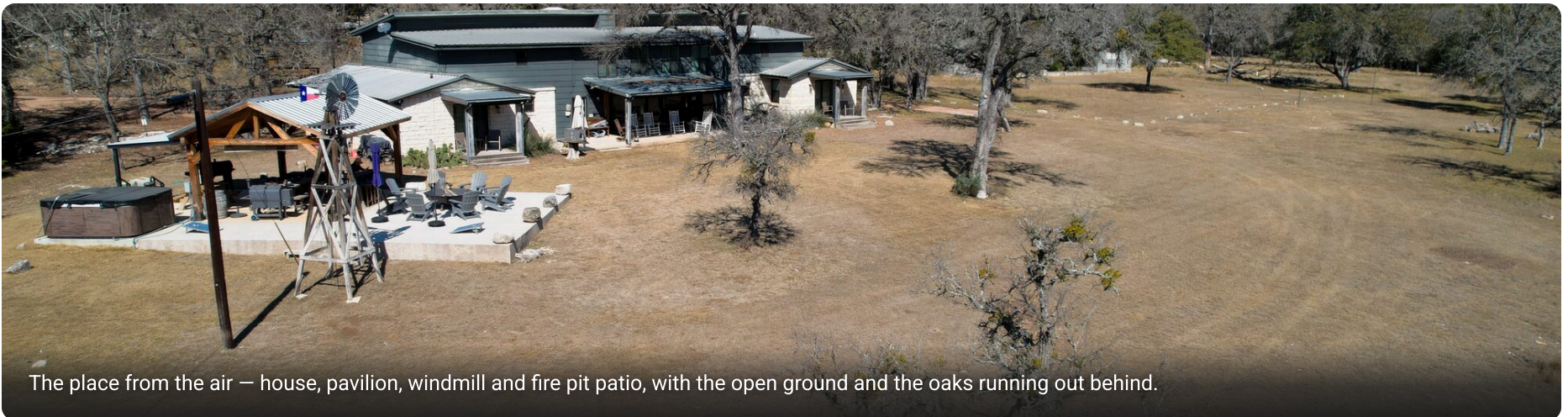
Ask us for the full set

frontdesk@brokenarrowrealtygroup.com



Call or text

830-383-2026 · David Hughes / Jayden Hughes



The place from the air — house, pavilion, windmill and fire pit patio, with the open ground and the oaks running out behind.

Schedule showings through ShowingTime at (800) 746-9464. Appointment only, 24-hour notice, the listing agent must accompany. There is no for-sale sign on the property.

What to verify & how to offer

FOR THE BUYER'S AGENT

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.

 **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.

 **Septic.** The septic system is listed as unlicensed.

 **The January 2020 survey is published on the listing page — a current survey is in progress.** Acreage and boundaries remain approximate pending the current survey. The January 2020 plat covers two tracts; only the 4.101-acre Tract 2 is offered here.

 **Square footage.** The 4,409 square feet is taken from the appraisal. A buyer should verify it independently.

 **Minerals, exemptions and utilities** should be independently verified, including the well and the tax picture.

How to submit an offer

This applies to buyer's agents only. Unrepresented buyers can contact Broken Arrow Group directly at 830-383-2026.

 **Request the offer instructions from the listing agent before you write.** They are not published; call or email and we will send them.

 Email offers to frontdesk@brokenarrowrealtygroup.com, then call or text **830-383-2026** so we know it landed.

 **Will sell:** cash or conventional.

 **Showings:** 24-hour notice, appointment only, listing agent must accompany, no for-sale sign on the property. Book through **ShowingTime (800) 746-9464**.

 **Allow lead time.** The house operates as a short-term rental, so a showing has to be booked around it.

 **What conveys:** the appliances — electric cooktop, dishwasher, microwave, refrigerator, washer and dryer — and the owned water softener. Confirm the final list, furnishings included, in the contract.

MLS #R122513A · Active · list date 2/13/2026. **The January 2020 survey is published on the listing page** at brokenarrowgroup.com/listings/196-rock-bottom-rd/ — a current survey is in progress. Other documents on file — the seller's disclosure notice and the on-site sewer facility information — are not published with this packet; request current copies from the listing agent. Questions on the packet: call or text 830-383-2026.



LAND &
RANCH
SINCE 2002

Let's go take a look.

You bring the dream. We have the land.

David Hughes

TREC #501321

Broken Arrow Group, eXp Realty

830-383-2026

3302 Junction Hwy, Ste A

Ingram, TX 78025

Jayden Hughes

TREC #728099

frontdesk@brokenarrowrealtygroup.com

brokenarrowgroup.com

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

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Information for MLS #R122513A is believed reliable but not guaranteed. The January 2020 survey is published on the listing page and a current survey is in progress; acreage and boundaries remain approximate pending it. No boundary line is drawn on any image in this packet, 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.