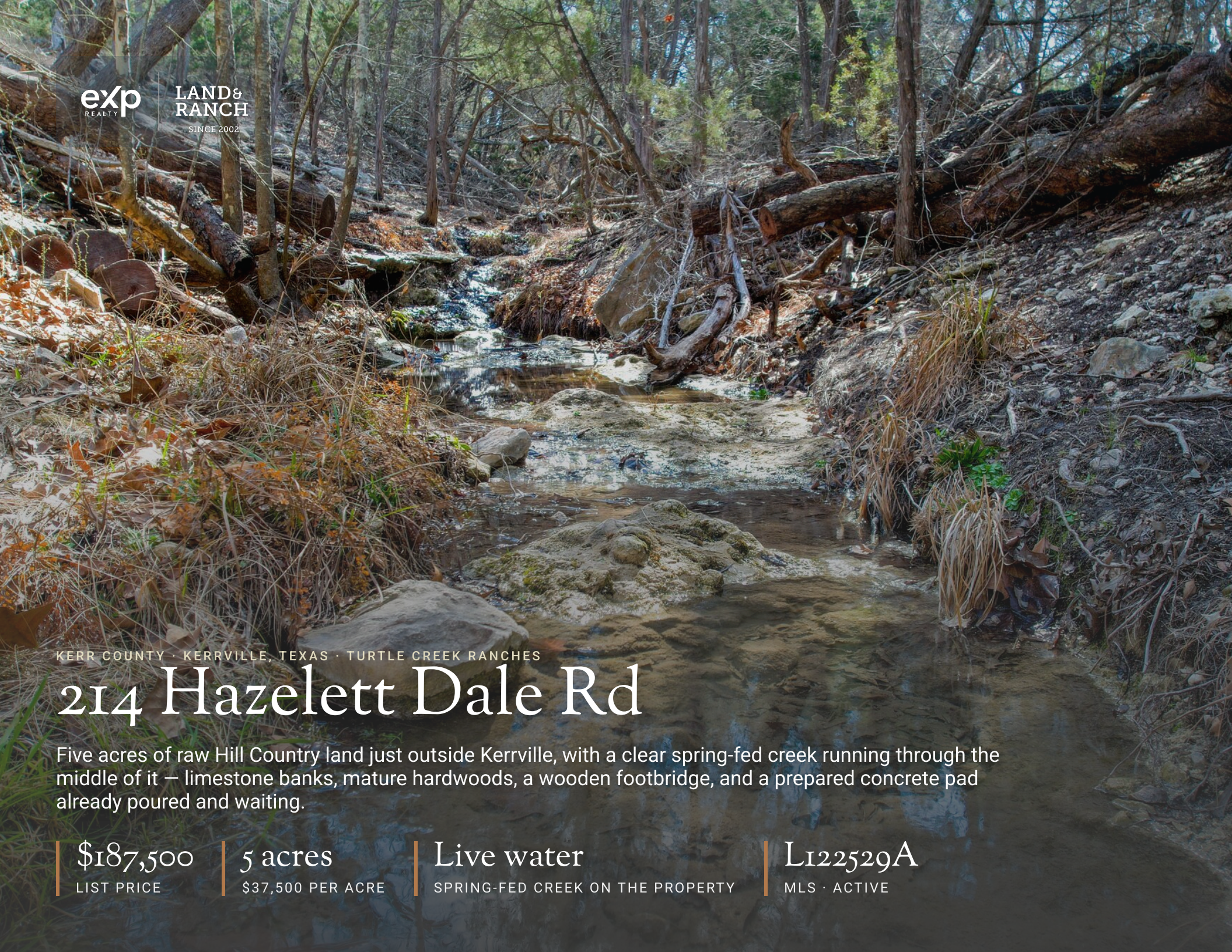




exp
REALTY

LAND &
RANCH
SINCE 2002

KERR COUNTY · KERRVILLE, TEXAS · TURTLE CREEK RANCHES

214 Hazelett Dale Rd

Five acres of raw Hill Country land just outside Kerrville, with a clear spring-fed creek running through the middle of it — limestone banks, mature hardwoods, a wooden footbridge, and a prepared concrete pad already poured and waiting.

\$187,500

LIST PRICE

5 acres

\$37,500 PER ACRE

Live water

SPRING-FED CREEK ON THE PROPERTY

L122529A

MLS · ACTIVE

Property snapshot



THE LAND

5.00 acres

A rectangle, 1000.00 ft by 217.59 ft per the February 2024 boundary staking exhibit · the survey measures 4.995 acres against the 5.00 on the MLS record



WATER ON THE LAND

Live creek

The listing record describes year-round live water — a clear spring-fed creek between limestone banks, with small falls and a wooden footbridge across it



THE IMPROVEMENT

15 × 30 ft pad

A prepared RV / tiny-home pad, poured and in place on the cleared ground above the creek, with a caliche apron around it



TERRAIN

Rough rolling

Partially wooded and secluded · cedar, mature hardwoods and limestone outcropping · elevated views above the creek, with shaded pockets in the lower ground



UTILITIES

None on site

No water, no sewer or septic, no gas. No well and no meter pole on the property. Private garbage service is available — confirm service and cost with the providers



ACCESS

County road

Asphalt and caliche surface · a 25 ft road easement runs along the east boundary per the February 2024 exhibit



RESTRICTIONS

No HOA

Outside the city limits, no ETJ · the MLS record shows no deed restrictions · zoned residential, manufactured housing permitted · Turtle Creek Ranches is an unrecorded subdivision



TAXES & TERMS

\$1,103.00

Taxes without exemptions, source KCAD (appraisal district #39147) · will sell cash, conventional or VA · possession at closing and funding



WHERE IT IS

Kerr County

Just outside Kerrville · MLS Area 44, Upper Turtle Creek · Kerrville schools, buyer to verify · legal: Turtle Creek Rchs Lot Pt 318-B (N/2)

Figures are from the confirmed listing record for MLS #L122529A, Active, listed February 2026. Price per acre is calculated on the 5.00-acre MLS figure. **Photographs in this packet were taken 17 February 2026 — winter foliage; the hardwoods leaf out in spring.** There is no house, no well, no septic system and no meter on this property; it is offered as raw land. A buyer should independently verify acreage, boundaries, easements, restrictions, taxes, minerals and the availability and cost of every utility. All measurements are approximate.

About the land

TURTLE CREEK RANCHES · KERRVILLE, TX

Five acres outside Kerrville, and the reason to walk it is the water. A clear spring-fed creek runs through the middle of the tract between limestone banks, dropping over small falls, with mature hardwoods along it and a wooden footbridge across.

The ground rolls. The upper part of the tract sits above the creek and gives elevated views across the draw; the lower ground is shaded and cool under the canopy. Cedar and hardwood cover most of it, with bedrock ledges breaking through where the creek has cut down to them.

Somebody has already done the first piece of work. A prepared 15 × 30 ft RV / tiny-home pad is poured and in place on the cleared ground, with a caliche apron around it, so a buyer who wants to park a camper or set a small build starts with a level, finished place rather than a clearing job to price.

Everything else is still to come. No water, no septic, no meter, nothing built. That is the honest shape of it — a build-or-camp tract with live water and a head start, not a finished homesite.

- 5 acres · rough rolling, partially wooded, secluded · no HOA, no city limits, no ETJ.
 - Year-round live water per the listing record · spring-fed creek, limestone banks, footbridge.
 - Prepared concrete pad in place · county road access · cash, conventional or VA.
-



The lower ground under the canopy — deep leaf litter, loose limestone and mature hardwoods above the creek.



A pool held between limestone ledges, with the sky on it. Cedar and bare hardwoods on both banks.

The creek

PHOTOGRAPHED 17 FEBRUARY 2026



The channel

Clear water standing between limestone shelves, with the banks rising on both sides into cedar and bare hardwood.



The footbridge

A wooden plank footbridge across the creek, with water running under it over gravel and limestone.



The rock

Exposed bedrock shelf with a stacked ledge behind it, and an oak growing straight out of the stone.

The honest read on the water

The listing record describes the creek as **year-round live water, spring-fed** — that is the seller's representation and it is what the MLS carries. What these photographs prove is narrower and worth saying plainly: on **17 February 2026** there was clear water running and standing along the channel, over limestone, under the footbridge. No flow measurement has been taken and no gauge exists on this creek. A creek in this country runs harder after rain and thinner in a dry spell. If year-round water is the reason you are buying, walk it in late summer as well, and verify any water rights independently.

The photographs were taken in February, so the hardwoods are bare and the grass is dormant gold. Nothing has been colour-graded or retouched to suggest another season — the cedar is the only green because in February it is the only green. The same ground leafs out in spring.

The building site

PREPARED PAD · CLEARED SHELF · 5 ACRES



The pad on its cleared shelf, with the ground falling away into cedar and bare oak and the wooded ridge line beyond. A pallet and scrap lumber are visible in the trees behind the pad; they are not part of the offering.



The pad at ground level — cut into the slope, limestone bank behind, cedar and oak on both sides.



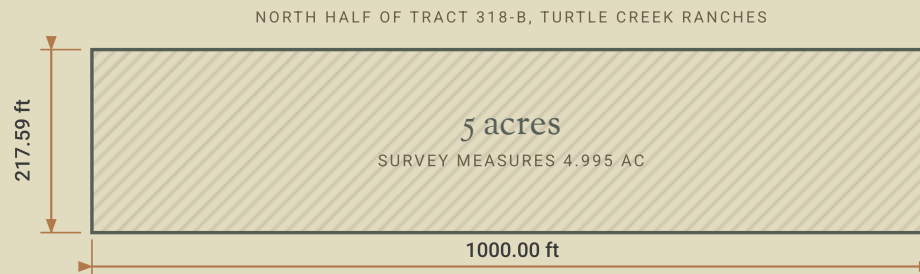
The clearing the pad sits in, with the cut limestone bank rising behind and mature oaks along the top.

There is no gate, no fence line and no structure on this property, and no photograph of the road frontage exists in the published set. **Showings are by appointment.** There is a sign on the property; contact the listing agent to arrange access. Photographed 17 February 2026 — winter foliage; the hardwoods leaf out in spring.

Shape, access & location

KERR COUNTY · KERRVILLE, TX 78028

SHAPE AND DIMENSION SCHEMATIC — DRAWN TO SCALE FROM THE FEBRUARY 2024 BOUNDARY STAKING EXHIBIT



This is a shape diagram, not a map. It shows only the two figures the February 2024 boundary staking exhibit states, drawn to scale. It carries no compass, no road and no adjoining tract, and the 25 ft road easement is named below rather than drawn, because this diagram does not reproduce the exhibit's orientation. Boundaries are approximate and for illustration only — not a survey. The exhibit itself is published with this listing.

— Kerrville, TX 78028

Kerr County · MLS Area 44, Upper Turtle Creek · just outside Kerrville

— County road access

Asphalt and caliche surface

— 25 ft road easement

Along the east boundary, per the February 2024 exhibit

— Turtle Creek Ranches

An unrecorded subdivision · no HOA · outside the city limits, no ETJ

— Legal description

Turtle Creek Rchs Lot Pt 318-B (N/2), 5 acres — the north half of Tract 318-B · appraisal district #39147

— Schools

Kerrville — buyer to verify the current attendance zone

On the diagram and the photographs. No boundary line is drawn on any photograph in this packet, and no photograph is annotated. The diagram above is a scale drawing of two stated dimensions and nothing more. **The February 2024 boundary staking exhibit — MDS Land Surveying, Jeff Boerner RPLS #4939 — is published with this listing;** read it rather than this page for anything that depends on location or orientation. Acreage, boundaries and easements are approximate and for illustration only — not a survey. A buyer should obtain a current survey and verify boundaries and any easements of record independently.

See it all

FULL PHOTO SET & AERIAL TOUR



Full listing page

The specs, the creek, the building site, the boundary exhibit and this packet, in one place.

brokenarrowgroup.com/listings/214-hazelett-dale-rd/



Aerial tour

A pass down the creek and over the building site.

brokenarrowgroup.com/listings/214-hazelett-dale-rd/#tour



Photo gallery

The full set — the creek, the rock, the footbridge and the prepared pad.

brokenarrowgroup.com/listings/214-hazelett-dale-rd/#photos



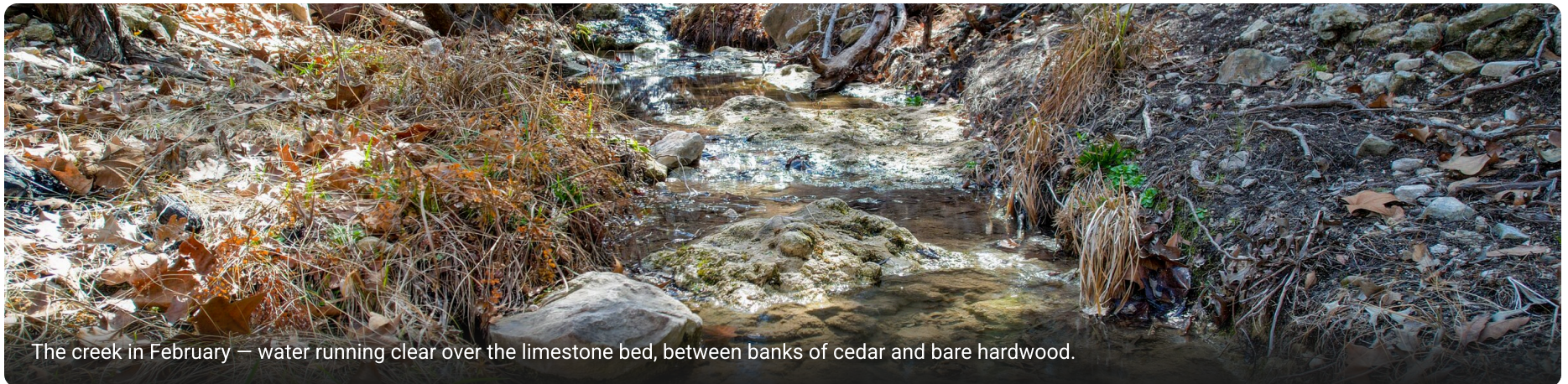
Ask us for the full set

frontdesk@brokenarrowrealtygroup.com



Call or text

830-383-2026 · David Hughes / Jayden Hughes



The creek in February — water running clear over the limestone bed, between banks of cedar and bare hardwood.

Showings are by appointment. There is a sign on the property. Contact the listing agent to arrange access — call or text 830-383-2026. This is unimproved land with no structure and no utility service on it; wear boots and expect uneven ground and loose rock along the creek.

What to verify & how to offer

FOR THE BUYER'S AGENT

What a buyer should verify

-  **Well.** The tract is 5 acres, below Kerr County's 10-acre minimum for a new well. The listing agent has confirmed with the county that this tract, platted before the current cutoff, qualifies for an exemption — a one-page county form. Buyers should confirm the exemption with Kerr County before relying on it.
-  **The creek.** The listing record describes year-round, spring-fed live water. No flow measurement has been taken and no gauge exists. See it in a dry spell as well as after rain, and verify any water rights independently.
-  **Utilities.** There is no water, no sewer or septic, no gas and no meter on the property. Confirm the availability, timeline and cost of electric service, water and an on-site sewage facility permit before relying on any of them.
-  **Boundaries and easements.** A 25 ft road easement runs along the east boundary per the February 2024 exhibit, and Turtle Creek Ranches is an unrecorded subdivision. Boundaries are approximate; obtain a current survey and verify easements of record.
-  **Restrictions and use.** The MLS record shows no deed restrictions, zoning residential and manufactured housing permitted. Confirm restrictions, permitted use and any county requirement independently before planning a build.
-  **Acreage, the pad and taxes.** The MLS shows 5.00 acres; the survey measures 4.995. A prepared 15 × 30 ft RV / tiny-home pad is in place — confirm what Kerr County would require to permit whatever you intend to put on it. Taxes without exemptions: \$1,103.00 (KCAD #39147).

How to submit an offer

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

-  **The seller's offer instructions are published with this listing; read them before you write.** They are on the listing page with the boundary staking exhibit and the two recorded deeds.
-  Email offers to **frontdesk@brokenarrowrealtygroup.com**, then call or text **830-383-2026** so we know it landed.
-  **Will sell:** cash, conventional or VA. **Possession** at closing and funding.
-  **Showings:** by appointment. There is a sign on the property. Contact the listing agent to arrange access.
-  **Walk the whole tract.** Five acres of rough rolling ground with a creek cut through it — the pad and the water sit at different levels and the ground between them is uneven.
-  **What conveys:** the land and what is fixed to it, including the concrete pad and the footbridge. No house, no well, no septic, no meter. Confirm the final list in the contract.

MLS #L122529A · Active · listed February 2026. **Four documents are published with this listing** at brokenarrowgroup.com/listings/214-hazelett-dale-rd/ — the February 2024 boundary staking exhibit, the seller's offer instructions, and the two recorded deeds in the tract's 2021 chain of title. 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

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

Photographs in this packet were taken 17 February 2026 — winter foliage; the hardwoods leaf out in spring. Information for MLS #L122529A is believed reliable but not guaranteed. No boundary line is drawn on any image in this packet; the page-6 diagram is a scale drawing of two stated dimensions and any boundary shown or described is for illustration only — not a survey. Acreage, boundaries, easements, restrictions, taxes, minerals and the availability of utilities are approximate and should be independently verified by the buyer. © 2026 Broken Arrow Group · eXp Realty.