



KERRVILLE, TEXAS · TURTLE CREEK RANCHES · LIVE WATER

214 Hazelett Dale Rd

Kerrville, TX 78028 · Kerr County · 5 acres of unimproved land · spring-fed creek · prepared pad in place

\$187,500

LIST PRICE

5.00 ac

\$37,500 PER ACRE

Live water

CREEK THROUGH THE TRACT

L122529A

MLS · ACTIVE

THE LAND

- 5.00 acres per the MLS record; the February 2024 boundary staking exhibit measures **4.995 acres**
- A rectangle, **1000.00 ft by 217.59 ft** per that exhibit
- Rough rolling, partially wooded, secluded — cedar, mature hardwoods and limestone outcropping
- Elevated views above the creek**, with shaded pockets in the lower ground
- Legal: Turtle Creek Rchs Lot Pt 318-B (N/2) — the north half of Tract 318-B

WATER ON THE LAND

- The listing record describes **year-round live water** — a clear **spring-fed creek** through the tract
- Limestone banks and small falls; mature hardwoods along the channel
- A **wooden footbridge** crosses the creek
- No flow measurement has been taken and no gauge exists — see the verify block

THE IMPROVEMENT

- A prepared **15 x 30 ft RV / tiny-home pad** is poured and in place on a cleared shelf cut into the slope, with a caliche apron around it
- Nothing else is built. There is no house and no structure of any kind

UTILITIES — NONE ON SITE

- Water **none** · sewer or septic **none** · gas **none**
- No well and no meter pole** on the property
- Private garbage service · no additional utilities listed

ACCESS & RESTRICTIONS

- County road** access — asphalt and caliche surface
- 25 ft road easement** along the east boundary per the February 2024 exhibit
- No HOA** · outside the city limits · no ETJ
- MLS record shows **no deed restrictions** · zoned residential · manufactured housing permitted
- Turtle Creek Ranches is an **unrecorded** subdivision

LOCATION

- Kerr County, **MLS Area 44 — Upper Turtle Creek**; just outside Kerrville
- Kerrville schools — buyer to verify the current attendance zone
- Appraisal district **#39147** · listed February 2026

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



THE CREEK

A pool held between limestone ledges, with the sky on it.



THE FOOTBRIDGE

Wooden planks across the channel, water running under them.



THE ROCK

Exposed bedrock shelf with a stacked ledge behind it. **Photographed 17 February 2026 — winter foliage; the hardwoods leaf out in spring.**


THE BUILDING SITE

The pad on its cleared shelf. **No boundary is drawn on this frame. Boundary lines are approximate and for illustration only — not a survey.**

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.

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. **Acresage.** The MLS shows 5.00 acres; the survey measures 4.995.

The creek. The listing record describes year-round, spring-fed live water. No flow measurement has been taken and no gauge exists. A buyer should see the creek in a dry spell as well as after rain, and verify any water rights independently.

Boundaries, easements and use. A 25 ft road easement runs along the east boundary per the February 2024 exhibit, and Turtle Creek Ranches is an unrecorded subdivision. Obtain a current survey and verify easements of record. The MLS shows no deed restrictions, zoning residential and manufactured housing permitted — confirm restrictions and permitted use with the county before planning a build. **The pad.** Confirm what Kerr County would require to permit whatever you intend to put on the pad.

SHOWINGS

Appointment required. There is a sign on the property. Contact the listing agent to arrange access. This is unimproved land with no structure on it — expect uneven ground and loose rock along the creek.

OFFERS

The seller's offer instructions are published with this listing; read them 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 **\$1,103.00** (KCAD #39147); no exemption in place. Will sell cash, conventional or VA. Possession at closing and funding. Listed February 2026.

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

Photographs on this sheet were taken 17 February 2026 — winter foliage; the hardwoods leaf out in spring. No boundary line is drawn on any image, and any boundary shown or described is for illustration only — not a survey.

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@brokenarrowrealttygroup.com · brokenarrowgroup.com

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Information for MLS #L122529A is believed reliable but not guaranteed. The boundary staking exhibit, the offer instructions and both deeds are published with this listing. Acresage, boundaries, easements, restrictions, taxes, minerals and the availability, timeline and cost of utilities are approximate and should be independently verified by the buyer. © 2026 Broken Arrow Group · eXp Realty.