



exp
REALTY

LAND &
RANCH

SINCE 2002

KERR COUNTY · KERRVILLE, TEXAS · KERRVILLE SOUTH II

230 Marshall Dr

Sixteen and three-quarter wooded acres south of Kerrville, with a seasonal pond in a bowl below the ridge, a caliche track down to the water, and several places to build. Nothing is on it yet — electricity is available and the rest is a buyer's to put in.

\$299,000

LIST PRICE

16.77 acres

\$17,829 PER ACRE

Seasonal pond

LEVEL VARIES THROUGH THE YEAR

F120128A

MLS · ACTIVE

Property snapshot



THE LAND

16.77 acres

Three contiguous lots — Kerrville South II, Lots 27, 29 and 30 · wooded and secluded, exceptional view per the listing record · appraisal district #30382



WATER ON THE LAND

Seasonal pond

A pond in a bowl below the ridge. **Its level varies through the year** — page 4 shows it full in August and drawn down six weeks later in October



TERRAIN

Wooded, secluded

Walkable around the pond; hike-able through the cedar thicket. The flat by the water is easy going; the cover above it is cedar and live oak, and getting through it is a hike



UTILITIES

Electricity available

Water **none** · sewer or septic **none** · no well, no meter, no structure. Confirm availability, timeline and cost before relying on any service



ACCESS

County road

Chip-and-seal surface · the property is **gated**, showings by appointment · a caliche track runs down the west side of the pond to the water



FENCING

Partial

The listing record shows partial fencing. No photograph of the fence line, the gate or the county road exists in the published set — walk the perimeter against the survey



ZONING & USE

No zoning

Outside the city limits, no ETJ · **manufactured housing permitted** · farm, hunting, recreational, residential and subdevelopment use · Kerrville South II restrictions published with this listing



TAXES & TERMS

\$2,613.00

Taxes without exemptions, KCAD · will sell cash, conventional, FHA or VA · possession at closing and funding · **mineral rights unknown**



WHERE IT IS

Kerr County

MLS Area 42 — Kerrville South · about 15 minutes to town, about an hour to San Antonio, per the listing record · Kerrville schools, buyer to verify

Figures are from the confirmed listing record for MLS #F120128A, Active, listed August 2025. Price per acre is calculated on the 16.77-acre figure. **Photography.** Frames in this packet were photographed **10 October 2025**, except where a caption states **27 August 2025**. The pond is seasonal and its level varies — full in the August frames, drawn down with shoreline exposed six weeks later in October. The three frames dated 27 August 2025 that are published with this listing were retouched by a third party for colour and contrast only; nothing in them was added or removed. 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

KERRVILLE SOUTH II · KERRVILLE, TX

Sixteen and three-quarter acres of wooded Hill Country south of Kerrville, made up of three contiguous lots. The ground falls away from the ridge into a bowl, and the pond sits at the bottom of it with a caliche track running down the west side to the water.

Here is the honest shape of the ground, and it is the sentence this listing has been sold on since day one: **walkable around the pond; hike-able through the cedar thicket**. The flat by the water is easy going and open enough to stand a truck on. Above it the cover closes in — cedar and live oak, thick in places — and getting through that is a hike rather than a stroll. Plan on both, and wear boots.

The pond is seasonal. In late August 2025 it stood full to the grass line; six weeks later, on 10 October, it was drawn well down with a pale ring of exposed shoreline all the way around and an algal shelf showing in the shallows. Both of those are this pond, in the same year. Page 4 puts them side by side, because a seasonal pond is easier to show than to describe.

Nothing is built on it. No water, no septic, no meter — electricity is available, and everything past that is a buyer's to put in. Fencing is partial. There is no zoning and manufactured housing is permitted, which leaves the range of what can go here unusually wide for a tract this size, and there is more than one place above the pond to put it.

- 16.77 acres · wooded and secluded · Kerrville South II, Lots 27, 29 and 30.
- Seasonal pond in a bowl below the ridge · caliche track down to the water · multiple potential building sites.
- Gated · county road access, chip and seal · partial fencing · no zoning, no ETJ, outside the city limits.



The pond in its bowl, with cedar closing the west side and the Hill Country running out to the horizon beyond the tract. This is the “exceptional view” the listing record names, shown rather than claimed.

The pond, on two dates

27 AUGUST 2025 · 10 OCTOBER 2025

27 AUGUST 2025 — FULL



Late summer

From the bank, with the water standing up to the grass line and the far slope reflected in it. Colour and contrast in this frame were retouched by a third party; nothing was added or removed.

10 OCTOBER 2025 — DRAWN DOWN



Six weeks later

The same pond from above, with a wide pale band of exposed shoreline around it and a green algal shelf over the shallows. Nothing in this frame is graded or retouched.

What “seasonal” actually looks like here

These are the same pond, six weeks apart, in the same year. Neither one is its “real” level — both are. That is what seasonal means on this tract, and it is why the October frames are the ones this packet leads with: a buyer who drives out in a dry spell should recognise what they find. If the pond is the reason you are buying, see it in August and see it again in October, and price it on the lower of the two.

Photography. Frames in this packet were photographed 10 October 2025, except where a caption states 27 August 2025. The pond is seasonal and its level varies — full in the August frames, drawn down with shoreline exposed six weeks later in October. The three frames dated 27 August 2025 that are published with this listing were retouched by a third party for colour and contrast only; nothing in them was added or removed.

Cover, game and the track

PHOTOGRAPHED 10 OCTOBER 2025



The cedar thicket

Cedar and live oak closing the western slope, edge to edge, with limestone breaking through underneath. This is the cover the standing line calls hike-able.



The feeder

A tripod barrel feeder standing on the flat by the pond, casting its own shadow on the ground. **It does not convey** — nor does the box blind or the pop-up ground blind.



The track

A white-tail fawn on the caliche track above the water, with the algal shelf showing in the shallows beside it. Not staged, and not the only one in the set.

What this photo set does and does not cover

Worth saying plainly, because it changes how you read the pictures. **Twelve of the fifteen published frames come from four camera positions in a single seventeen-second drone descent**, all of them looking into the pond bowl. They are sharp, they are dated, and none of them is graded — but they are one view of one part of a 16.77-acre tract. **There is no photograph of the gate, the county road or the fence line in any source**, although the listing record carries all three. Nobody has shot them yet, so nothing here stands in for them.

Two things are visible in the wide frames and are named rather than removed: a **parked pickup** sits on the rise in the background of several, and **distant rooflines** show on the far hillside beyond the tract. Neither is part of the offering, no photograph in this packet is annotated, and no boundary line is drawn on any image. **Three hunting improvements stand on the tract — the feeder, a box blind and a pop-up ground blind — and none of the three conveys.**

Where it is

KERR COUNTY · KERRVILLE, TX 78028

DRIVE TIMES FROM THE LISTING RECORD



This is a time scale, not a map. It plots only the two drive figures the listing record states. It carries no compass, no route and no direction — Kerrville and San Antonio do not lie the same way from this tract, and nothing on this scale should be read as though they did. **No map, parcel graphic or boundary drawing is published in this packet,** because no source for one exists that could be dated and verified. The survey and the Kerrville South II restrictions are published with this listing; read those for anything that depends on location, shape or orientation.

— Kerrville, TX 78028

Kerr County · MLS Area 42, Kerrville South · about 15 minutes to town, about an hour to San Antonio, per the listing record

— County road access

Chip-and-seal surface · the property is gated

— Kerrville South II

Subdivision restrictions and covenants apply — the recorded instruments are published with this listing and should be read before you plan anything

— Legal description

Kerrville South II, Lots 27, 29 and 30 — 16.77 acres · appraisal district #30382

— Outside the city

Not in the city limits · no ETJ · no zoning · manufactured housing permitted

— Schools

Kerrville — buyer to verify the current attendance zone

On maps and boundaries. No boundary line is drawn on any photograph in this packet, no photograph is annotated, and no parcel map or aerial overlay is published with it. Acreage, boundaries and easements are approximate and for illustration only — not a survey. **The survey is published with this listing;** a buyer should obtain a current survey and verify boundaries, fencing and any easements of record independently.



Where it sits — tree cover across the tract, with the far ridge line beyond. Distant rooflines on that hillside are outside the boundary.

See it all

FULL PHOTO SET & AERIAL TOUR



Full listing page

The specs, the pond on both dates, the survey, the restrictions and this packet, in one place.

brokenarrowgroup.com/listings/230-marshall-dr/



Aerial tour

A pass over the pond bowl and the wooded slopes above it, cut from real drone footage.

brokenarrowgroup.com/listings/230-marshall-dr/#tour



Photo gallery

Fifteen frames, each one dated — the pond on both dates, the cedar cover, the track and the game.

brokenarrowgroup.com/listings/230-marshall-dr/#photos



Ask us for the full set

frontdesk@brokenarrowrealtygroup.com



Call or text

830-383-2026 · David Hughes / Jayden Hughes



The caliche track running down the west side of the pond to the water.



The east side in October — dry shoreline exposed, one tree beginning to turn.

Showings are by appointment. **The property is gated** — 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 loose rock and uneven ground once you leave the flat by the water.

What to verify & how to offer

FOR THE BUYER'S AGENT

What a buyer should verify



The pond is seasonal, and the MLS record is not consistent about it. One field on the listing sheet carries a live-water flag; the accurate description of what is on this tract is a **seasonal pond** whose level varies through the year, and that is what this packet publishes. No flow or depth measurement has been taken and no gauge exists. See it in a dry spell before you rely on it.



The ground. Walkable around the pond; hike-able through the cedar thicket. It does not walk flat throughout. Walk the cover as well as the flat before you price it, and take the slope into account for any building site or driveway.



Utilities. There is no water, no sewer or septic, no well and no meter on the property. Electricity is available — confirm the availability, timeline and cost of electric service, of water, and of an on-site sewage facility permit with the providers and with Kerr County before relying on any of them.



Minerals. Mineral rights are **unknown**. Nothing in this packet represents that any mineral, oil, gas or other subsurface interest conveys. A buyer who cares should order a run-sheet.



Boundaries, fencing and restrictions. Fencing is partial. The **Kerrville South II restrictions and covenants** and the **survey** are published with this listing — read both. Boundaries are approximate; obtain a current survey.



Acreage, taxes and use. 16.77 acres as Lots 27, 29 and 30, Kerrville South II. Taxes without exemptions \$2,613.00 (KCAD #30382); no exemption in place. There is no zoning and manufactured housing is permitted — confirm permitted use and any county requirement before planning a build.

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 survey and the recorded restrictions.



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



Will sell: cash, conventional, FHA or VA. **Possession** at closing and funding.



Showings: by appointment. **The property is gated.** Contact the listing agent to arrange access.



Give the walk real time. Sixteen and three-quarter acres, and the published photographs cover one part of it. Walk the pond flat, then walk the cover above it, then walk the boundary against the survey.



What conveys: the land and what is fixed to it. There is no house, no well, no septic and no meter. Mineral rights are unknown. **What does not convey: the feeder, the box blind and the pop-up ground blind.** All three stand on the land and are visible in the photographs and the video tour; none is included in the sale. Confirm the final list in the contract.



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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

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

Brokered by eXp Realty, LLC. Each office is independently owned and operated. · 3302 Junction Hwy Ste A, Ingram, TX 78025 · 830-383-2026

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Information for MLS #F120128A is believed reliable but not guaranteed. No boundary line is drawn on any image in this packet and no map or parcel graphic is published with it; the page-6 drive-time scale is not a map and asserts no direction, route or distance. 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.