



KERRVILLE, TEXAS · KERRVILLE SOUTH II · SEASONAL POND

230 Marshall Dr

Kerrville, TX 78028 · Kerr County · 16.77 acres of unimproved land · wooded and secluded · multiple building sites

\$299,000

LIST PRICE

16.77 ac

\$17,829 PER ACRE

Seasonal pond

LEVEL VARIES THROUGH THE YEAR

F120128A

MLS · ACTIVE

THE LAND

- 16.77 acres taken as three contiguous lots — Kerrville South II, **Lots 27, 29 and 30**
- Wooded and secluded, with an **exceptional view** per the listing record · appraisal district #30382 · listed August 2025
- Multiple potential building sites** on the ground above the pond. Nothing is built on the tract

WATER ON THE LAND

- A **seasonal pond** in a bowl below the ridge. **Its level varies through the year**
- Photographed **full on 27 August 2025** and **drawn down on 10 October 2025**, with a ring of shoreline exposed — both frames are in the strip below
- A caliche track runs down the west side of the pond to the water. No flow or depth measurement has been taken and no gauge exists — see the verify block

TERRAIN

- Walkable around the pond; hike-able through the cedar thicket.** It does not walk flat throughout
- Cedar and live oak close the slopes above the water, with limestone breaking through

UTILITIES

- Electricity available.** Water **none** · sewer or septic **none**
- No well, no meter and no structure** on the property — confirm the availability, timeline and cost of every service before relying on it

ACCESS & RESTRICTIONS

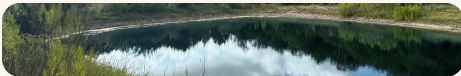
- County road** access — chip-and-seal surface. The property is **gated**
- Partial fencing.** No photograph of the fence line, the gate or the county road exists in the published set
- No zoning · manufactured housing permitted** · not in the city limits · no ETJ
- Kerrville South II restrictions and covenants** apply — the recorded instruments are published with this listing. Listing record shows farm, hunting, recreational, residential and subdevelopment use

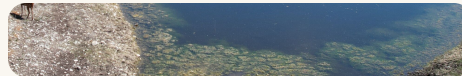
LOCATION

- Kerr County, **MLS Area 42 — Kerrville South** · about **15 minutes to town** and about **an hour to San Antonio**, per the listing record
- Kerrville schools — buyer to verify the attendance zone

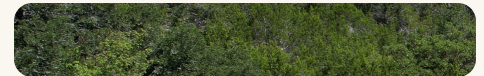
WHAT CONVEYS — AND WHAT DOES NOT

- The land and what is fixed to it. No house, no well, no septic, no meter. **Mineral rights unknown**
- Does not convey: the feeder, the box blind and the pop-up ground blind.** All three stand on the land and are on camera; none is included in the sale — confirm the final list in the contract


27 AUG 2025 — FULL

From the bank, water up to the grass line. **Colour and contrast retouched by a third party; nothing added or removed.**

10 OCT 2025 — DRAWN DOWN

The same pond six weeks later, with exposed shoreline all round and an algal shelf over the shallows.


10 OCT 2025 — THE COVER

Cedar and live oak closing the slope above the water — the thicket the terrain line calls hike-able. **No boundary is drawn on any frame and no frame is annotated.**

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 sheet publishes. No flow or depth measurement has been taken and no gauge exists. A buyer should see it in a dry spell before relying on it.

Utilities and minerals. There is no water, no sewer or septic, no well and no meter on the property. Electricity is available — confirm availability, timeline and cost of electric service, of water, and of an on-site sewage facility permit with Kerr County before relying on any of them. **Mineral rights are unknown;** nothing here represents that any mineral interest conveys.

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 by the water, and take the slope into account for any building site or driveway.

Boundaries, restrictions and use. 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. There is no zoning and manufactured housing is permitted — confirm permitted use and any county requirement before planning a build. **Acreage.** 16.77 acres as Lots 27, 29 and 30.

SHOWINGS

Appointment required. The property is gated. Contact the listing agent to arrange access. This is unimproved land with no structure on it — expect loose rock and uneven ground once you leave the flat by the water.

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 **\$2,613.00** (KCAD #30382); no exemption in place. Will sell cash, conventional, FHA or VA. Possession at closing and funding. Listed August 2025.

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

Photography. Frames on this sheet 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 frame, 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.

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 #F120128A is believed reliable but not guaranteed. The offer instructions, the survey and the Kerrville South II restrictions are published with this listing. No boundary line is drawn on any image and no map or parcel graphic is published with this sheet. Acreage, 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.