



LAND &
RANCH

SINCE 2002

KERR COUNTY · HARPER, TEXAS · HIDEOUT RANCH

Lot 34 N Brooklyn Dr

Ten acres in a platted Hill Country subdivision, on a paved road — open ground under scattered live oaks, limestone at the surface, and a rocky drainage across the low end of the tract.

\$250,000

LIST PRICE

10.01 acres

\$24,975 PER ACRE

Paved road

HIDEOUT RANCH · KERR COUNTY

LI22494A

MLS · ACTIVE

Property snapshot



THE LAND

10.01 acres

Open ground under scattered live oaks, falling away gently to the north, with limestone breaking the surface in places



PRICE PER ACRE

\$24,975

\$250,000 for 10.01 acres. Listed February 2026 · MLS #L122494A, Active



ACCESS

Paved road

A paved subdivision road runs along the tract, and a caliche drive cut already leaves the pavement at the tree line



WATER ON THE GROUND

Seasonal draw

A rocky drainage crosses the low ground, its channel edged with loose stone. In these photographs it holds shallow, silty standing water. Flow is seasonal — see page 4



TREE COVER

Live oaks

Mature live oaks in stands rather than single specimens, holding green canopy through February. Much of the rest of the cover in the wide frames is bare deciduous canopy



HOA

\$1,000 / year

Mandatory. A real annual carrying cost on a vacant lot — budget for it from the day you close, not the day you build



TAXES

\$1,336.27

Taxes without exemptions, Kerr Central Appraisal District property #540970. No exemption is assumed to carry over



RESTRICTIONS

Recorded

A recorded, platted subdivision. Recorded deed restrictions, a Hideout Ranch addendum, HOA documents and a subdivision road disclosure are all on file — ask for them



WHERE IT IS

Harper, TX 78631

Kerr County. Legal: Hideout Ranch Lot 34, 10.01 acres — recorded deed Kerr County Doc 22-00529, plat Doc 22-00306

Figures are from the confirmed listing record for MLS #L122494A, Active, listed February 2026. **Photography 2024-02-12. Winter conditions; seasonal appearance varies.** This is unimproved land and no structure appears anywhere in the photographed set. Nothing in this packet states what utility service reaches the tract, and nothing here should be read as saying any does. A buyer should independently verify acreage, boundaries, easements, restrictions, HOA dues, taxes, minerals, water and the availability and cost of every utility.

About the land

HIDEOUT RANCH · HARPER, TX 78631

Ten acres in Hideout Ranch, in Kerr County, and what you are buying is ground rather than a project somebody else started. The tract is open in the middle, with live oaks scattered across it and standing in groups along the edges, and limestone breaking the surface the way it does everywhere in this country.

The ground falls away gently toward the north end, and a rocky drainage crosses the low part of the tract. It is a draw, not a creek: in February it holds shallow, silty standing water in a stone-edged channel. Page 4 sets out exactly what the photographs show.

A paved subdivision road runs along the property, and a caliche drive cut already leaves the pavement at the edge of the tree line — so getting a vehicle onto the tract is not the first problem you have to solve.

Everything else is still to come. There is no structure on this land, and nothing in this packet states what utility service reaches it. That is the honest shape of it — a ten-acre building tract in a recorded subdivision, on pavement, with an annual HOA bill attached.

- 10.01 acres · open ground, scattered and grouped live oaks, limestone at the surface.
- Paved subdivision road along the tract · caliche drive cut already in place.
- **HOA \$1,000 a year, mandatory** · recorded deed restrictions apply.



A mature live oak in full February canopy.



Winter ground cover across the open portion.

The drainage, and the trees

PHOTOGRAPHY 2024-02-12



The drainage

The drainage at the low point of the property, channel edged with loose stone. Flow is seasonal.



The basin

The stone-rimmed basin below the road crossing. The guardrail at right is the subdivision road's.



The oaks

Oaks in a stand — the density of the cover.

The honest read on the water and the trees

The water.

The listing remarks describe a rock-lined water feature, and it is real — the channel is genuinely stone-edged. But what these photographs show is narrower than the words, and worth saying plainly: **shallow, silty, tan standing water lying in a rocky drainage at the low end of the tract, immediately below the point where the subdivision road crosses on a four-barrel concrete culvert.** It is not a creek and it is not a pond. The concrete apron and the guardrail at the edge of two of these frames belong to that road, not to this property, and they are not an improvement on the tract. Flow through the draw is seasonal. If water is part of why you are buying, walk it in late summer as well, and verify any water rights independently.

The trees.

The mature live oaks are real, and they hold green canopy right through February — the third frame above is the evidence. But a large share of the cover in the wide frames is **bare deciduous canopy over dormant ground**, and one green tree should not be allowed to stand in for the whole ten acres. **Photography 2024-02-12. Winter conditions; seasonal appearance varies.** Nothing here has been colour-graded, saturated or retouched to suggest another season.

Access, and what these photographs cover

PAVED ROAD · CALICHE DRIVE CUT



The road

Paved road along the tree cover. The pale mound at right is stockpiled road material.



The drive cut

Caliche drive cut off the paved road.

What these photographs cover — and what they do not

Every photograph in this packet was taken from the air. The whole set is twenty-two compositions flown by drone on 12 February 2024, between roughly six and sixty-three feet above the ground. **There is not one ground-level frame of this tract anywhere in the file** — no corner, no survey pin, no sign, and nothing shot standing on the road looking in. These images read the shape of the ground, the cover, the drainage and the road. What they cannot show you, go and look at.

There is no gate on this property. Hideout Ranch has an entrance; this lot does not have one of its own, and nothing here shows a private entrance because there is not one to show. No fence line and no structure appears anywhere in the set either.

Photography 2024-02-12. Winter conditions; seasonal appearance varies. The photographs are two years older than this listing cycle. Contact Broken Arrow Group at 830-383-2026 to arrange a showing — vacant land, uneven ground and loose rock in the draw, so wear boots.

Shape and location

KERR COUNTY · HARPER, TX 78631

APPROXIMATE PARCEL BOUNDARY DRAWN OVER AERIAL IMAGERY — NOT A SURVEY



This is a graphic, not a survey. The boundary line is redrawn by Broken Arrow Group over third-party aerial imagery whose source and date are not stated on it. It is not a survey, a plat, or a map of record, and it is not a photograph — it does not appear in the photo gallery. The scale is derived from the recorded 10.01-acre area, not measured on the ground. **Boundary lines are approximate and for illustration only — not a survey.**

— Harper, TX 78631

Kerr County. The MLS area field carries an area name, not the city

— Hideout Ranch

Recorded, platted subdivision · plat Doc 22-00306

— Legal description

Hideout Ranch Lot 34, 10.01 acres · deed Doc 22-00529, Kerr County

— Kerr CAD #540970

Taxes without exemptions \$1,336.27

— HOA \$1,000 a year

Mandatory

— Road

Paved subdivision road along the tract · a road disclosure statement is on file

On the graphic and the photographs. No boundary line is drawn on any photograph in this packet, and no photograph here is annotated. The graphic above is the only image in this packet that shows a boundary, and the line on it is approximate: it is redrawn over an aerial base we cannot attribute, and no survey, plat or field measurement was used to place it. Acreage, boundaries and easements are approximate and for illustration only — not a survey. A buyer should obtain a current survey and verify boundaries, easements of record and acreage independently. The recorded plat for Hideout Ranch is on file — ask for it and read it rather than this page for anything that depends on a boundary.

See it all

FULL PHOTO SET & DOCUMENTS



Full listing page

The specs, the drainage, the tree cover, the parcel graphic and this packet, in one place.

brokenarrowgroup.com/listings/lot-34-n-brooklyn-dr/



Photo gallery

The full set — the open ground, the oaks, the drainage and the road.

brokenarrowgroup.com/listings/lot-34-n-brooklyn-dr/#photos



Documents

The seller's offer instructions and the recorded instruments published with this listing.

brokenarrowgroup.com/listings/lot-34-n-brooklyn-dr/#documents



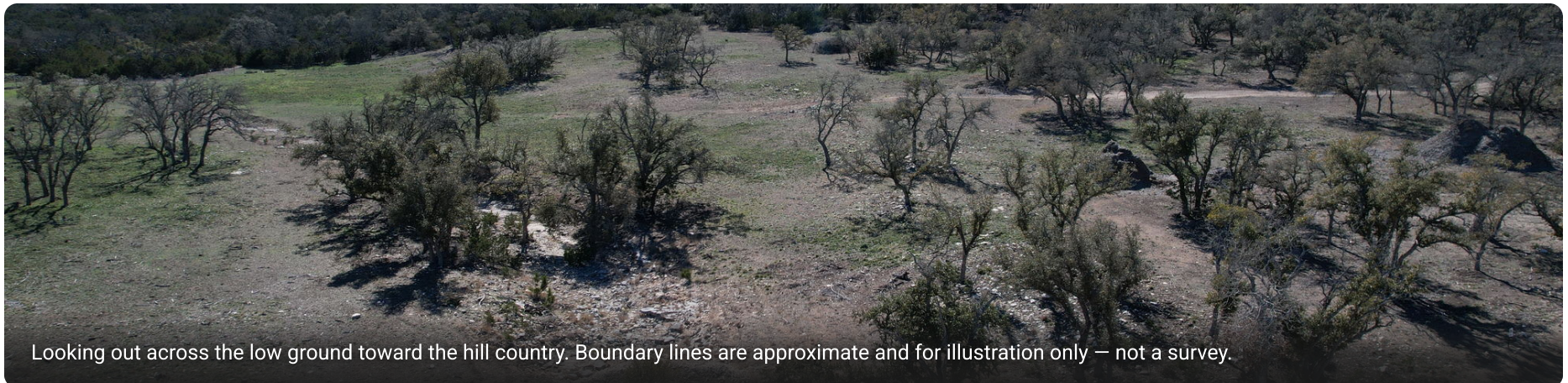
Ask us for the full set

frontdesk@brokenarrowrealtygroup.com



Call or text

830-383-2026 · David Hughes / Jayden Hughes



Looking out across the low ground toward the hill country. Boundary lines are approximate and for illustration only — not a survey.

Contact Broken Arrow Group at 830-383-2026 to arrange a showing. This is unimproved land with no structure on it; expect uneven ground and loose rock in the draw. **There is no video and no 3D tour for this listing** — neither exists, and nothing on this page stands in for one. Photography 2024-02-12. Winter conditions; seasonal appearance varies.

What to verify & how to offer

FOR THE BUYER'S AGENT

What a buyer should verify

 **HOA — \$1,000 a year, mandatory.** An annual carrying cost on a vacant lot from the day you close. Confirm the current dues, any assessment or transfer fee and what the association covers, and read the HOA documents on file before you write.

 **The drainage.** It carries shallow, silty standing water in these February frames and its flow is seasonal. No flow measurement has been taken and no gauge exists. Walk the draw in a dry spell as well as after rain, and verify any water rights independently.

 **Utilities and water supply.** Nothing in this packet states what service reaches this tract, and no structure, well or meter appears anywhere in the photographed set. Confirm the availability, timeline and cost of electric service, a water supply and an on-site sewage facility permit with the providers and with Kerr County.

 **Restrictions and the plat.** Hideout Ranch is a recorded subdivision, plat Kerr County Doc 22-00306. Recorded deed restrictions, a Hideout Ranch addendum and a subdivision road disclosure statement are all on file. Read every one before you plan a build, a shop or anything you intend to park.

 **Boundaries and acreage.** 10.01 acres per the recorded deed, Kerr County Doc 22-00529. The page-6 graphic is an approximate overlay, not a survey, and no boundary line is drawn on any photograph here. Obtain a current survey and verify boundaries and easements of record.

 **Taxes, minerals and schools.** Taxes without exemptions \$1,336.27, Kerr CAD property #540970 — no exemption is assumed to transfer. Verify mineral and water rights, and the current school attendance zone, independently.

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 documents published alongside them.

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

 **Showings.** Contact Broken Arrow Group at 830-383-2026 to arrange one. This is vacant land — there is no gate on this lot and no structure to open.

 **Walk the whole ten acres.** The open middle, the oak stands on the edges and the draw at the low end are three different pieces of ground, and the draw is loose underfoot.

 **What conveys:** the land and anything fixed to it. The concrete culvert, its apron and the guardrail at the road crossing belong to the subdivision road, not to this property. Confirm the final list in the contract.

 **There is no video and no 3D tour.** Neither exists for this listing. The photographs in this packet and on the listing page are the whole visual record, all taken from the air on 12 February 2024.



LAND &
RANCH
SINCE 2002

Let's go take a look.

You bring the dream. We have the land.

David Hughes

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

Photography 2024-02-12. Winter conditions; seasonal appearance varies. Every photograph in this packet was taken from the air; no ground-level photograph of this tract exists in the source set. Information for MLS #L122494A is believed reliable but not guaranteed. No boundary line is drawn on any photograph in this packet; the page-6 graphic is an approximate overlay drawn over third-party aerial imagery and is not a survey, a plat or a map of record. Boundary lines are approximate and for illustration only — not a survey. Acreage, boundaries, easements, restrictions, HOA dues, taxes, minerals, water and the availability of utilities are approximate and should be independently verified by the buyer. © 2026 Broken Arrow Group · eXp Realty.