



HARPER, TEXAS · HIDEOUT RANCH · TEN ACRES

Lot 34 N Brooklyn Dr

Harper, TX 78631 · Kerr County · 10.01 acres of unimproved land · paved subdivision road · recorded, platted subdivision

\$250,000

LIST PRICE

10.01 ac

\$24,975 PER ACRE

\$1,000 / yr

HOA · MANDATORY

L122494A

MLS · ACTIVE

THE LAND

- 10.01 acres per the recorded deed — Hideout Ranch Lot 34, Kerr County Doc 22-00529
- Open ground under scattered live oaks, falling away gently to the north
- Limestone breaks the surface in places
- No structure appears anywhere in the photographed set. This is unimproved land

WATER ON THE GROUND

- A rocky drainage crosses the low end of the tract, its channel edged with loose stone
- In the February photographs it holds shallow, silty standing water. Flow is seasonal
- It is a draw. It is not a creek and it is not a pond, and no flow measurement has been taken
- The concrete culvert, apron and guardrail at the crossing are the subdivision road's, not an improvement on the tract

TREE COVER

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

ACCESS

- Paved subdivision road runs along the tract
- A caliche drive cut already leaves the pavement at the tree line
- There is no gate on this lot. The subdivision has an entrance; this property does not have one of its own
- A subdivision road disclosure statement is on file — ask for it

HOA & RESTRICTIONS

- HOA \$1,000 a year, mandatory. An annual carrying cost on a vacant lot from the day you close
- Hideout Ranch is a recorded, platted subdivision — plat Kerr County Doc 22-00306
- Recorded deed restrictions, a Hideout Ranch addendum and HOA documents are on file — read them before you plan anything

UTILITIES

- Nothing in the confirmed record states what service reaches this tract, and no well, meter or structure appears in the photographed set. Nothing here says any service does or does not reach it — see the verify block

CONVEYS

- The land and anything fixed to it. The road culvert, its apron and the guardrail belong to the subdivision road, not to this property — confirm the final list in the contract



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 road's.



THE OAKS

A mature live oak in full February canopy. Photography 2024-02-12. Winter conditions; seasonal appearance varies.



THE DRIVE CUT

Caliche drive cut off the paved road. Boundary lines are approximate and for illustration only — not a survey.

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.

Utilities and water supply. Nothing in this packet states what service reaches this tract. 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.** Recorded deed restrictions, a Hideout Ranch addendum and a subdivision road disclosure are on file — read them before you plan a build.

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.

Boundaries and acreage. 10.01 acres per the recorded deed, Kerr County Doc 22-00529; plat Doc 22-00306. No boundary line is drawn on any photograph on this sheet. The parcel graphic in the accompanying presentation is an approximate overlay drawn over third-party aerial imagery — not a survey. Obtain a current survey and verify boundaries and easements of record. Verify mineral and water rights and the school attendance zone independently.

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. Expect uneven ground and loose rock in the draw. No video and no 3D tour exists for this listing.

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 \$1,336.27 (Kerr CAD #540970); no exemption is assumed to transfer. HOA \$1,000 a year, mandatory. Listed February 2026.

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

Photography 2024-02-12. Winter conditions; seasonal appearance varies. Every photograph on this sheet was taken from the air; no ground-level photograph of this tract exists in the source set. Boundary lines are approximate and 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

TREC Information About Brokerage Services (IABS) · TREC Consumer Protection Notice

Information for MLS #L122494A, Active, listed February 2026, is believed reliable but not guaranteed. The seller's offer instructions and the recorded instruments published with this listing are at brokenarrowgroup.com/listings/lot-34-n-brooklyn-dr/. Acreage, boundaries, easements, restrictions, HOA dues, taxes, minerals, water and the availability, timeline and cost of utilities are approximate and should be independently verified by the buyer. © 2026 Broken Arrow Group · eXp Realty.