

Madrone Valley Ranch
Hunt, TX 12345

\$1,370,000
310 +/- acres
Kerr County



MORE INFO ONLINE:

MoreofTexas.com

Madrone Valley Ranch Hunt, TX / Kerr County

SUMMARY

City, State Zip

Hunt, TX 12345

County

Kerr County

Type

Ranches, Recreational Land

Latitude / Longitude

30.0710 / -99.3380

Dwelling Square Feet

815

Acreage

310

Price

\$1,370,000

Property Website

<https://moreoftexas.com/detail/madrone-valley-ranch-kerr-texas/12878/>



**MOSSY OAK PROPERTIES
OF TEXAS**

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PROPERTY DESCRIPTION

Madrone Valley Ranch

From the rocky high points with forever views to the wooded draws running through the property, this is 310 acre tract is an ideal mixed use recreation ranch. The ranch is teeming with wildlife including large whitetail, pigs, aoudad and other free range exotics. MVR is surrounded by large neighbors, most notably the 15,000 acre Stowers Ranch. End of the road privacy, excellent hunting and a short distance from the Hill country hospitality of Kerrville and Fredericksburg.

LOCATION: Kerr county (14 miles west of Hunt, TX)

Kerrville- 28 miles

Fredericksburg- 55 miles

San Antonio- 94 miles

Austin- 130 miles

Houston- 288 miles

CLIMATE: 31 in. annual rainfall

UTILITIES: Electric meter and water well present (buyer to confirm)

WILDLIFE: Whitetail deer, exotic game. hog, turkey

MINERALS: Surface sale only

VEGETATION: The vegetation consists Spanish oak, live oak, mountain cedar, juniper, red bud, persimmon trees with primarily Indian, gramma and buffalo grasses

TERRAIN: 200 ft. of elevation change, high points with wide views, wooded draws, rock outcroppings, and grassy meadows

SOILS: Bonedraw clay, Harper-Eckrant-Rock outcrop complex, Eckrant-Harper complex, Tarpley-Eckrant complex, Harper-Tarpley-Eckrant complex

IMPROVEMENTS: 815 Sq. Ft. cabin with utilities

CURRENT USE: Hunting and recreation

POTENTIAL USE: Hunting, recreation



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FENCING: Fencing on the west and north boundary

ACCESS: Rock road

EASEMENTS: Electric

LEASES: None

Contact Cade Baxter at 214.236.4205 to schedule a private showing

When buying farm & ranch land or investment property the buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate investor in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of MOPTEx, LLC.



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Locator Maps



Aerial Maps



**Madrone Valley Ranch
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LISTING REPRESENTATIVE

For more information contact:



**MOSSY OAK PROPERTIES
OF TEXAS**

Representative

Cade Baxter

Mobile

(214) 236-4205

Email

cbaxter@mossyoakproperties.com

Address

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City / State / Zip

Rockwall, TX 75087

NOTES



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