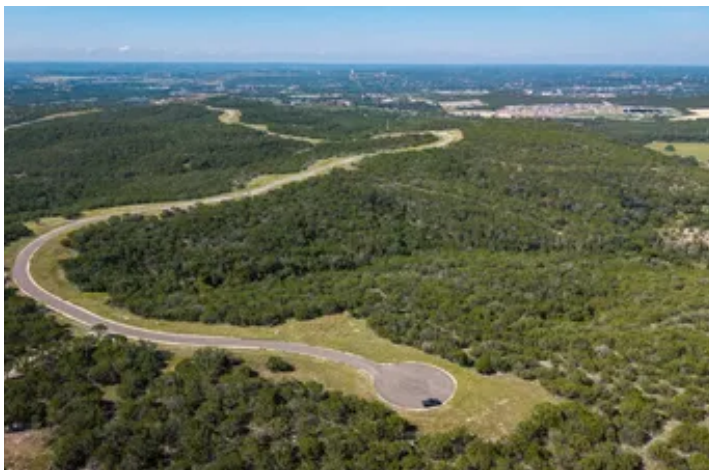


Lot 12 Mystic Ridge Estates
150 Branched Out Trail
Kerrville, TX 78028

\$590,000
20.040± Acres
Kerr County



Lot 12 Mystic Ridge Estates
Kerrville, TX / Kerr County

SUMMARY

Address

150 Branched Out Trail

City, State Zip

Kerrville, TX 78028

County

Kerr County

Type

Lot, Undeveloped Land, Recreational Land, Ranches

Latitude / Longitude

30.0465 / -99.092146

Acreage

20.040

Price

\$590,000

Property Website

<https://capitalranchsales.com/property/lot-12-mystic-ridge-estates-kerr-texas/96011/>



Lot 12 Mystic Ridge Estates
Kerrville, TX / Kerr County

PROPERTY DESCRIPTION

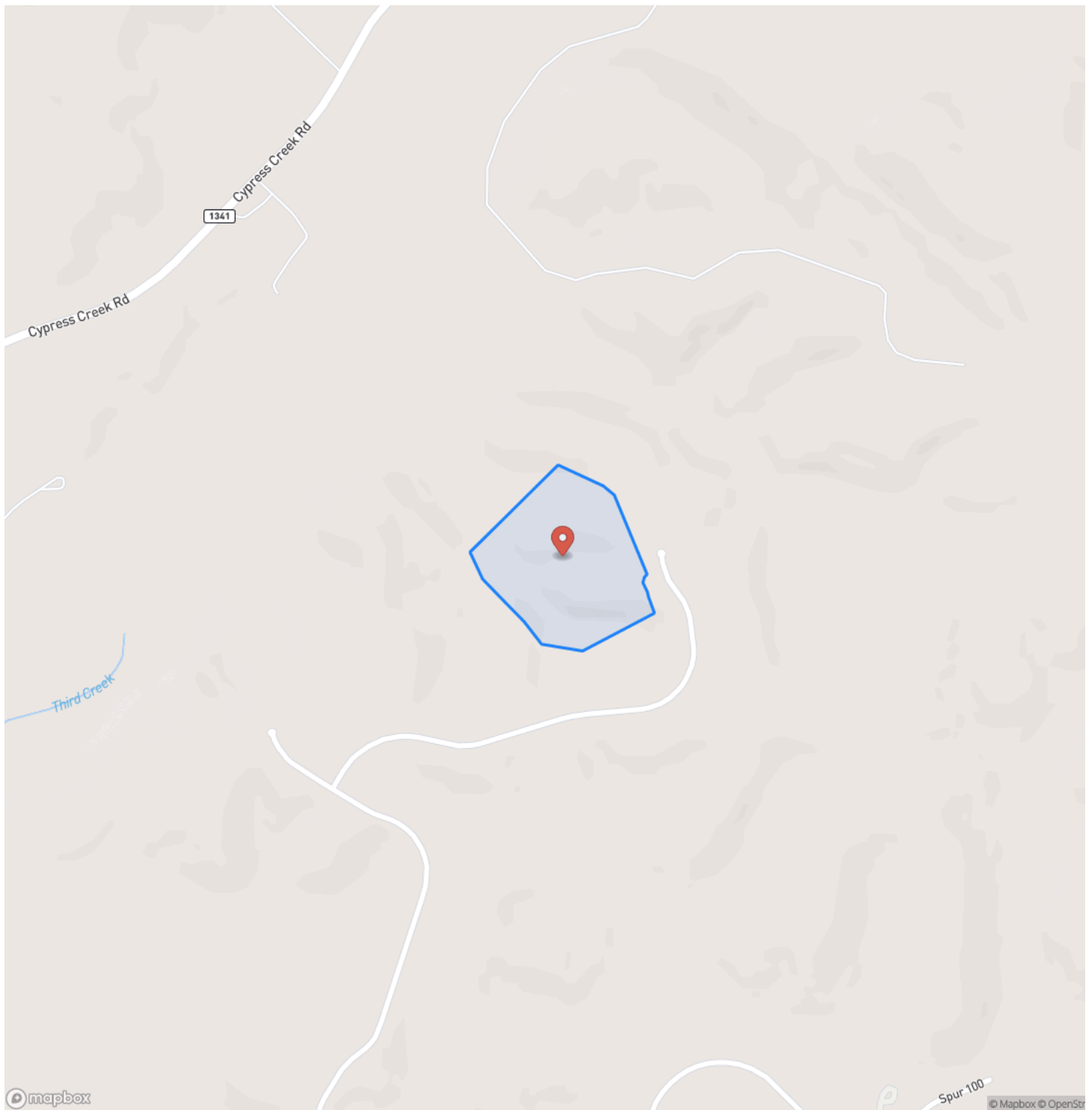
OVERVIEW: Approximately 6 miles from downtown Kerrville and 9 miles from Center Point, this 20 acre tract is located in the newly developed Mystic Ridge Estates subdivision. This property is a blank slate for any discerning buyer looking to homestead, hunt or invest. Being an expansive 20 acres at the end of a cul de sac, the tract can be used recreationally or for a large residential homesite. All other surrounding tracts are of similar size, giving plenty of room between neighbors. There are deed restrictions in place, but hunting is still permitted. Come snag a piece of the TX hill country while these tracts are still available! LAND: The property is currently wildlife exempt to keep taxes low. With no floodplain, the property has approximately 120 ft of elevation change, which provides great views of the TX hill country. There are no current improvements on the property, but electricity is located at the front of the tract. This property also backs up to a large 100+ acre tract. This, coupled with the location at the end of a cul de sac, provides ample privacy and seclusion, yet still 10-15 min from town. UTILITIES: Electric onsite Water needed Septic needed SCHOOLS: Kerrville ISD



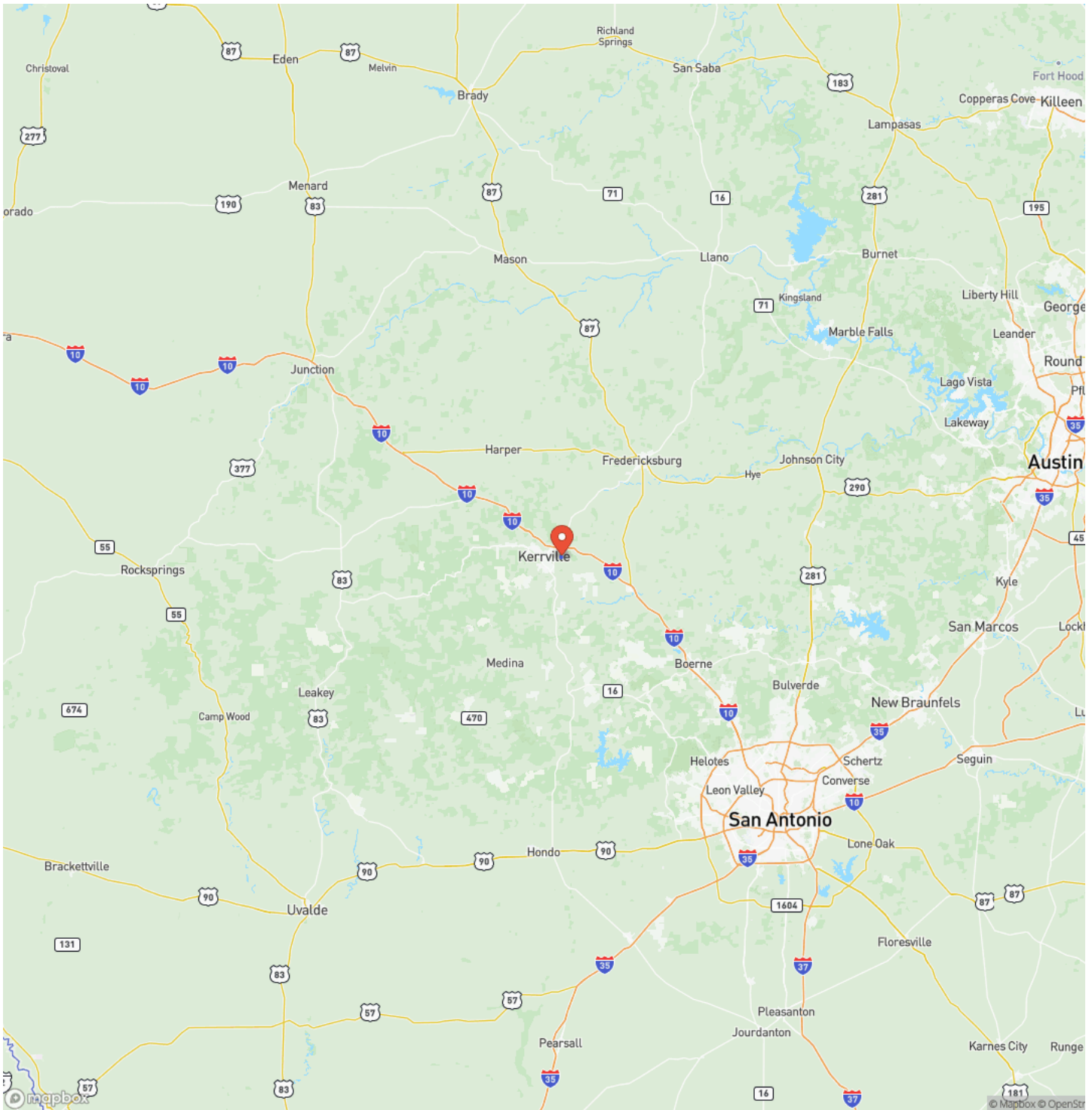
Lot 12 Mystic Ridge Estates
Kerrville, TX / Kerr County



Locator Map



Locator Map



Satellite Map



**Lot 12 Mystic Ridge Estates
Kerrville, TX / Kerr County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Taylor Bailey

Mobile

(214) 883-0449

Email

Taylor@capitalranchsales.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
www.capitalranchsales.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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