

# DIVIDE VALLEY RANCH

M o u n t a i n   H o m e , T e x a s

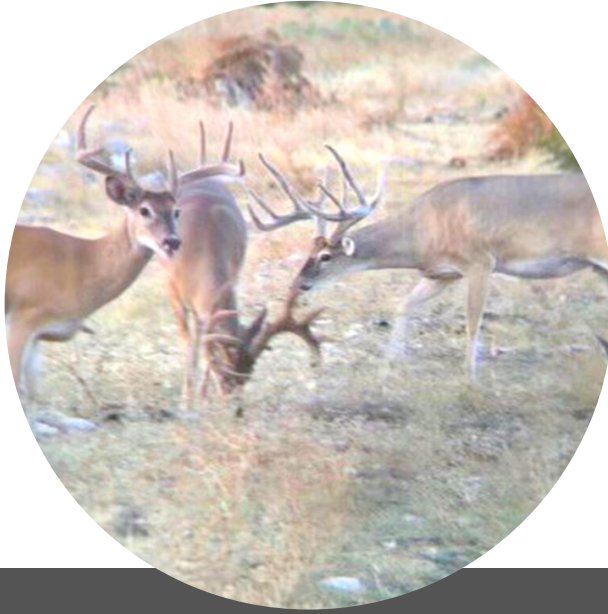


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Legacy Broker Group

# HIGHLIGHTS



- Gold Medal Trophy Axis
- Up to 170" Native Whitetail Bucks
- Black Buck Antelope
- Views for Miles
- Water Well and Electric on Site
- Live Oak Mts throughout ranch
- Large Neighbors

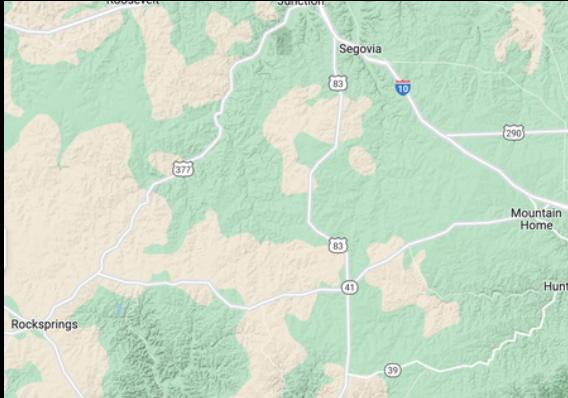
\$400,000 - \$1,400,000





# LOCATION

21900 - 3 U . s . Highway 83 | Mountain Home



Photos courtesy Google.

Mountain Home, at the intersection of State Highway 27 (this section runs along the Old Spanish Trail) and State Highway 41 in north central Kerr County, was settled about 1856. The Post Office was established and named by H. Louis Nelson in 1879. The town was called Eura for a brief period in the early twentieth century. In 1923 Olive Estes changed the name to Mountain Home after the beautiful view of Johnson Creek and the surrounding vistas she saw from her front porch. Mountain Home is the location of the Texas Fisheries Research Station, the Texas Catholic Boys Camp, and the Hill Country Cowboy Camp Meeting. (Excerpt Courtesy Kerr Country Historical Commission).



Garven Store in Mountain Home has been around since 1932 and has a great history of being open for 75 years and is the oldest remaining convenience store in Texas. The history is long, the stories are wonderful with 4 families managing the store over the last 75 years. Stop in as it's right on Highway 83 and Highway 41 to be a part of history and meet the current owners.

# ACREAGE AVAILABLE

## 200 Acres

The 200 acre Divide Valley Ranch located in Mountain Home, TX is now available for sale. Located only 10 miles north of historical Garven Store on hwy 83 with 1,600 ft of hwy 83 frontage the Divide Valley Ranch offers quintessential hill country hunting with native whitetail, axis and black buck antelope.

This high fenced game ranch boasts a cabin with 1 bed/1 bath and kitchen as well as a water well and electric on site. With whitetail bucks up to 170", Gold medal trophy axis and black buck antelope the hunting on the Divide Valley Ranch is absolutely amazing. Located only 1 hour and 30 minutes from San Antonio, TX and 45 minutes from Kerrville, TX with quick access off interstate 10 the ranch is conveniently located while still maintaining the sought after starry Texas nights.



## RAW LAND OPTIONS

150 Acres of raw land with 800 ft of hwy 83 road frontage, large neighbors, oak motts, views to the east and west and of course incredible hunting!

50 Acres raw land with 800 ft of hwy 83 road frontage, good open grass, views to the west and of course incredible hunting!

100 Acres raw land accessed by deeded easement with its own dedicated access, oak motts, large neighbors, views to the east and west and of course incredible hunting!



## IMPROVED OPTIONS

50 Acres with a cabin with 1 bed/1 bath, living and kitchen as well as a water well and electric on site, with direct access of 800 ft of hwy 83 or through deeded access down well maintained easement road access is prime. Views to the west and oak motts make this an incredible ranch!

100 Acres with a with a cabin with 1 bed/1 bath, living and kitchen as well as a water well and electric on site, with 1,600 ft of paved road frontage off hwy 83 or through deeded access down well maintained easement road access is prime. Views to the west and oak motts make this an incredible ranch for hunting or living!



# VISUAL ELEMENTS

200 Acres | Mountain Home, Texas | Edwards County



# 1.5

Hours to San Antonio



**Richmond Frasier**  
Partner | CEO | Broker  
830-377-0901

As a fourth generation Texas hill country ranch owner; Legacy Broker Group's founder, Richmond Frasier, understands the connection between land and legacy. His energy, enthusiasm for problem solving, and entrepreneurial insights empower his clients to forge their own unique paths to land ownership. From land selection, pricing recommendations and negotiations, to navigating closing logistics; Richmond relishes his role in guiding clients along the paths of their legacy building journeys.



For financing please reach out to our partner,  
Capital Farm Credit. [www.capitalfarmcredit.com](http://www.capitalfarmcredit.com)



**Zachary Biermann**  
Partner | MBA | Realtor®  
830-377-0901

As a 5th generation Texan and Comfort, TX resident Zach's roots run deep into the ranching heritage of the State of Texas.

Zach's established family history of ranching and recognizable passion for the industry has gained him extensive knowledge in the surrounding landscape including grasses, water, trees, wildlife and what it takes to maintain a ranch in wet and dry conditions. As he puts it, "The Hill Country is one of the most diverse areas in Texas for ranching.

With a proven track record in ranch real estate and having sold luxury, working, and recreational ranches from the piney woods of East, TX to the open country of West, TX, Zach's knowledge and network is proven time and again working with sellers and buyers across the state. His exceptional personal skills coupled with concierge level service to every client allows Zach and his clients to exceed expectations every time.

Credentials:  
MBA in Ethical Leadership

Land | Ranch | Residential | Investment

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