



ROCKY TOP RANCH

TBD Houston Schumacher Rd Hunt, TX

87 Acres | \$724,950



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John Melnar

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PROPERTY DESCRIPTION

A secluded hunting property located nearly adjacent to the Kerr Wildlife Management Area. The Rocky Top Ranch is a classic hill country habitat with Live Oaks and Juniper, long-range views, and great topography with over 120' elevation change. Numerous species of free-range exotics, along with whitetail deer and turkeys, have been observed on this primarily low-fenced property.

This rectangular-shaped property is primarily Oak/Juniper woodland with rolling topography with over 120' of elevation change. A hilltop in the SW section of the property is only 8' lower than the highest point of Kerr County, Red Hill (2228'), which is located on the neighboring property. All the adjacent tracts are larger than the subject property.

The main section of the property has new 5-strand barbwire fencing along the east, west, and north boundaries. The southern boundary has an older 7' high fence. The main section is accessed by a 4080' x 61" strip that begins on Houston Schumacher Rd. This strip is owned by the seller. This strip is accessed by a perpetual easement through the Kerr Wildlife Management Area. This easement road is paved and maintained by TPWD. The east, west, and north boundaries have been cleared and are drivable in a truck. The seller has cleared a road from the main gate to the high point in the SW corner. There are also two UTV trails that meander across the property.

Electricity is available at the gate on Houston Schumacher Rd. The seller obtained estimates to bring electricity to the main section as well as drilling a water well. Ask broker for details.

The property is qualified for the 1-D-1 tax appraisal via the Wildlife Management Valuation. 2022 taxes were approximately \$85.

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SCAN HERE TO VIEW MORE OF
THE ROCKY TOP RANCH

GRASSES

Little Bluestem
Texas Wintergrass
Hairy Grama
Three Awn
Sideoats Grama
Silver Bluestem
King Ranch Bluestem

TREES

Live Oak
Spanish Oak
Blackjack Oak
Shin Oak
Ashe Juniper

SHRUBS

Texas Persimmon
Agarita
Flame Leaf Sumac
Mock Vervain
Prickly Pear
Hedgehog Cactus
Devils Pincushion

WILDLIFE

Whitetail Deer, Rio
Grande Turkey,
Audad, Axis,
Gemsbok, Hogs,
Sika Deer

WATER

Well needed
Nearby well depth is
320' deep.

UTILITIES

Electric available at the
road.

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LOCATION

Kerr County

13 miles to Hunt, 21 miles to Mountain Home, 37 miles to Kerrville, 100 miles to San Antonio, 140 miles to Austin, 300 miles to Houston, and 102 miles to the San Antonio International Airport.

DIRECTIONS

From Kerrville take I-10 West, exit Mountain Home/Hwy 41, take Hwy 41 south 15.6 miles, turn left on FM 1340, go 7.8 miles to Kerr WMA gate.

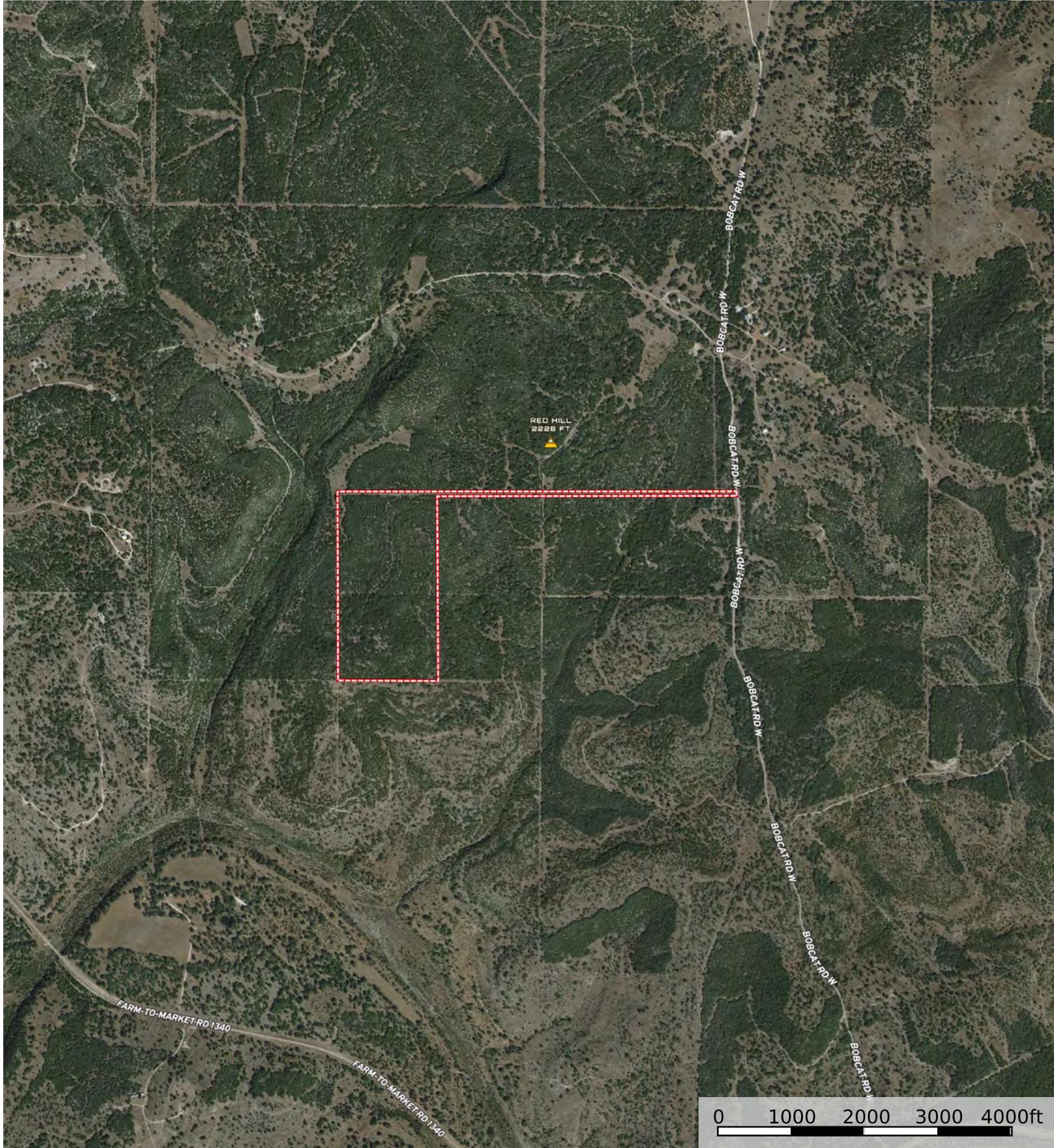
From Ingram, take Hwy 39 west to Hunt, turn right on FM 1340, go 13.6 miles to the second Kerr WMA Gate.

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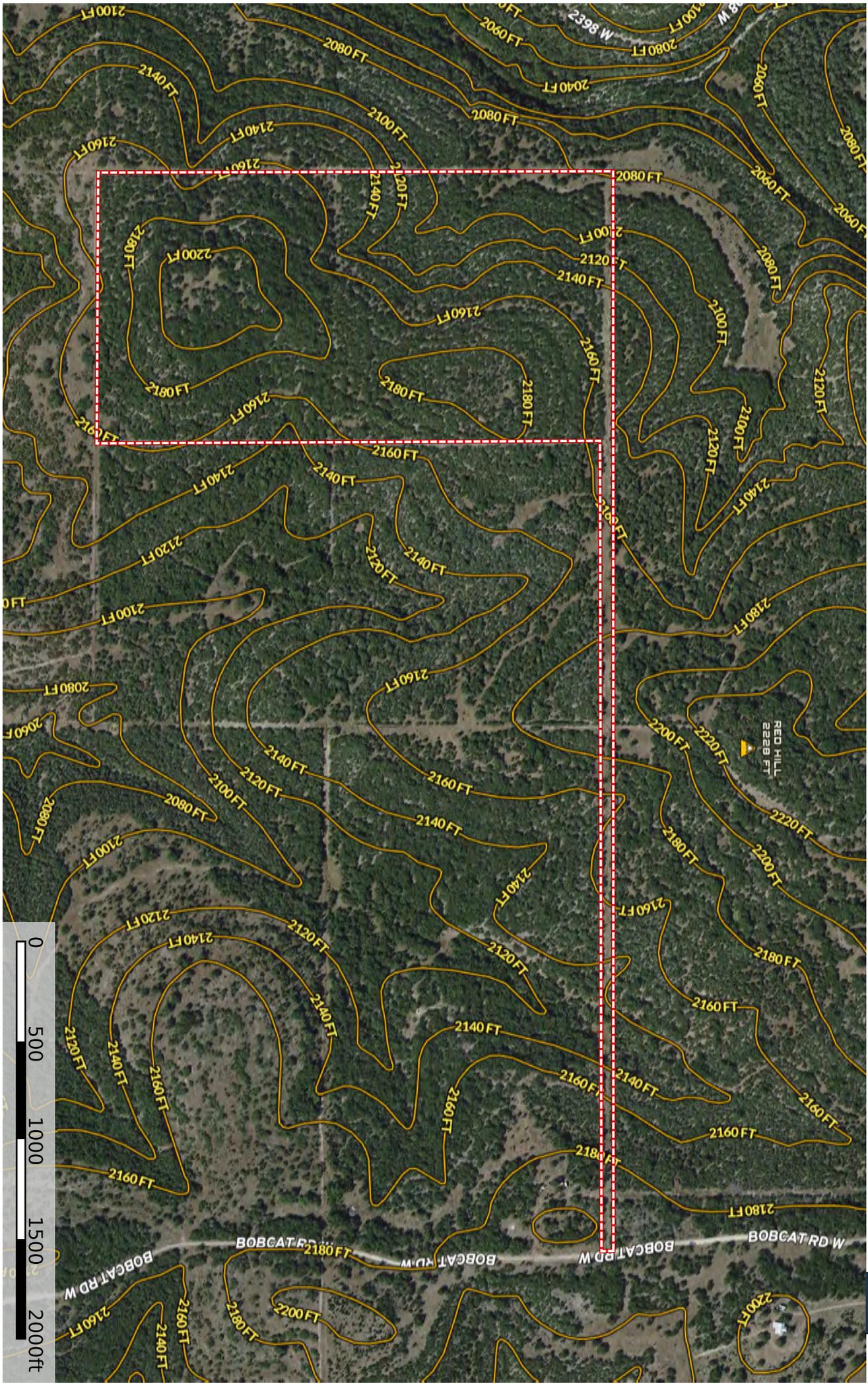


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Boundary



Boundary

Info@grandland.com

Map boundary is derived from tax parcel data and may not represent the actual property boundary.



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- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included

TBD Houston Schumacher Rd. Hunt, TX 78024

Kerr County, Texas, 87.49 AC +/-



 Boundary

