



# INDIAN CREEK RANCH

Tract 2- 295 Fossler Ranch Rd W Hunt, TX

425 Acres | \$3,249,950



Copyright 2024 Grand Land Realty, LLC  
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



John Melnar

Partner & Broker

[john@grandland.com](mailto:john@grandland.com)

(512) 497-8284

# PROPERTY DESCRIPTION

---

Indian Creek Ranch has been in the family since the late 1800s. The property is primarily an Oak-Juniper woodland with impressive topography changes ranging from 2,228 ft atop Red Hill, the highest named point in Kerr County, to 2,040 ft along the creek channel near the SW corner of the tract. Multiple ridges and plateaus offer picturesque long-range views of the surrounding Hill Country that could serve as great homesites. This varied topography would also provide unique opportunities for hiking, biking, and ATV/ UTV trails. Below these ridges and plateaus are several grasslands with deep soils. The runoff from the high ground feeds into a major tributary to Indian Creek.

As one follows these rock-lined creek beds, you'll find multiple large grottos that have nearly vertical limestone walls, one of which is over 20 ft tall with gravel-lined basins beneath it. One can only imagine what these grottos can look like during wet periods with water cascading off the wall down into the pools. From the bottom of the grottos, one will find numerous caves and overhangs. The top side of these grottos were likely utilized by early Native Americans as campsites due to elevation and proximity to water. Evidence of this use was seen by casual observation of broken points, scrapers, and flakes. These unique geologic features are a must see!

Copyright 2024 Grand Land Realty, LLC  
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



John Melnar  
Partner & Broker  
[john@grandland.com](mailto:john@grandland.com)  
(512) 497-8284



# IMPROVEMENTS

---

The property has an eclectic 2,500 sq. ft. 4 Bed/ 2 Bath ranch house. The initial structure was originally constructed in the late 1800s and then remodeled and enlarged in the 1950s. There are three bedrooms downstairs with a fourth upstairs.

There is a dining room with a native stone fireplace, a flex room, an entertainment room floor to ceiling wood accents, a kitchen, and a 2-bay garage. There is a large two-level barn that connects to an intricate set of working pens and multiple outbuildings which reflect the property's ranching heritage.

Adjacent to the home is a large above ground pila that was utilized as a swimming pool in the past. The water well and has a new pump and wire installed in recent years.

The property is fenced on three sides except the proposed eastern boundary. Most of the property has 5-strand barbwire fencing that has been replaced in the last five years and is in great condition. A small section of the southern and western boundary has an older 7' high fence in fair condition.

Copyright 2023 Grand Land Realty, LLC  
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



John Melnar  
Partner & Broker  
[john@grandland.com](mailto:john@grandland.com)  
(512) 497-8284



# WILDLIFE

---

Being located between the Kerr Wildlife Management Area and the Y-O Ranch, this property is home to many native and exotic wildlife species that this part of the Hill Country is known for. Game species observed on the property include Whitetail Deer, Axis Deer, Gemsbok, Sika Deer, Aoudad, Hogs, and Rio Grande Turkeys. However, in this part of the Hill Country, you never know what type of free-ranging exotic animals may show up.

The property has not been hunted in several years.

Copyright 2024 Grand Land Realty, LLC  
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



John Melnar  
Partner & Broker  
[john@grandland.com](mailto:john@grandland.com)  
(512) 497-8284



## TREES

Live Oak, Lacey Oak, Escarpment Live Oak, Spanish Oak, Shin Oak, Escarpment Black Cherry, Black Walnut, Hackberry, Ashe Juniper, Pecan, and Mesquite

## SHRUB & FORB

Texas Persimmon, Twisted Acacia, Agarita, Prickly Pear, Twisted Yucca, Kidneywood, Texas Creeping Oxeye, Tasajillo, Green Briar, Sacahuista, Mountain Pink, and Prairie Tea

## GRASSES

Live Oak, Lacey Oak, Escarpment Live Oak, Spanish Oak, Shin Oak, Escarpment Black Cherry, Black Walnut, Hackberry, Ashe Juniper, Pecan, and Mesquite

## WILDLIFE

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

## WATER

Well on property- approximately 300 ft deep

## UTILITIES

Electric is provided by Central Texas Electric Co-Op

Copyright 2024 Grand Land Realty, LLC  
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



John Melnar

Partner & Broker

[john@grandland.com](mailto:john@grandland.com)

(512) 497-8284



SCAN HERE TO VIEW MORE OF  
INDIAN CREEK RANCH

## LOCATION

---

Kerr County

15 miles to Hunt, 28 miles to Kerrville, 102 miles to San Antonio, 138 miles to Austin, 297 miles to Houston, 38 miles to the Kerrville County Airport (6,000 ft runway), and 99 miles to the San Antonio International Airport.

## DIRECTIONS

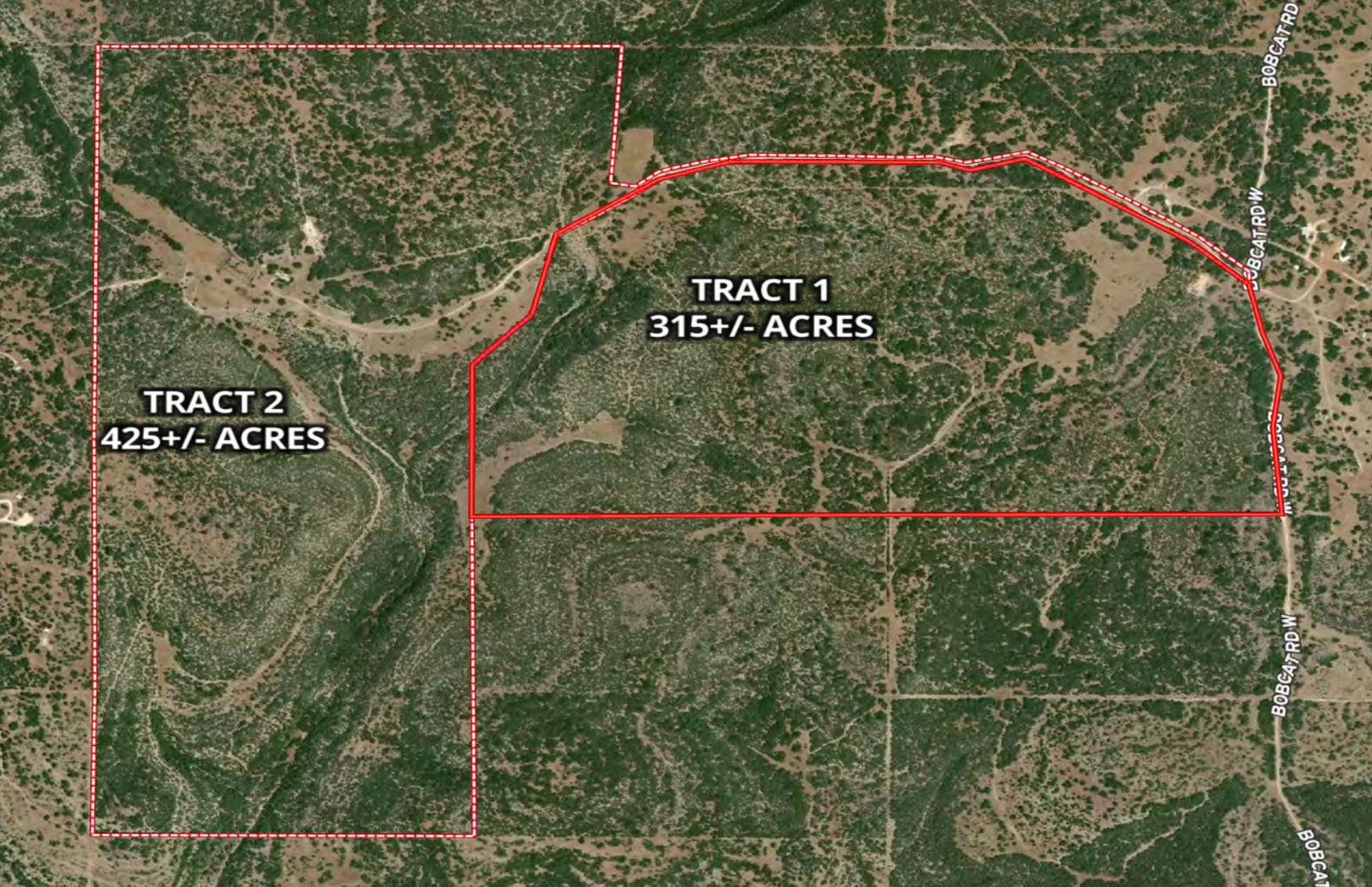
---

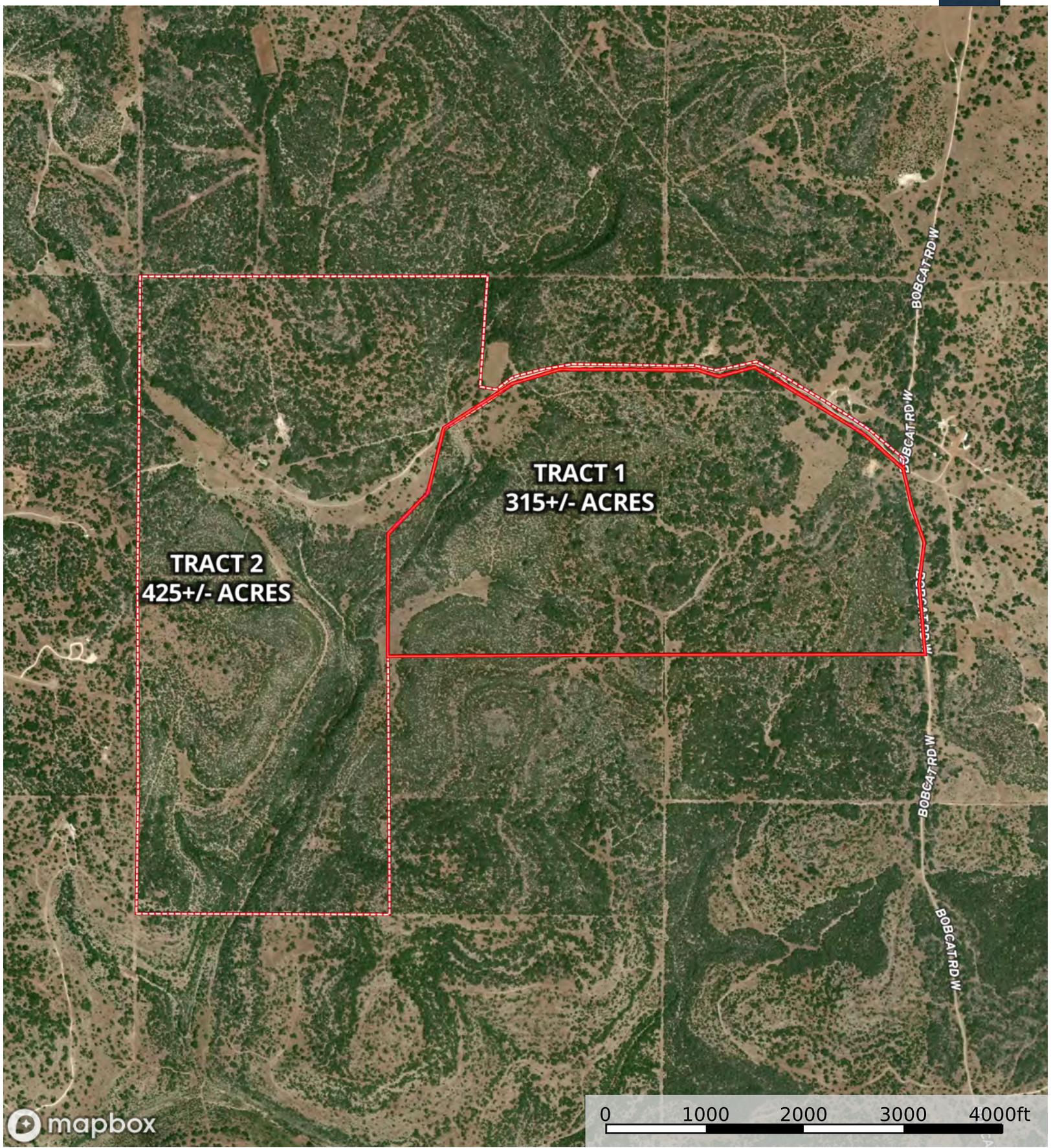
From Kerrville take I-10 West, exit Mountain Home/Hwy 41, take Hwy 41 south 15.6 miles, turn left on FM 1340, go 7.8 miles to Kerr WMA gate. From Ingram, take Hwy 39 west to Hunt, turn right on FM 1340, go 13.6 miles to the second Kerr WMA Gate.

Copyright 2024 Grand Land Realty, LLC  
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC, by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.

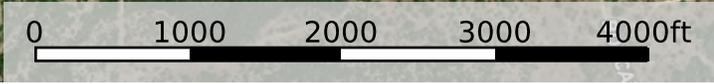


John Melnar  
Partner & Broker  
[john@grandland.com](mailto:john@grandland.com)  
(512) 497-8284

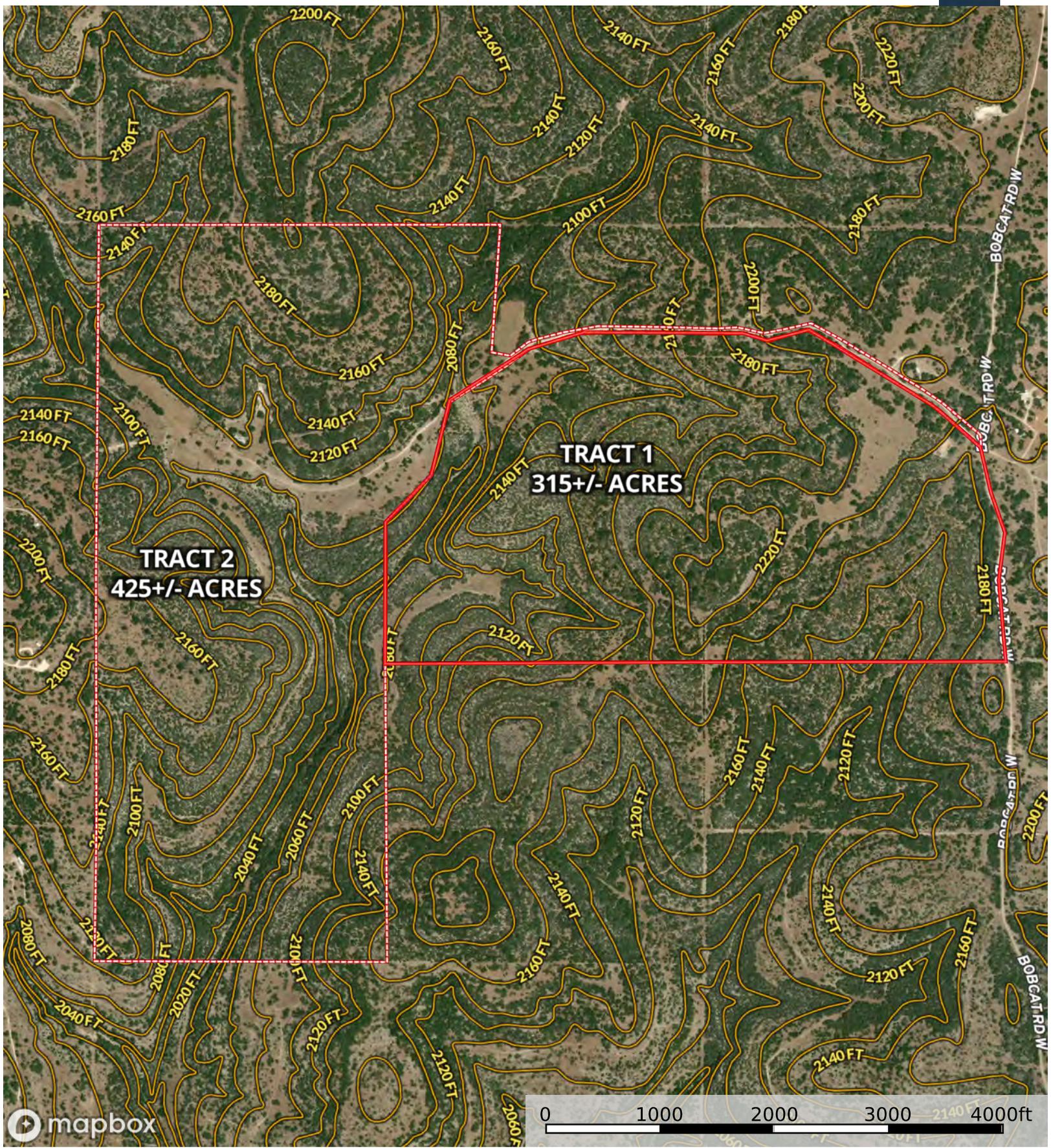




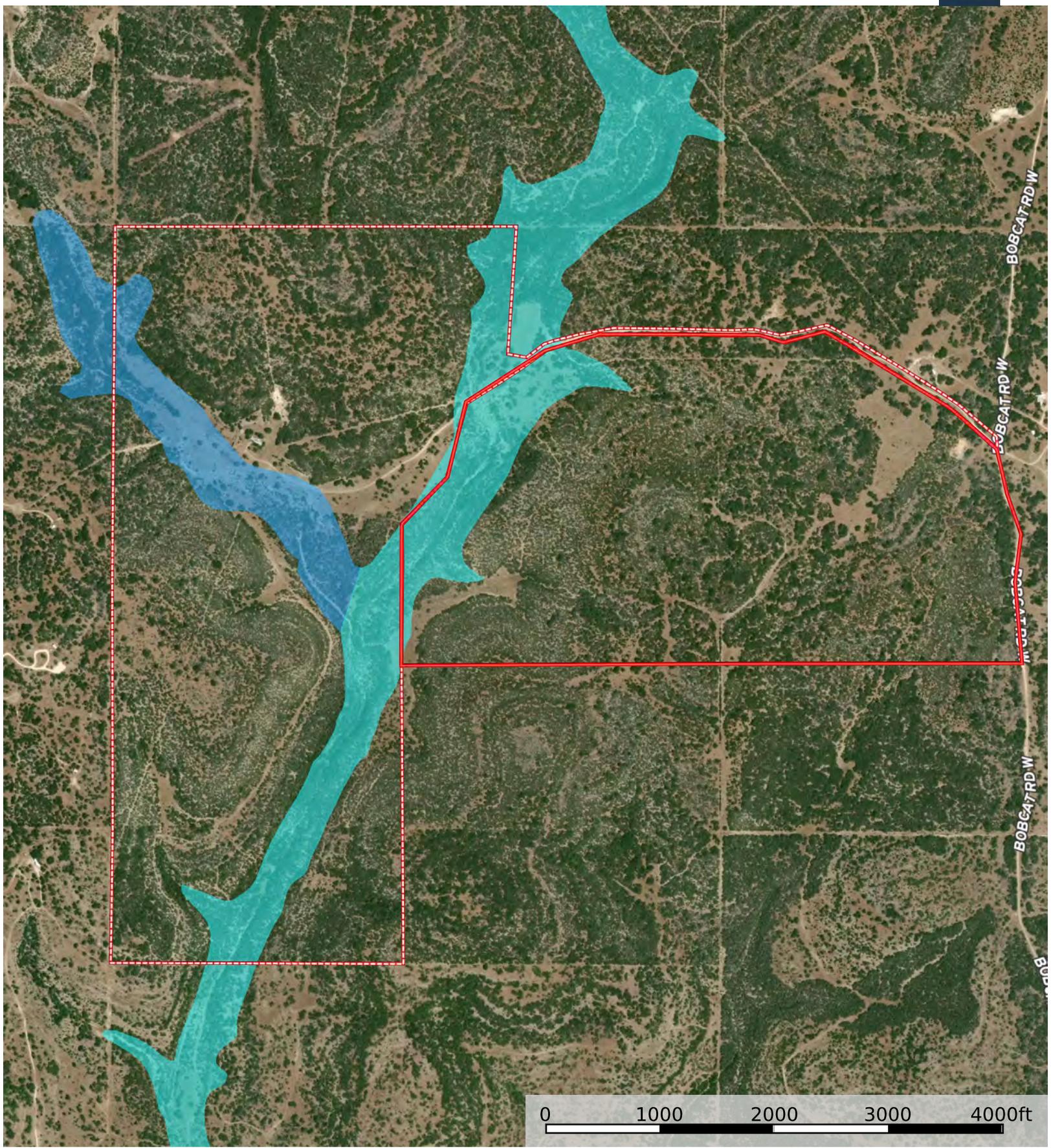
mapbox



Boundary Boundary

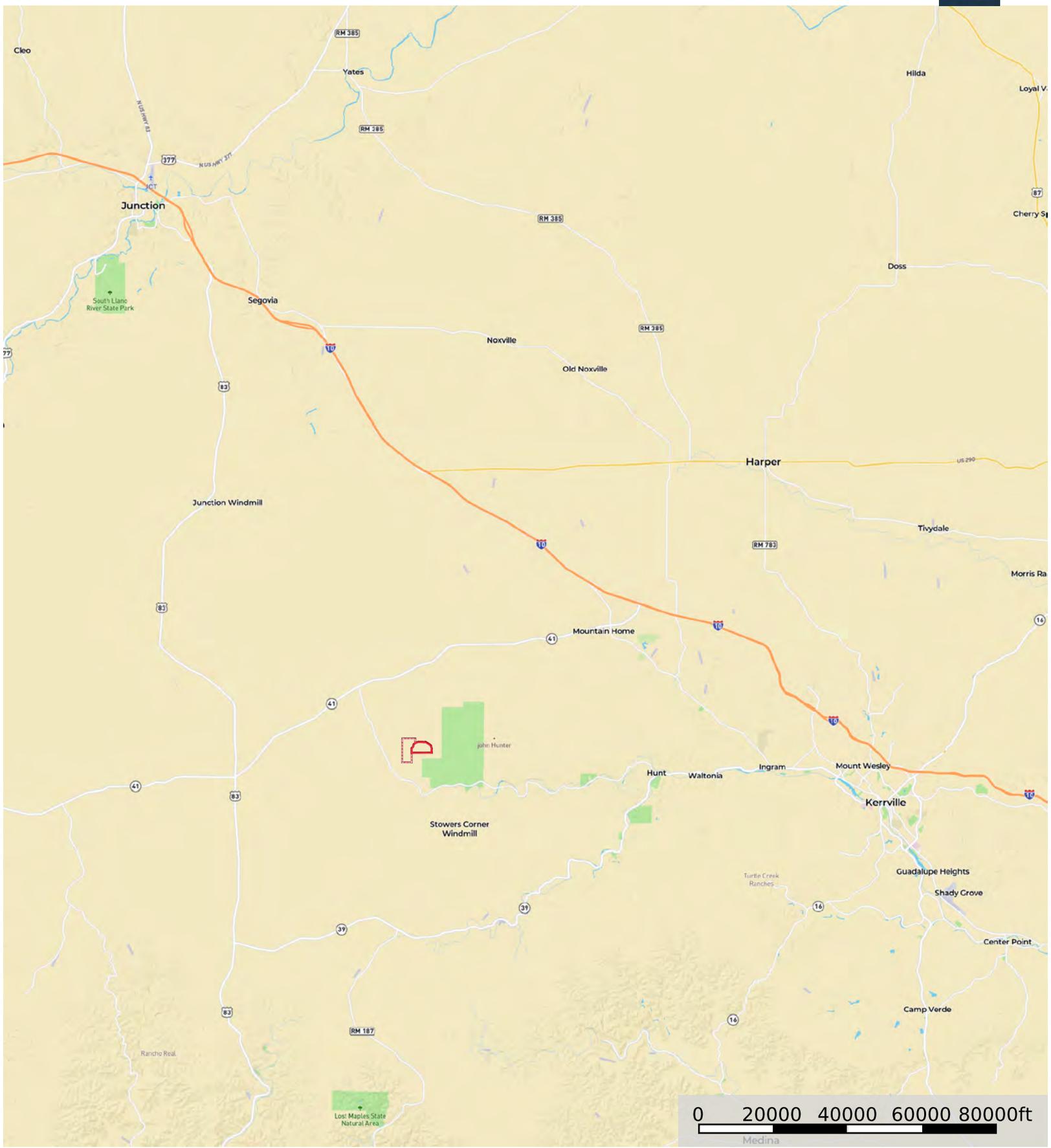


Boundary Boundary



# 295 Fossler Ranch Rd W Hunt, TX 78024 Tracts 1 & 2

Kerr County, Texas, AC +/-



Boundary Boundary