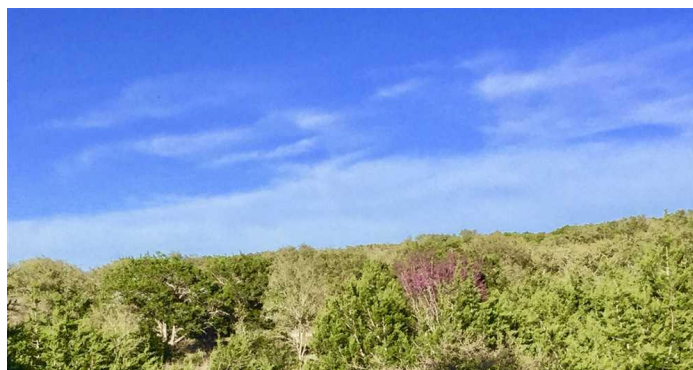


**Madrone Valley Ranch, 310 acre hunting  
retreat, Hunt, Texas**  
Hunt, TX 78024

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



**MOSSY OAK PROPERTIES  
OF TEXAS**

**MORE INFO ONLINE:**

**[MoreofTexas.com](http://MoreofTexas.com)**

**Madrone Valley Ranch, 310 acre hunting retreat, Hunt, Texas**  
**Hunt, TX / Kerr County**

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**SUMMARY**

**City, State Zip**

Hunt, TX 78024

**County**

Kerr County

**Type**

Ranches, Recreational Land

**Latitude / Longitude**

30.0710 / -99.3380

**Acreage**

310

**Price**

\$1,370,000

**Property Website**

<https://moreoftexas.com/detail/madrone-valley-ranch-310-acre-hunting-retreat-hunt-texas-kerr-texas/7811/>



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## **Madrone Valley Ranch, 310 acre hunting retreat, Hunt, Texas**

### **Hunt, TX / Kerr County**

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### **PROPERTY DESCRIPTION**

Outstanding hunting ranch located in west Kerr County. This unrestricted 310 acre property is ready for your family to begin enjoying. Excellent hunting for whitetail deer, turkey, free ranging exotic game and feral hogs.

Features include:

End-of-the-road privacy on deeded easement

Comfortable 815 sf cabin with utilities

Private water well (recently drilled) with large storage tank

Excellent interior and perimeter road systems provides access to entire ranch

Large neighbors including a 15,000 acre high fenced ranch, most of which is under a conservation easement

Deep, wooded draw bisects the ranch from north to south

Shallow ground water promotes the growth of many species of hardwoods

Dominant fauna includes live oak, Spanish oak, red bud, persimmon, mountain cedar and ash juniper trees, gramma, Indian, and Buffalo grasses

Awe inspiring views from the high points on the ranch

Elevation changes from 2,050' to 2,280'

Located about 4 hrs 20 min from Houston, 2 hrs 30 min from Austin and 1 hr 40 min from San Antonio

Less than 16 miles west of Hunt, Texas, home of the Briget's Basket, the Hunt Store and King's Texas Smokehouse

Nearby Kerrville and Fredericksburg offer shopping, entertainment and medical service

Located near popular summer camps including Mo Ranch, Stewart, Waldemar, La Junta, Mystic, Rio Vista, Rio Sierra, Heart of the Hills, Flaming Arrow, Honey Creek and Bear Creek Scout Reservation

Call Rick Fairchild at 214-728-0167 to schedule a private showing.

Mossy Oak Properties of Texas, as listing broker, asserts that the information contained herein is submitted without representation or warranty. All information is subject to error, omission, price change, changes in terms and conditions, prior sale, withdrawal from the market without notice, etc. This property shown by appointment only. In order to earn full participation in co-brokerage fee Buyers brokers must: 1) be identified on first contact and 2) must accompany buying prospect on first showing. If these conditions are not met, fee participation will be at the sole discretion of Mossy Oak Properties of Texas.



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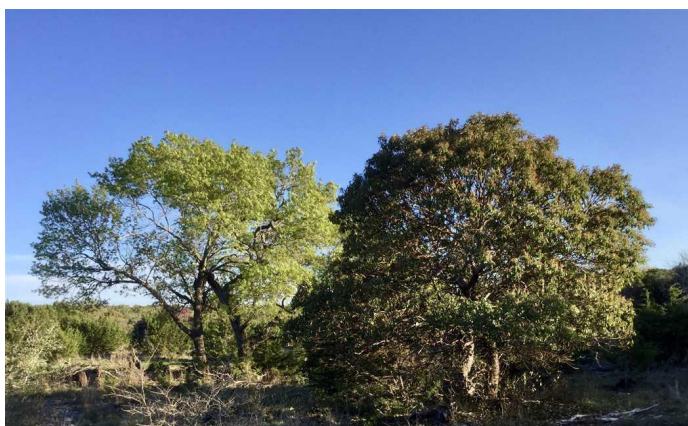
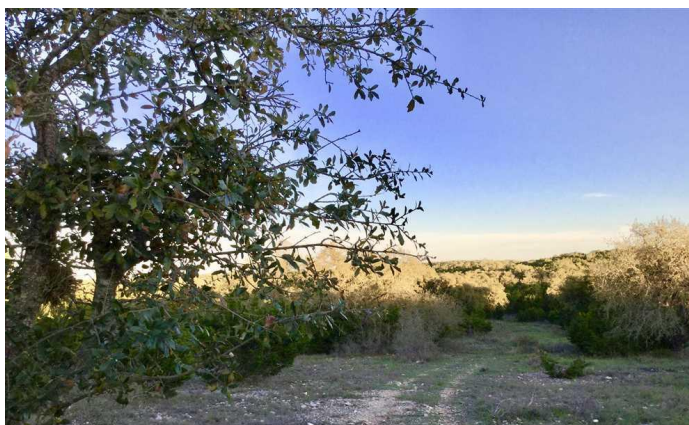
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## Locator Maps



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## Aerial Maps



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## **LISTING REPRESENTATIVE**

**For more information contact:**



### **Representative**

Rick Fairchild

### **Mobile**

(214) 728-0167

### **Email**

rfairchild@mossyoakproperties.com

### **Address**

P O Box 265

### **City / State / Zip**

Hunt, TX, 78024

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## **NOTES**

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## This image shows a blank 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.



**MoreofTexas.com**



## **DISCLAIMERS**

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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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**Mossy Oak Properties of Texas**

**4000 W University Dr**

**Denton, TX 76207**

**(833) 466-7389**

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