

# \$1,850,000 - 4163 Reservation Road, Kerrville

MLS® #7725424

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## \$1,850,000

3 Bedroom, 1.00 Bathroom, 1,152 sqft  
Farms and Ranches on 100.00 Acres

none, Kerrville, TX

The ranch is completely high-fenced and ready to serve as a personal hunting and recreational ranch with an abundance of wildlife including a variety of exotics, native whitetail deer, and turkey. The ranch has extremely good cover for wildlife with thick stands of shin oak. The majority of the cedar has been eradicated. A well-diversified ranch from a vegetation standpoint with live oak, post oak, blackjack oak, spanish oak all present. There are two good-sized Tifton 85 fields that are in great shape and add a nice feature to the ranch. A nice stock pond supplemented by a water well rests in a valley just below the ranch house. The charming ranch house is 1,152 +/- SF and features three bedrooms and one bathroom. The home is perfect for a weekend getaway retreat with wooden floors that accentuate the living space. There are five water wells on the ranch and a good water distribution system in place to various troughs. The ranch is currently under an Ag Exemption.



Built in 1970

## Essential Information

ListingFeed	abor_vow
MLS® #	7725424
List Price	\$1,850,000
Sale Price	\$1,350,000
Sale Date	December 19th, 2022

Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,152
Acres	100.00
Year Built	1970
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	4163 Reservation Road
Subdivision	none
City	Kerrville
County	Kerr
State	TX
Zip Code	78631

### **Amenities**

Utilities	Electricity Available, See Remarks
Features	None
Parking	None
View	Hills, Pasture, Trees/Woods
Waterfront	Pond, See Remarks

### **Interior**

Interior	See Remarks
Appliances	Cooktop, Dishwasher
Heating	See Remarks
Cooling	See Remarks
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	See Remarks
Lot Description	Agricultural, Gentle Sloping, Native Plants, See Remarks
Windows	See Remarks
Roof	Aluminum, See Remarks
Construction	See Remarks

Foundation          None

**School Information**

District              Other

Elementary          Other Other

Middle              Other

High                  OtherOther