

\$15,500,000 - 3280 Highway 39, Hunt

MLS® #1847160

\$15,500,000

14 Bedroom, 16.00 Bathroom, 12,000 sqft
Farm Ranch on 140.00 Acres

N/A, Hunt, TX

Hunt River Ranch 140 Acres in Hunt, Texas
Discover an extraordinary 140-acre ranch along the pristine Guadalupe River in Hunt, Texas, where history and modern luxury converge. This premier Hill Country retreat boasts brand-new improvements designed for ultimate comfort and entertainment. At the heart of the property is the Upper Lodge, a stunning architectural masterpiece crafted from a repurposed northeastern barn frame. It features a three-bedroom, three-bath residence with a gourmet kitchen and an adjacent commercial kitchen, perfect for hosting large gatherings. Surrounding a breathtaking zero-edge pool are three private casitas, each offering two bedrooms and two baths, providing an exclusive retreat for guests. Additionally, the Lower Lodge offers another three-bedroom, three-bath residence, ensuring ample accommodations for family and friends. Adding to its historic charm, the ranch includes the original Pebble, Texas post office, the only mail stop between Rocksprings and Kerrville a unique nod to the regions past. With extensive river frontage, rolling Hill Country terrain, and top-tier amenities, this ranch is ideal for a private getaway, corporate retreat, or premier hunting destination. Experience the best of Texas ranch living on the Guadalupe River. HUNT, TX Nestled at the confluence of the North and South Forks of the Guadalupe River, Hunt, Texas, is a charming small town perfect for a summer weekend road trip with its rodeo, historic



general store, and riverside inn. The towns permanent population is around 1,200 people, but during the warmer months, the influx of campers, vacationers, and other visitors causes the population to rise to 3,500 or more. Visitors are drawn to Hunt for its natural beauty and recreational opportunities. The area offers activities such as swimming, fishing, and kayaking in the Guadalupe River, as well as hiking and wildlife observation in nearby parks. Cultural attractions include Criders Rodeo & Dance Hall, a family-friendly venue that hosts rodeos and dances during the summer months. Additionally, the towns historic general store and riverside inns provide a glimpse into the areas rich history and offer a relaxing retreat for visitors.

IMPROVEMENTS All improvements described above have been completed within the last 2.5 years. There is one irrigation well, and one solar well on the property. There is a large metal building with full residential bath. A water filter and softening room exists with room for a small exercise area. **WATER**

With over 1800' linear feet of the awe inspiring Guadalupe River, and live springs that form White Oak Creek that starts on the property, there is more than ample water for recreation and wildlife alike! **WILDLIFE** The ranch has established a genetically superior Whitetail deer herd through the introduction of bred does, and breeder bucks. Along with the Whitetail, the ranch boast numerous species of exotic game, as well as super exotics that originated on distant continents!

OFFERINGS / TITLE Hunt River Ranch is available as a whole 880 acres with all the improvements as listed, or as 140 acres with all improvements for \$15,500,000.. Cash or at Terms acceptable solely at the discretion of the Seller: 1. Offers to purchase or letters of intent must be in writing and accompanied by 1.00% of the purchase price to the escrow account at Kerr Title in Kerrville, Tx. 2. The

Sellers will provide and pay for a standard owners title insurance policy. Title to the real property will be conveyed by a general or special warranty deed. 3. The Sellers will provide an existing survey completed in 2023. 4. Mineral rights which the Sellers own will be conveyed to the Buyer at Closing. 5. All water right claims controlled by the Sellers will be transferred to the Buyer at Closing. 6. The property lies in the Hunt ISD. 7. The property does not have deed restrictions.

Built in 2024

Essential Information

MLS® #	1847160
Price	\$15,500,000
Bedrooms	14
Bathrooms	16.00
Full Baths	14
Half Baths	2
Square Footage	12,000
Acres	140.00
Year Built	2024
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	3280 Highway 39
Area	3100
Subdivision	N/A
City	Hunt
County	Kerr
State	TX
Zip Code	78024

Amenities

Utilities	Electricity, Water, High Speed Internet
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Exterior

Exterior Features	Additional Structures, Barn, Detached Quarters, Pool/Deck, Cross Fenced, Creek, Exotic Game, Garage, House
Lot Description	Pasture, Wooded, Hunting Permitted
Construction	Frame, Brick/Stone

School Information

District	Hunt
Elementary	Hunt
Middle	Hunt
High	Ingram

Additional Information

Days on Market	240
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Listing Details

Listing Agent	Guy Allcorn
Listing Office	Compass RE Texas, LLC.

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