

207 BROKEN SPUR

KRISTA M. BENNETT, REALTOR®, GRI | CELL: 830-998-0633



F
FREDERICKSBURG
REALTY GROUP

207 Broken Spur | Mountain Home, Texas 78058 | Kerr County

5.44+/- Acres

\$456,000

Agent

Krista Bennett

Property Highlights

- **5.44+/- acres** of manicured land
- **1,712 sq. ft.** ranch-style home (built in 1984)
- **3 bedrooms, 2 bathrooms**
- **Cozy living room** with fireplace & lots of natural light
- **Hardwood floors** in living room, tile throughout the rest
- **Spacious wood deck** for outdoor enjoyment
- **Mudroom & laundry room** for added convenience
- **Attached 2-car garage + Detached 2-car carport**
- **Metal barn/workshop** – great for storage or a party space
- **Peaceful neighborhood** with a welcoming courtyard entrance
- **Level topography** with a well-maintained landscape
- **Harper ISD** school district
- **Prime location:**
 - 1.27 miles to I-10
 - 13 miles to Harper
 - 17 miles to Kerrville
 - 36 miles to Fredericksburg

Property Taxes

\$3,627.62

Charming Ranch-Style Home on 5.44 Acres – Peaceful Country Living

Escape to the tranquility of Mountain Home, Texas, with this well-kept 3-bedroom, 2-bathroom ranch-style home on 5.44 acres. Conveniently located just 1.27 miles from I-10, this property offers the perfect blend of country charm and accessibility.

Step inside to a warm and inviting living space featuring a cozy fireplace and abundant natural light. Hardwood floors grace the living room, while durable tile extends throughout the rest of the home. Enjoy the convenience of a dedicated mudroom and laundry room, adding to the home's functional appeal.

Outside, the property boasts a beautifully manicured landscape with a welcoming courtyard entry, a spacious wood deck perfect for relaxing, and a versatile metal barn—ideal for a workshop, storage, or even a party space.

Situated in the peaceful Kerrville High Country Ranch subdivision and zoned to Harper ISD, this property offers a quiet retreat while still being close to Kerrville (17 miles), Harper (13 miles), and Fredericksburg (36 miles).

Don't miss this opportunity for a serene country living with plenty of space to make it your own. Schedule your showing today!



New Construction: No
Bedrooms: 3
Full Baths: 2
Half Baths: 0
Main House Living SqFt : 1,712
Apx Total SqFt: 1,712
Price Per SQFT: \$266.36
Source SqFt: GCAD
Appx Year Built: 1984
Type & Style: Ranch
Current B&B: No
Stories: One
Heating: Central, Electric
A/C: Central Air, Electric
Garage/Carpport: 1 Car, Attached, Garage

Unit #:
Original List Price: \$494,500
Area: County-Northwest
Subdivision: Kerrville High Country
County: Kerr
School District: Harper
Distance From City Limits: 10-15 miles
Property Size Range: 1-5 Acres
Apx Acreage: 5.4400
Seller's Est Tax: 3231.60
Showing Instructions: Call Listing Agent
Days on Market 356

Tax Exemptions:	Taxes w/o Exemptions: \$4,507.29	Tax Info Source: CAD	CAD Property ID #: 30203	Zoning: None
Flood Plain: No	Deed Restrictions: No	STR Permit: No	Permit #: 0	Manufactured Homes Allowed: No
HOA: No	HOA Fees:	HOA Fees Pd:	HO Warranty:	
Road Maintenance Agreement: No		Rental Property:	Rental \$:	Items Not In Sale:
Guest House: No	# of Guest Houses:	Total Guest House SqFt: 0		
Guest House # Bedrooms:	Guest House # Baths:	Guest House # Half Baths:		

Construction: Stucco
Foundation: Slab
Roof: Composition
Flooring: Tile, Wood
Utilities: CTEC Electric
Water: Well
Sewer: Septic Tank
Fireplace/Woodstove: Masonry
Appliances: Dryer, Microwave, Refrigerator, Washer

City/Rural: Outside City(w/Acrq)
Site Features: Deck/Patio, Storage Building
Interior Features: Ceiling Fan(s), Walk-in Closet(s), Washer-Dryer Connection
Topography: Few Trees, Level
Surface Water: None
Access: County Road, Gravel
Location Description: Gravel Drive
Documents on File: Topographical Map
Misc Search: Horses Permitted

Trms/Fin:	Trms/Fin: Cash, Conventional, FHA	Possessn: Closing/Funding	Excl Agy: No
Title Company: Hill Country Titles		Attorney:	Refer to MLS#:
Location/Directions: From Harper head west, in approx 4.5 miles turn left on 479, in approx 7.8miles turn left on Broken Spur, in .5 mile the property will be on the right. see sign			
Owner: BRANDS, TAYLOR & TANA		Occupancy: Owner	
Legal Description: KERRVILLE HIGH COUNTRY RANCH LOT 13 ACRES 5.44			
Instructions: Call LA for instructions			

Public Remarks: Escape to the tranquility of Mountain Home, Texas, with this well-kept 3-bedroom, 2-bathroom ranch-style home on 5.44 acres. Conveniently located just 1.27 miles from I-10, this property offers the perfect blend of country charm and accessibility. Step inside to a warm and inviting living space featuring a cozy fireplace and abundant natural light. Hardwood floors grace the living room, while durable tile extends throughout the rest of the home. Enjoy the convenience of a dedicated mudroom and laundry room, adding to the home's functional appeal. Outside, the property boasts a beautifully manicured landscape with a welcoming courtyard entry, a spacious wood deck perfect for relaxing, and a versatile metal barn—ideal for a workshop, storage, or even a party space. Situated in the peaceful Kerrville High Country Ranch subdivision and Harper ISD, this property offers a quiet retreat while still being close to Kerrville (17 miles), Harper (13 miles), and Fredericksburg (36 miles). Don't miss this opportunity for a serene country living with plenty of space to make it your own. Schedule your showing today!

Agent Remarks:			
Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
Office Broker's Lic #: 9003085			

Listing Office: Fredericksburg Realty (#:14)
Main: (830) 997-6531
Mail Address 1: 257 W Main Street
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Krista Bennett (#:127)
Agent Email: krista@fredericksburgrealty.com
Contact #: (830) 998-0633
License Number: 0622568

207 Broken Spur Dr
Texas, AC +/-



Justin Cop
P: 830-997-6531

www.fredericksburgrealty.com

257 West Main St.



The information contained herein was obtained from sources deemed to be reliable. Land idm Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Send original copy by certified mail to the Texas Department of Water Resources P. O. Box 13087 Austin, Texas 78711

HGCD Well #3356

State of Texas WATER WELL REPORT

Texas Water Well Drillers Board P. O. Box 13087 Austin, Texas 78711

ATTENTION OWNER: Confidentiality Privilege Notice on Reverse Side

1) OWNER Mr. Andrew Simmons Address Box 1363 Kerrville, Texas 78028

2) LOCATION OF WELL: County Kerr miles in High Country Ranch Subdivision, Tract #13 direction from H.G.C.D. (Town) JAN 11 2022

Driller must complete the legal description to the right with distance and direction from two intersecting section or survey lines, or he must locate and identify the well on an official Quarter- or Half-Scale Texas County General Highway Map and attach the map to this form.

Legal description: Section No. Block No. Township Abstract No. Survey Name Distance and direction from two intersecting section or survey lines

See attached map. Well #6, Kerr County map on 56-46-BH

3) TYPE OF WORK (Check): 4) PROPOSED USE (Check): 5) DRILLING METHOD (Check):

6) WELL LOG: DIAMETER OF HOLE 7) BOREHOLE COMPLETION:

Table with 3 columns: From (ft.), To (ft.), Description and color of formation material. Includes entries for topsoil, caliche and limestone ledges, white and yellow limestone, cave - lost circulation, gray and white limestone with flint.

Table with 5 columns: Dia. (in.), New or Used, Steel, Plastic, etc. Perf., Slotted, etc. Screen Mfg., if commercial, Setting (ft.), Gage Casing Screen. Includes entry for 5" new steel casing.

CEMENTING DATA: Cemented from ... ft. to ... ft. Method used ... Cemented by ... (Company or Individual)

9) WATER LEVEL: Static level 125 ft. below land surface Date 11-16-82 Artesian flow ... gpm. Date ...

RECEIVED DEC - 1 1982 DEPT. OF WATER RESOURCES

10) PACKERS: Type Depth

11) TYPE PUMP: Turbine Jet Submersible Cylinder Other Depth to pump bowls, cylinder, jet, etc., ... ft.

13) WATER QUALITY: Did you knowingly penetrate any strata which contained undesirable water? If yes, submit "REPORT OF UNDESIRABLE WATER" Type of water? Depth of strata? Was a chemical analysis made?

12) WELL TESTS: Type Test: Pump Bailer Jetted Estimated Yield: 10 gpm with ... ft. drawdown after ... hrs.

I hereby certify that this well was drilled by me (or under my supervision) and that each and all of the statements herein are true to the best of my knowledge and belief.

COMPANY NAME VIRDELL DRILLING INC. Water Well Driller's License No. 1900 ADDRESS 111 E. Grayson St. Llano Texas 78643

(Signed) (Licensed Water Well Driller) (Signed) (Registered Driller Trainee)

Please attach electric log, chemical analysis, and other pertinent information, if available. For TDWR use only Well No. 56-54-54 Located on map Yes. K.S.

Kerr CAD Property Search

Property ID: 30203 For Year 2025

Property Details

Account		
Property ID:	30203	Geographic ID: 4610-0000-013000
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:	207 BROKEN SPUR DR ,	
Map ID:	S4610	Mapsco:
Legal Description:	KERRVILLE HIGH COUNTRY RANCH LOT 13 ACRES 5.44	
Abstract/Subdivision:	S4610	
Neighborhood:	(S4610) KERRVILLE HIGH COUNTRY	
Owner		
Owner ID:	618094	
Name:	BRANDS, TANA & TAYLOR	
Agent:		
Mailing Address:	PO BOX 411 HARPER, TX 78631	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)

Market Value:	N/A (=)
Agricultural Value Loss: ⓘ	N/A (-)
Appraised Value:	N/A (=)
HS Cap Loss: ⓘ	N/A (-)
Circuit Breaker: ⓘ	N/A (-)
Assessed Value:	N/A
Ag Use Value:	N/A

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

📌 Property Taxing Jurisdiction

Owner: BRANDS, TANA & TAYLOR

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
FD2	KERR CO EMERG SERV DIST #2	N/A	N/A	N/A	N/A	N/A
GKR	KERR COUNTY	N/A	N/A	N/A	N/A	N/A
RLT	LATERAL ROADS	N/A	N/A	N/A	N/A	N/A
SHP	HARPER I.S.D.	N/A	N/A	N/A	N/A	N/A
UGR	UPPER GUADALUPE RIVER AUTHORITY	N/A	N/A	N/A	N/A	N/A
WHU	HEADWATERS GROUNDWATER CONSERVATION DISTRICT	N/A	N/A	N/A	N/A	N/A
CAD	Central Appraisal District	N/A	N/A	N/A	N/A	N/A

Total Tax Rate: 1.137022

Estimated Taxes With Exemptions: \$2,960.05

Estimated Taxes Without Exemptions: \$3,627.62

📌 Property Improvement - Building

Type: Residential **Living Area:** 1712.0 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
MA		F5P	0	1712
OP		F5P	0	156
GF2		F5P	0	528
PO		F5P	0	9
WD		F5P	1984	352

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
E1	E1	5.44	236,966.40			N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$252,275	\$66,770	\$0	\$319,045	\$0	\$319,045
2023	\$252,275	\$66,770	\$0	\$319,045	\$0	\$319,045
2022	\$219,621	\$66,770	\$0	\$286,391	\$0	\$286,391
2021	\$191,231	\$61,130	\$0	\$252,361	\$0	\$252,361
2020	\$174,019	\$53,324	\$0	\$227,343	\$0	\$227,343
2019	\$158,372	\$51,631	\$0	\$210,003	\$0	\$210,003
2018	\$158,372	\$51,631	\$0	\$210,003	\$0	\$210,003
2017	\$158,372	\$51,631	\$0	\$210,003	\$0	\$210,003
2016	\$152,347	\$51,631	\$0	\$203,978	\$0	\$203,978

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/6/2022	WDVL	Warranty Deed With Vendors Lien	ROY SIMMONS	BRANDS, TANA & TAYLOR	22-06616		22-06616
4/10/2019	SWD	Special Warranty Deed	SIMMONS, MARY (LIFE ESTATE)	ROY SIMMONS	19-03596		19-03596

2/19/2016	SWD	Special Warranty Deed	SIMMONS, MARY (LIFE ESTATE)	SIMMONS, MARY (LIFE ESTATE)	16-1040	1040	0000
6/24/2015	OT	MISC	SIMMONS, MARY A	SIMMONS, MARY (LIFE ESTATE)	15-5011	5011	0000
9/26/2001	ED	EXECUTORS DEED	SIMMONS, ANDREW K & MARY A	SIMMONS, MARY A	1176	0229	0

📖 ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination
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