



Twisted X Ranch

178 Ac. Kerr County

This stunning ranch property offers the perfect combination of beauty, privacy, recreation, and functionality. Featuring more than 2,900 feet of Henderson Branch Creek, the property is highlighted by a spectacular 3+ acre lake created by concrete dams. Deep, scenic, and ideal for fishing, boating, and year-round enjoyment, the lake serves as the centerpiece of this remarkable ranch. With end-of-the-road privacy just minutes from town, the property offers an outstanding setting for horses, livestock, hunting, fishing, and outdoor recreation.

Overlooking the lake is a beautifully designed 4,337± square-foot home featuring 4 bedrooms, 4 bathrooms, and three spacious living areas. The open-concept floor plan includes hardwood and tile flooring, a large kitchen with a 36-inch five-burner gas range, a vaulted-ceiling primary suite, a striking masonry fireplace, and expansive windows that capture breathtaking lake views. Additional features include a large utility room, antique Mexican front door, metal roof, two-car garage, three-car carport, and a 40' x 50' covered parking area for RVs and trailers.

The impressive 65' x 45' insulated and climate-controlled car barn overlooks the lake and features twelve 8' x 8' garage doors, built-in cabinetry, a shop sink, and a 65' x 16.5' covered porch/parking area.

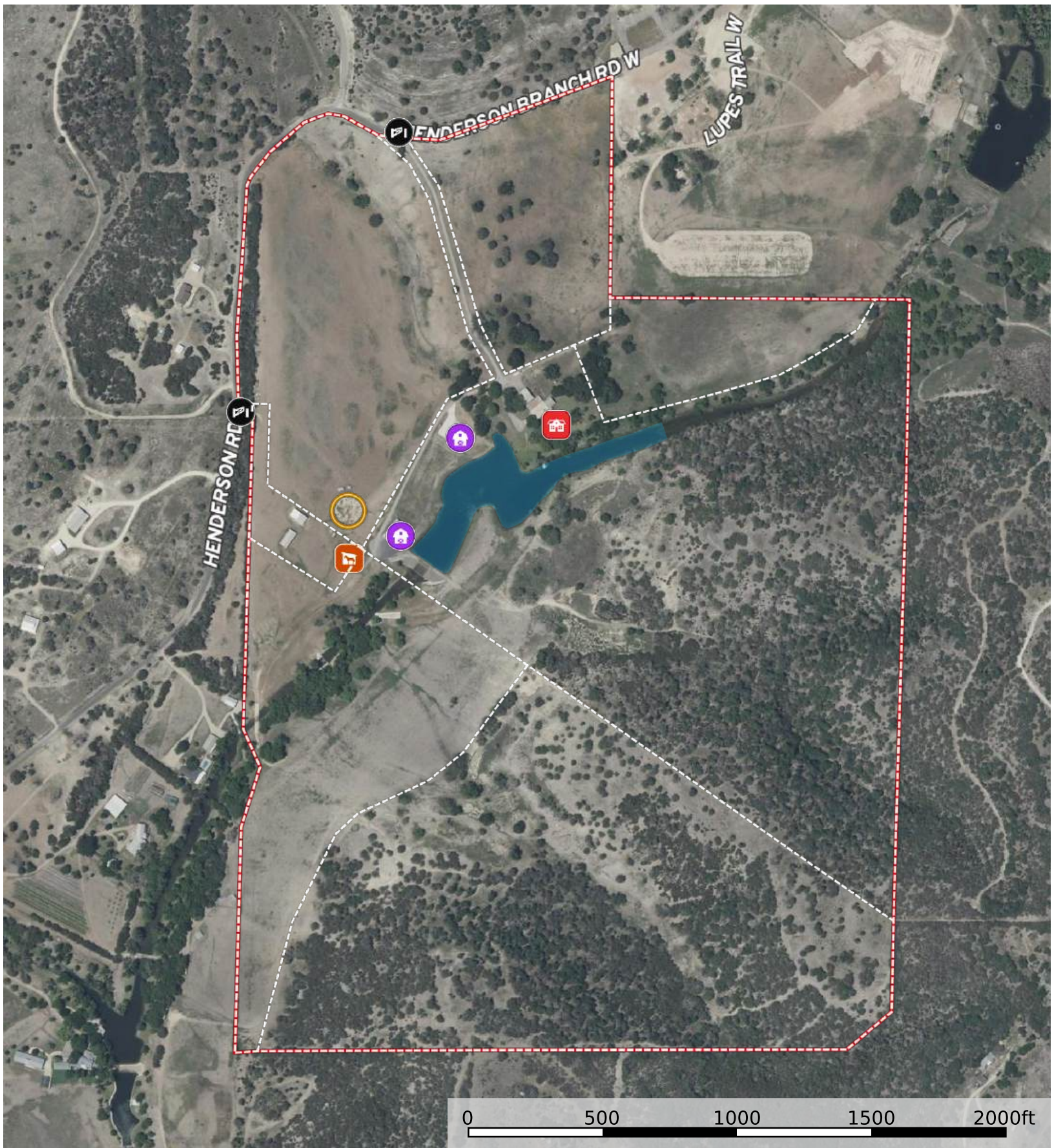
Designed for entertaining, the lakefront party barn includes approximately 1,881± square feet of climate-controlled space with soaring ceilings, a full kitchen with double ovens, full bathroom, washer and dryer hookups, and large overhead doors on both ends. A covered porch and fenced pet yard add convenience, while the attached 33' x 43' covered workshop and parking area provide additional versatility. Above the party barn is a fully equipped 825± square feet efficiency apartment, ideal for guests, a caretaker, or ranch staff.

Equestrian improvements include a 36' x 55' horse barn with four stalls, each featuring a covered turnout, along with a wash rack with stocks, feed room, and tack room.









The land itself is exceptionally diverse, offering improved pastures, tree-lined creek bottoms, two large draws, and three scenic hilltops. Native grasses, mature hardwoods, and dense wildlife cover create excellent habitat for game and livestock alike. Henderson Branch Creek has been enhanced with two concrete dams, including a substantial drive-over dam, as well as an additional low-water concrete crossing.

Additional improvements include a 30' x 30' metal barn with two oversized 14' x 12' overhead doors and an attached 30' x 30' covered parking area, a 65' x 30' implement barn for tractors and equipment, and multiple loafing sheds throughout the property.

This is a rare opportunity to own a turnkey ranch with exceptional water features, first-class improvements, and unmatched recreational appeal.



0 500 1000 1500 2000ft

-  Gate
-  Horse Stall
-  Barn
-  Main House
-  Fence
-  Pond / Tank
-  Boundary
-  Arena

