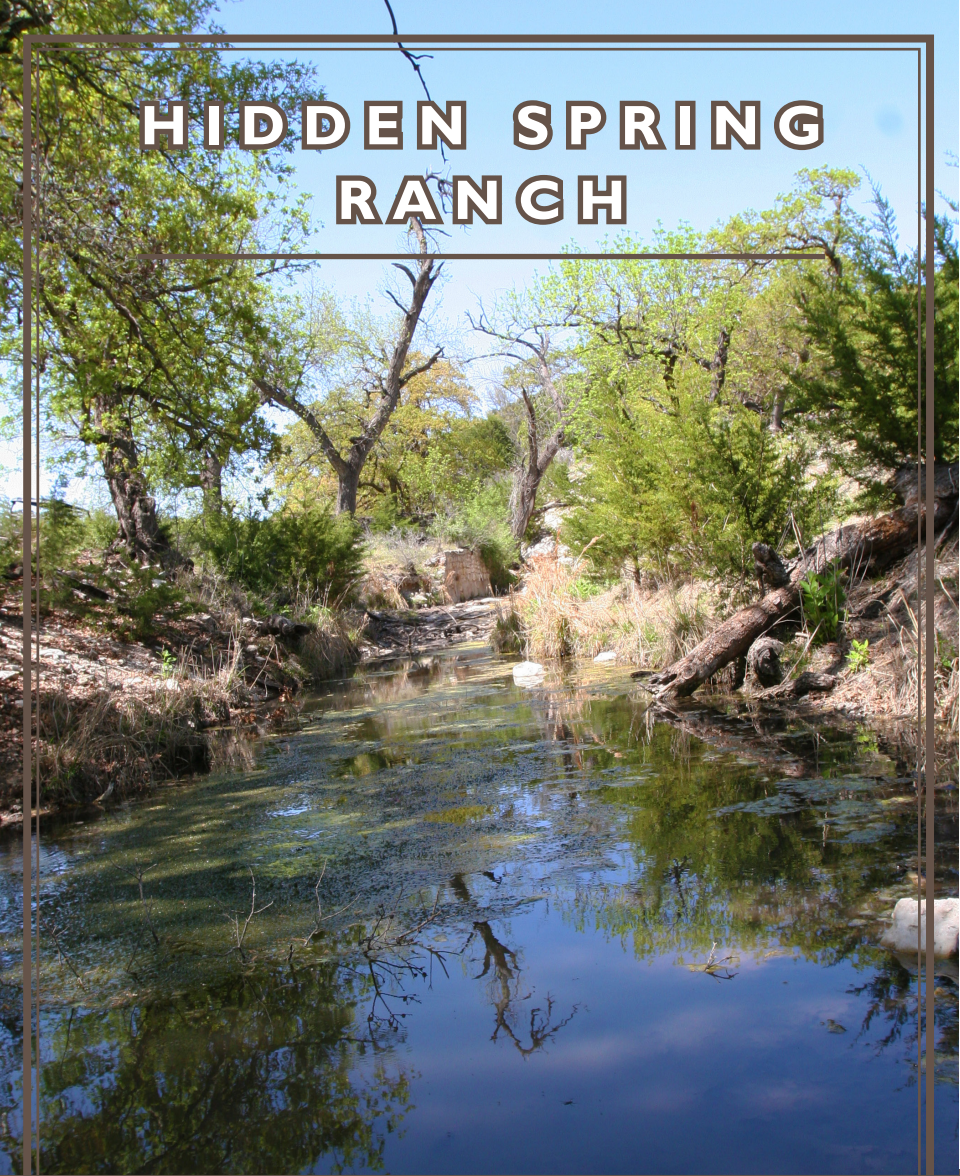


HIDDEN SPRING RANCH



3439± Acres Mason County
RM 385 & Mill Creek Road

 Kuper
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RANCH SALES



DESCRIPTION

The serene Hidden Spring Ranch offers gentle flat range land to big breathtaking vistas from hills nestled within the Blue Mountain Range. There is a natural water feature of a refreshing flowing spring that is hidden in the back portion of the property. This spring has an old rock spring box and several small rock dams that were constructed in the early 1900s. The ranch provides great habitat for native wildlife with a myriad of hardwood trees plus grasses. This ranch was once part of an historic ranch that was owned by Charles Schreiner (Y.O. Ranch) and his partner August Faltin, one of the founders of Comfort, Texas. This piece was given to Frances Schreiner Jeffers at a dinner party, where each heir found their piece of property underneath their dinner plate.





IMPROVEMENTS

The perimeter is low fenced with low perimeter cross fencing. There are 4 pastures. Electricity is found throughout the property.

WATER

A very unique hidden spring lies in the Western portion of the property. A series of small rock dams and rock spring box can be found at this secret site. The flow from this spring has never stopped and offers the possibility of building a larger water feature in the future. In addition to the Hidden Spring there are two ponds. The larger pond stays full at all times as it is provided water from the well on the adjoining property. There is one existing inactive water well. The ranch receives water currently from an adjoining tract owned by the same family and it services 2 water troughs.





WILDLIFE

An abundance of native wildlife includes white-tailed Deer, Turkey, Hogs, Dove, and varmints.

TERRAIN/VEGETATION

The property has very diverse soils, vegetation and topography. The eastern portion of this ranch has relatively good level fertile soil, with the western 25% consisting of beautiful rolling hills. This ranch offers the perfect combination of hills and good low lying fertile land. Hardwoods include Live Oak, Cedar, Post Oak, Cedar Elm plus mesquite, other native trees and grasses. Elevations range from 2100 feet to 1700 feet elevations ASL.

MINERALS

Negotiable.

TAXES

Wildlife Exemption.





3,439± ACRES MASON COUNTY RM 385 AND MILL CREEK ROAD

This great ranch is on the southwest corner of Mason County with convenient access to several notable Hill Country towns. The ranch has 1.3± miles of frontage on Mill Creek Road. There is also a 1.7 mile deeded easement that runs out to FM 385. 43± miles to Kerrville, 23± miles from Mason, 35± miles to Junction, 106± miles to San Antonio, and 122± miles to Austin.

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: rec.state.tx.us/pdf/contracts/OP-K.pdf

All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact & must accompany client or customer on first showing to participate in compensation.

MAP

[**VIEW MAP HERE**](#)

VIDEO

[**VIEW VIDEO HERE**](#)

[**CLICK HERE TO VIEW ON
DULLNIGRANCHES.COM**](#)

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