

GERONIMO SPRINGS RANCH



2,778+ Acres
Bandera, Bexar, Medina County

 Kuper
Sotheby's


DULLNIG
RANCH SALES



DESCRIPTION

Geronimo Springs Ranch is one of the most sensational Live Water, hill country properties that we have ever had the privilege to bring to market. The ranch is conveniently located only 15 minutes northwest of San Antonio, yet offers complete seclusion and privacy. The headwaters of San Geronimo Creek originate on the ranch. This 3 miles of creek, along with Jack Mountain Spring and numerous other springs, create large lakes and waterfalls! This area of the hill country is sometimes known for its rather rough and rugged topography, however the unusually broad system of valleys has a predominately gentle roll creating an abundance of usable land. Ranches of this size and caliber, within such close striking distance to a major metropolitan area and unburdened by any type of conservation easement, are becoming a rarity in this day and age.

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IMPROVEMENTS

The modest improvements on the ranch offer prime potential for a buyer to implement their own personal renovations while still preserving their historical nostalgia. The paved black-top entry road provides easy access to the ranch headquarters and continues through the heart of the ranch for 3+ miles. The main stone ranch house sits in a beautiful oak grove overlooking the 4± acre Lower Lake. There are also 3 guest quarters with stucco siding, a foreman's house, 2 large equipment sheds, a fully enclosed barn/shop with game cleaning station and walk-in cooler, and a good set of working cattle pens. The majority of the perimeter of the ranch is high-fenced, with one interior high-fence separating the ranch into two main pastures.



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WATER

Spring-fed San Geronimo Creek traverses the ranch for 3± miles, and has been dammed to create 2 stunning lakes which are both stocked and offer year-round recreation. The 3± acre Upper Lake is located mid-way up the main creek valley, and just below the spillway is a jaw-dropping 30 foot natural waterfall which cascades into a fern-laden grotto which could be on the cover of a National Geographic Magazine! The 4± acre Lower Lake, believed to be 15± feet deep, is situated on the southernmost portion of the water-shed and spills over into yet another spectacular waterfall. According to accounts from past ranch foremen dating back to the 1970's, the Upper Lake and the Lower Lake have never gone dry. Named, Jack Mountain Spring feeds one of the many tributaries of San Geronimo Creek, along with several other strong springs found along the numerous water sheds which all originate on the ranch. The owner has recently drilled 3 new test water wells into the Trinity Formation, which have yields ranging from 10-50 GPM. The test wells are currently capped, however a new owner can easily step in and equip each well with sub-pumps. The original main house well is operating and very reliable, however the depth and yield of this well is unknown. There are also 2 old shallow windmills that are currently not operational but could potentially be converted to solar pumps. The ranch will also convey with 4.6 Acre/Feet of yearly pumping rights from the creek which is an amazing resource.

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TERRAIN/VEGETATION

The incredibly diverse terrain ranges from fertile bottom-land along the expansive valleys, with lower elevations being around 1,500± feet above sea level, and then stepping up dramatically to 1,800+ feet offering some of the most breathtaking views the hill country has to offer. The owner has done selective cedar clearing along the valleys, allowing for native grasses to flourish and highlights the abundance of healthy hardwoods which include numerous Live Oak, Spanish Oak, Red Oak, Walnut, Sycamore, Pecan, and some of the largest Madrone Trees we have ever seen in the area. The cedar clearing did not stop in the valleys, and has also been meticulously removed from several of the hilltops to open up the panoramic views. The ranch enjoys an excellent road system throughout, allowing easy access to almost every corner of the property. You seem to encounter a different “micro-habitat” as you travel up each of the different valleys, and several cave systems can also be found on the ranch. Being so near to San Antonio, we cannot stress the total privacy and feeling of seclusion that this place offers. The towering hill-tops surrounding the ranch are all located within the boundary, thus completely protecting it from any views of neighboring roof-tops or potential future development.



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HISTORY

Geronimo Springs Ranch was once a part of Charles Armand Schreiner, Jr.'s sprawling ranching empire, which was purchased back in the 1930's. Kitty West Nelson Ferguson, the granddaughter of Schreiner, inherited the ranch and continued its operation as a working cattle ranch for decades. In the 1980's some exotics were introduced about the same time they started introducing exotics on the Y.O. Ranch in Kerr County, however this ranch has never been commercially hunted. For many years all of the water to the improvements came from a spring-box located on the uppermost section of the Lower Lake, which a previous foreman recalls being the "sweetest tasting water you ever drank." The spring water was then pumped to the large rock pila and then gravity fed to the headquarters. The concrete dam for the Upper Lake was constructed in the 1980's, and a park-like setting was created around the lake. The current owner has put in years of work improving the land, while still preserving many of the historical structures.



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WILDLIFE

A healthy population of native Whitetail Deer and Rio Grande Turkey roam the ranch, along with some free-ranging exotics which include Sika, Fallow, and Aoudad Sheep. The lakes offer both good fishing and water fowl hunting opportunities.

MINERALS

Owned minerals are negotiable, there is no production on the ranch.

TAXES

Wildlife Tax Exemption, approximately \$14,250 / year.



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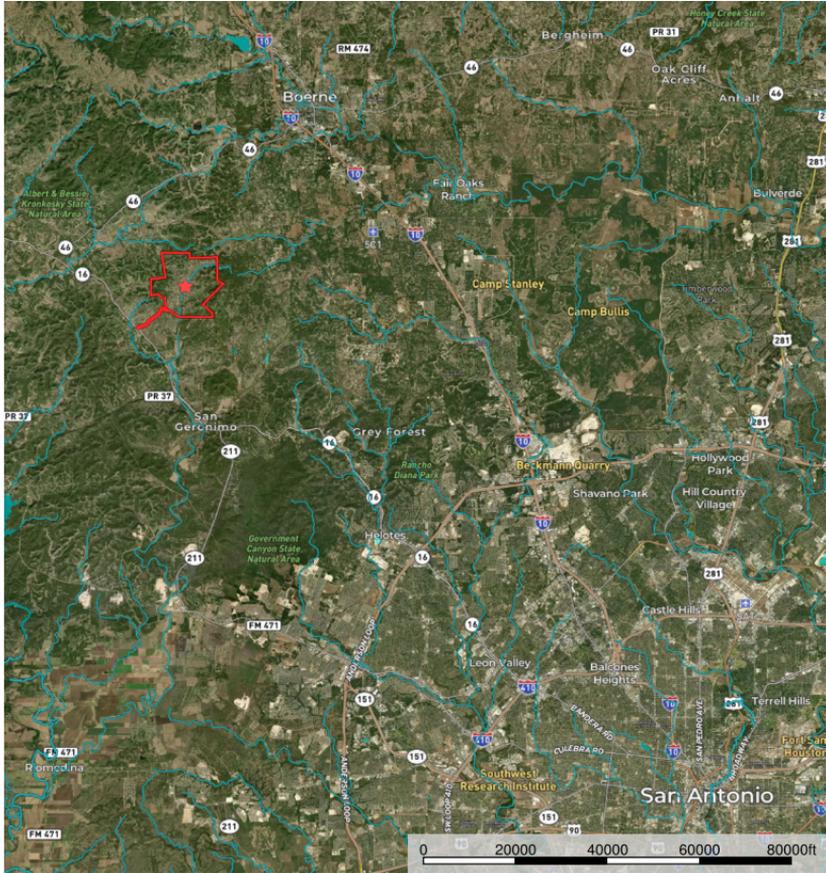


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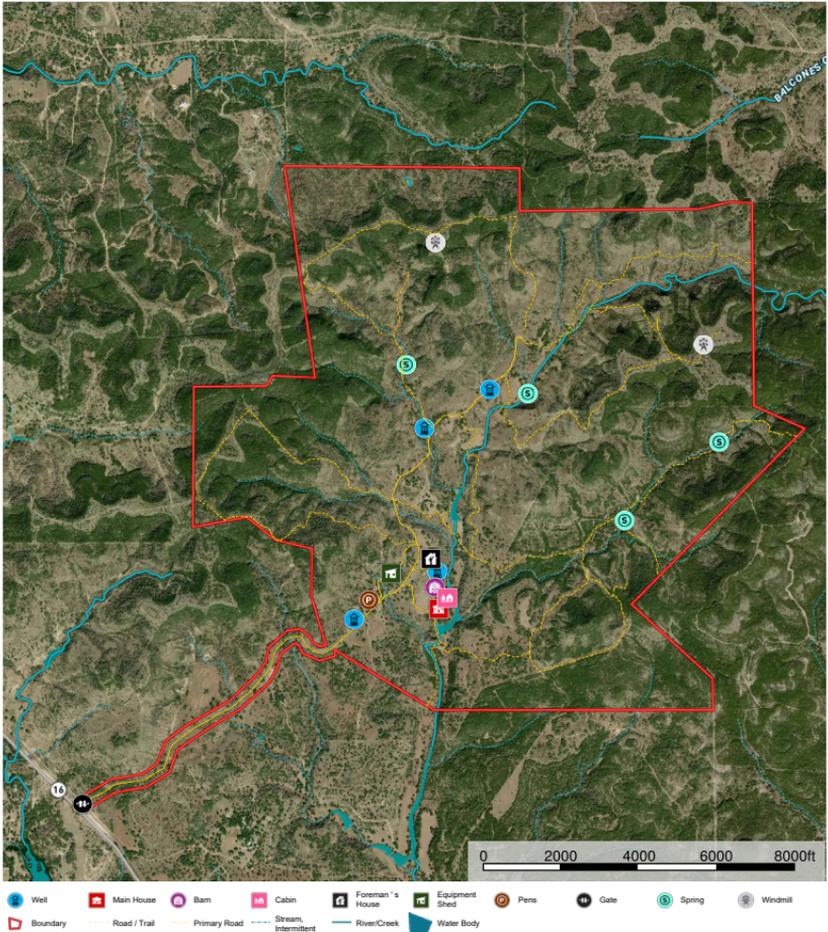
LOCATION MAP



- ★ Geronimo Springs
- ▭ Boundary
- Stream, Intermittent
- River/Creek
- Water Body

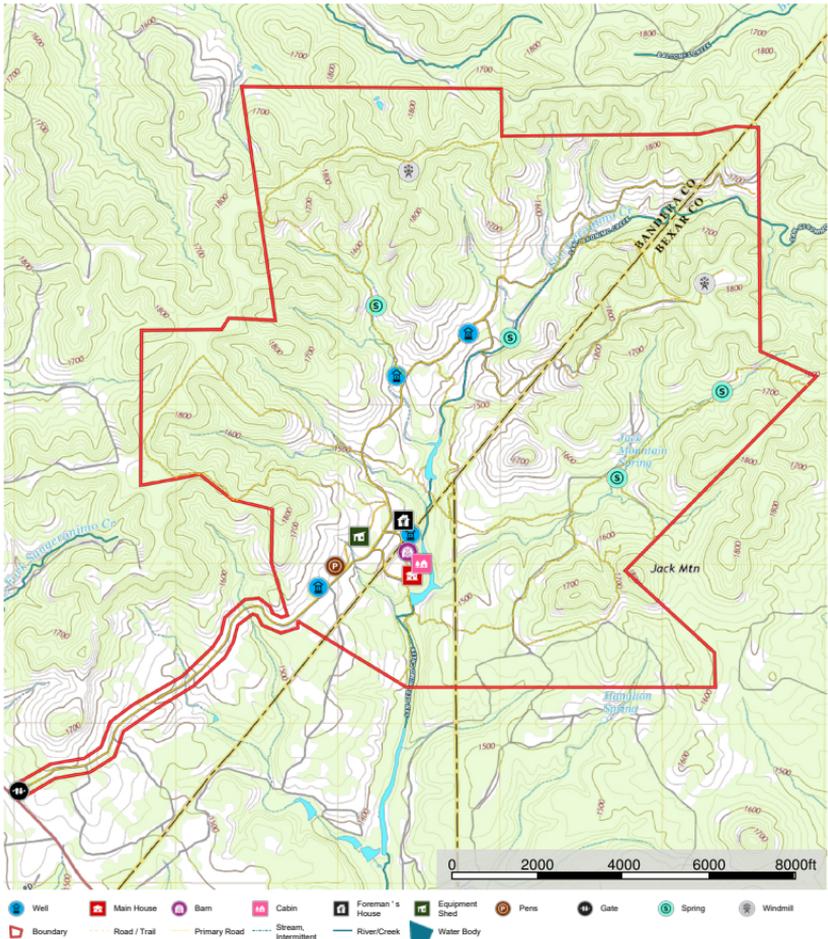
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AERIAL



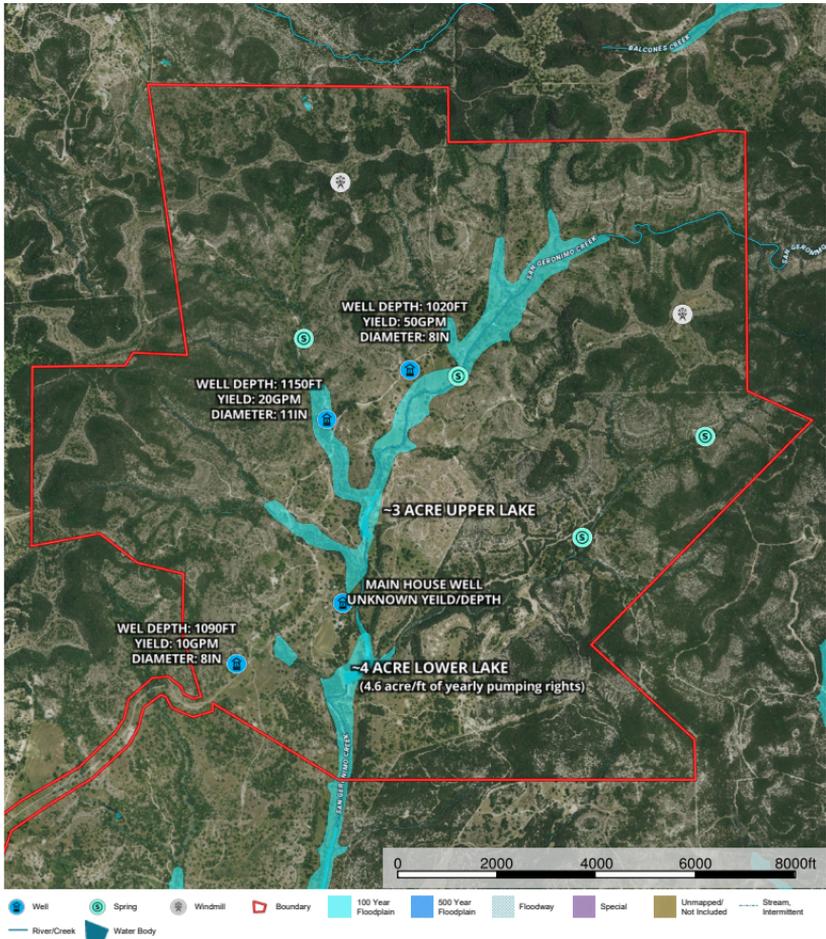
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TOPO MAP



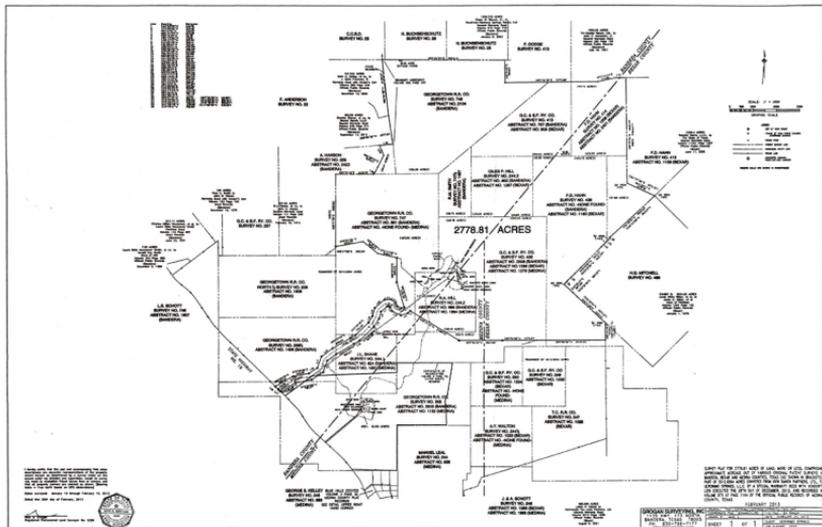
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WATER MAP



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PLAT



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Geronimo Springs Ranch lays at the confluence of Bandera, Bexar, and Medina Counties along HWY 16 just 15± miles north of Loop 1604, 7.5± miles SE of Pipe Creek, 16± miles SE of Bandera, and 16± miles SW of Boerne. While the ranch has highway frontage via the 300FT wide privately owned lane, the bulk of the ranch itself is set back far enough from the highway to eliminate any noise and/or light pollution. When you travel into the property you truly feel like you are hundreds of miles from civilization. The San Antonio International Airport is an easy 30-40 minutes to the front gate!

NOTE: Texas law requires all real estate licensees to give the following Information About Brokerage Services: trec.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 and must accompany client or customer on first showing to participate in compensation.

VIDEO

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MAP

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