

# JAMES RIVER RANCH



**6,243± Acres Mason County**  
**Mill Creek Road**

 Kuper  
**Sotheby's**

**DR**  
**DULLNIG**  
RANCH SALES



## DESCRIPTION

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It was at the infamous Schreiner Family dinner party that Captain Charles Schreiner had each of his 8 children turn over their dinner plate to find out which part of the Schreiner's legendary empire they would inherit. Francis Schreiner Jeffers ended up with 60,000± Acres with these 6,243± Acres serving as its headquarters. Grand oak trees and spring-fed creeks service the historic ranch headquarters. This property is highlighted by both sides of the James River within the Blue Mountain Range of the Hill Country.

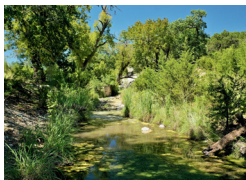




## IMPROVEMENTS

The original Headquarters consists of two homes, livestock pens, 3 barns and open garages. The two homes are nestled amongst the large live oak trees and sit along the banks of the spring-fed creek. The main home circa 1939, is 1,512± s.f., 2 bedrooms/2 baths of wood construction. The 3 bedrooms/3 baths, 1,910± s.f. native stone home was built in 1925 and was an old 'dog trot' style home with original windows as slits to put gun barrels in while keeping arrows out. Both homes were renovated in 2010. The homes are surrounded by a low native stone wall and sit next to the cedar and rock pens. A large limestone cistern rounds out the improvements. The garage of 900± s.f. was built in 1972. The perimeter is low fenced with 5 cross-fenced pastures. Roads are in good condition.





## WATER

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This property is highlighted by 1.25± miles of both sides of the James River. This stretch of the James River is unique in that it offers both deep holes and fast flowing rapids. Along with the James River is a beautiful spring-fed creek with several dams, holding a few acres of water, surrounding the house. Several springs and seasonal creeks are found throughout the ranch. A very unique 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 2 ponds. The larger ponds remain full at all times as it is provided water from one of the water wells. The property has 2 operable water wells, both electric. One at the main gate supplies water to a Pila, water trough and larger pond. The other water well is located at the Headquarters and waters the buildings at the main headquarters and sprinkler at the houses. At one time, water from the spring filled the limestone cistern that sits at the Headquarters.





## **WILDLIFE**

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An abundance of native wildlife includes white-tailed Deer, Turkey, Hogs, Dove, and varmints. The James River and spring fed creek offer good fishing and duck hunting.

## **TERRAIN/VEGETATION**

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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. Selective clearing has been done over the years to remove cedar on the eastern side of the property. Elevations range from 2100± feet to 1700± feet elevations ASL.

## **MINERALS**

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Negotiable.

## **TAXES**

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Wildlife Exemption.

# JAMES RIVER RANCH



## 6,243± ACRES MASON COUNTY MILL CREEK ROAD

This great ranch is in the southwest corner of Mason County with convenient access to several notable Hill Country towns. The ranch is divided by Mill Creek Road. The western 3,439± Acres has 1.7± miles of county road and the 2,804 Acres on the east side has 4,800± feet of frontage. There is also a 1.7± mile deeded easement that runs out to FM 385 from the western portion of the property. 23± miles to Mason, 35± miles to Junction, 43± miles to Kerrville, 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: [trec.state.tx.us/pdf/contracts/OP-K.pdf](http://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 & must accompany client or customer on first showing to participate in compensation.

### MAP

[VIEW MAP HERE](#)

### VIDEO

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