

JAMES RIVER RANCH



2,804+ Acres Mason County
Mill Creek Road

 Kuper
Sotheby's

DR
DULLNIG
RANCH SALES



DESCRIPTION

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, this part of which served 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

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. The property has 2 operable water wells, both electric. One at the main gate supplies water to a Pila and water trough. 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

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

The property has very diverse soils, vegetation and topography. The ranch has relatively good level fertile soil. 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 2,100± feet to 1,700± feet elevations ASL.

MINERALS

Negotiable.

TAXES

Wildlife Exemption.

JAMES RIVER RANCH



**2,804± 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. 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 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

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VIDEO

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