

TECABOCA



DR

DR

DULLNIG
RANCH SALES



DESCRIPTION

Since 1951, Tecaboca has been owned and operated by the Marianists, a Catholic religious order of brothers, sisters, and priests, serving as both a children's camp and a spiritual retreat. For the first time in 74 years, this remarkable property along the banks of flowing Johnson Creek is being offered for sale. Live water of this caliber - abundant, pristine, and private - is an exceptionally rare find, particularly on a tract this size. Tecaboca offers unmatched serenity while being under fifteen minutes from Kerrville and a little over an hour from San Antonio, making it both private and accessible. With its rich history, prime location, and incredible natural resources, Tecaboca presents a once-in-a-lifetime opportunity. Whether envisioned as a private retreat, family compound, event venue, or unique hospitality venture, the possibilities are truly limitless.

IMPROVEMENTS

Because this property has been operated as a camp, it includes a variety of structural improvements, outlined below. These facilities lend themselves to a wide range of potential uses depending on the vision of the next owner. The main house could easily be converted into a private family residence, while the numerous cabins, barns, pavilions, and outbuildings offer flexible options that would be valuable to almost any buyer, regardless of how they plan to use the property.

95± Acres

Kerr County



WATER

The highlight of this property is without question the spectacular, spring-fed Johnson Creek—one of the three legendary streams, along with the North Fork and South Fork, that merge to form the headwaters of the Guadalupe River. Flowing directly through the heart of the land for more than 2,200± feet, it offers private access to some of the most pristine and reliable live water in the Texas Hill Country. A dam along the creek forms a deep, lake-like stretch of water—perfect for swimming, canoeing, or fishing. As the creek spills over the dam in a cascading waterfall, it continues alongside a dramatic limestone bluff, shaping scenic rapids and tranquil pools before widening into another large lake on the southern end of the property. Johnson Creek is widely recognized as one of the strongest and most dependable waterways in the region, fed by substantial springs, including Fessenden Branch, a major tributary whose confluence lies near the northern boundary. In addition to this extraordinary live water, the property includes two water wells and a commercial-grade filtration and storage system that services all improvements.

VEGETATION / ELEVATION

Johnson Creek is framed by towering, centuries-old Cypress trees and accented with massive pecan trees that provide shade and a serene setting along the water's edge. Throughout the property, dozens of stately live oaks are scattered among walnut, cedar elm, cottonwood, and juniper, creating a diverse and classic Hill Country landscape. Well-maintained St. Augustine grass carpets the banks of the creek, while several open fields provide opportunities for planting, cultivation, or recreation. The majority of the acreage consists of highly usable land with deep, fertile soils. A gentle rise on the northwest portion of the property offers elevated views of the surrounding Hill Country, adding both beauty and versatility to the landscape. Directly across Highway 27, a ±9-acre box canyon remains largely undisturbed, contributing to the property's natural appeal. Elevations range from approximately 1,920 feet above sea level at the highest point to around 1,820 feet at the lowest.

95± Acres
Kerr County



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STRUCTURAL IMPROVEMENTS

- Structural Improvements:
- Main House: 11+ rooms, office, library and large living/dining areas
- Dining Hall
- Chapel
- 2 Large Cabins
- 6 Small Cabins
- Multiple Covered Pavilions
- Woodworking Shop
- Equipment Barn
- Horse Barn
- Waterfront Chapel
- Ropes Course
- Covered Shooting Range
- Numerous Storage Buildings

WILDLIFE

The property is alive with wildlife, including whitetail deer, turkey, wild hogs, and dove, with migrating waterfowl frequenting the area throughout the seasons. Free-ranging exotics such as Axis deer and Aoudad are also commonly seen, adding to the diversity of the wildlife population. Bird enthusiasts will appreciate the abundance of native birds, including a variety of songbirds, making the property an inviting haven for birdwatching in addition to traditional hunting and outdoor activities. Johnson Creek itself supports a rich aquatic ecosystem and provides excellent fishing, with bass, catfish, and perch thriving in its clear, spring-fed waters.

95± Acres
Kerr County



HISTORY

[Click here to read about Tecaboca's history.](#)

MINERALS

Negotiable.

TAXES

Call Broker for details.

95± Acres
Kerr County

[Click here to view map](#)



95± Acres
Kerr County



95 ± ACRES
KERR COUNTY
5045 JUNCTION HWY.
MOUNTAIN HOME, TX, 78058-5073

There is ample paved road frontage on Hwy. 27 and the property is located 2.7± miles S of Mountain Home, 8± miles NW of Ingram, 14± miles NW of Kerrville, 40± miles SW of Fredericksburg, 80± miles NW of San Antonio, 120± miles W of Austin and 275± miles W of Houston.

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

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