

# J BAR RIVER RANCH



DR

DR

DULLNIG  
RANCH SALES





## DESCRIPTION

This is a beautiful Hill Country ranch that has been in the same family since 1964. This diverse property has live water, large trees, spectacular views, open pastures, tons of wildlife and a timeless stone house overlooking the Guadalupe River. This ranch would make a perfect weekend getaway or full time residence.

***260± Acres***

***Kerr County***



# IMPROVEMENTS

The newly constructed chip seal driveway leads to a beautiful stone house that was built in 1982 and has 4 bedrooms, 4.5 bathrooms. There is a spacious kitchen with a connecting breakfast area, formal dining room, large living room with vaulted ceilings and an attached billiards/game room with a wet bar. The large master bedroom has a fireplace plus his and hers sinks and closets. Each of the guest 3 bedrooms have their own full bathrooms. There is an enclosed back patio with a fireplace. Other improvements include a 3-space carport with an attached storage space and greenroom.



*260± Acres*  
*Kerr County*



## **WATER**

The property has 1,075± feet of both sides of flowing South Fork Guadalupe River. The river in this area is shallow but does have several pools of water that will hold some fish. There is 1 water well that fills a cistern which then services the house.

## **WILDLIFE**

This ranch is loaded with wildlife both native and exotic species. Native wildlife present includes but is not limited to Whitetail Deer, turkey, dove, wild hogs and varmints. Exotics that have been seen on the ranch include Axis deer, Aoudad, Black Buck, Fallow and Sika Deer.



***260± Acres***  
***Kerr County***



## TERRAIN/VEGETATION

The field around the house is mostly level and has deeper soils which would be ideal for horses. As you head south to the bulk of the ranch you get into rolling terrain which provides several areas with long range views. The ranch is covered in large hardwood trees which include Live Oak, Spanish Oak, Blue Oak, Cedar Elms and some Black Walnut Trees around the creek drainages.



*260± Acres*  
*Kerr County*





## TAXES

Ag Exempt.

## BROKERS NOTE

This property can be purchased in a 45-acre or 10-acre parcel. Please call broker for more information.

*260± Acres*  
*Kerr County*



## MAP LINK

[Click here to view map](#)



***260± Acres***  
***Kerr County***





**260± ACRES KERR COUNTY  
4317 HWY 39  
HUNT, TEXAS**

The property has 1,050± feet of frontage on Hwy 39, however, the access to the property will be via a short chip seal easement road. The ranch is located 13± miles S of Hunt, 25± miles SW of Kerrville, 50±miles SW of Fredericksburg, 90±miles NW of San Antonio, 125± miles SW of Austin and 280± miles W of Houston, TX The Kerrville Municipal Airport (KERV) is located 5 miles SE of Kerrville and has a 6004-foot runway

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)

**PROPERTY WEBSITE**

[Click here to view website](#)

**VIDEO LINK**

[Click here to view video](#)

**Robert Dullnig**  
Broker Associate of Dullnig Ranches

dullnigranches.com  
Phone: 210.213.9700  
Email: [dullnigranches@gmail.com](mailto:dullnigranches@gmail.com)

6606 N. New Braunfels  
San Antonio, Texas 78209

**DR**  
**DULLNIG**  
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