

# J BAR RANCH



DR

DR

DULLNIG  
RANCH SALES





## DESCRIPTION

J Bar Ranch is a beautiful Hill Country estate that has been in the same family since 1964. The timeless stone house, which overlooks the Guadalupe River, would make a perfect weekend getaway or full-time residence.

## IMPROVEMENTS

The newly constructed chip seal driveway leads to a beautiful 4-bedroom, 4.5-bathroom stone house that was built in 1982. 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 substantial primary bedroom has a fireplace and dual sinks and closets. Each of the three guest bedrooms has its own ensuite bathroom. There is an enclosed back patio with a fireplace. Other improvements include a three-bay carport with an attached storage space and greenroom.

***10± Acres***

***Kerr County***





*10± Acres  
Kerr County*



## **WATER**

There is one 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.

## **TERRAIN/VEGETATION**

The field around the house is mostly level and has deeper soils which would be ideal for horses. There are large scattered live oak trees along the east side of the property and the front yard has several pecan trees.



***10± Acres***  
***Kerr County***





*10± Acres*  
*Kerr County*





## TAXES

Ag Exempt.

## BROKERS NOTE

Additional property is available. Call broker for details.

***10± Acres***  
***Kerr County***



## MAP LINK

[Click here to view map](#)



***10± Acres***  
***Kerr County***





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

The property is accessed 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. The Kerrville Municipal Airport (KERV) is located 5 miles SE of Kerrville and has a 6,004-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](#)

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