

1897 JAMES RIVER RANCH



DR

DULLNIG

RANCH SALES



DESCRIPTION

Discover a unique chance to own a portion of a historic legacy ranch that's been in the same family for over a century. Nestled along the scenic banks of the James River, just south of Mason, Texas, the 1897 James River Ranch offers unmatched natural beauty with deep river pools, fertile bottomland, and dramatic elevation changes—an inspiring blank canvas for your dream ranch.

Perfectly positioned for a private getaway, yet easily accessible and only a short drive from Fredericksburg, this property is not only an exceptional recreational escape but also a sound long-term investment.

1,290± Acres

Mason County



IMPROVEMENTS

Modestly improved and ready for customization, the ranch includes:

- A foreman's home set near the river (remodeled w/ new fixtures and appliances in 2022)
- Quality cattle pens
- A walk-in deer cooler
- A large equipment barn
- Three operational water wells
- Electrical service in multiple areas
- An established road system that can be easily expanded



1,290± Acres
Mason County



WATER FEATURES

Water is one of this ranch's greatest assets, with nearly 1,500 feet of both sides of the spring-fed James River, plus an additional $\pm 1,500$ feet of high-bank frontage. The clear, rock-bottom pools—some over 5 feet deep—offer excellent swimming, fishing, and stunning scenery. The three wells supply water to multiple troughs for cattle and wildlife.



1,290 $\pm$ Acres
Mason County



TERRAIN & VEGETATION

This diverse property spans from rolling uplands to dramatic ridges, with elevations ranging from approximately 1,800 feet down to 1,420 feet at the river's edge. The landscape is dotted with mature Oaks, selectively cleared Cedar, Persimmon, Elms, Mesquite, Mountain Laurel, and more. Towering river bluffs provide breathtaking panoramic views.

WILDLIFE

The ranch is a haven for native and exotic wildlife, making it a hunter's paradise that has been enrolled into MLD program for the past 15 years, protein feeding for the past 5 years. It's loaded with Whitetail deer, and sightings of Red Stag and Axis are not uncommon. The land also supports Dove, Quail, Hogs, and a variety of varmints. Located not far from the Eckard Bat Cave, with 4-6 million Mexican Free Tail Bats, this ranch has almost zero mosquito activity!



1,290± Acres
Mason County



MINERALS

Owned minerals are negotiable.

TAXES

Ag exempt.

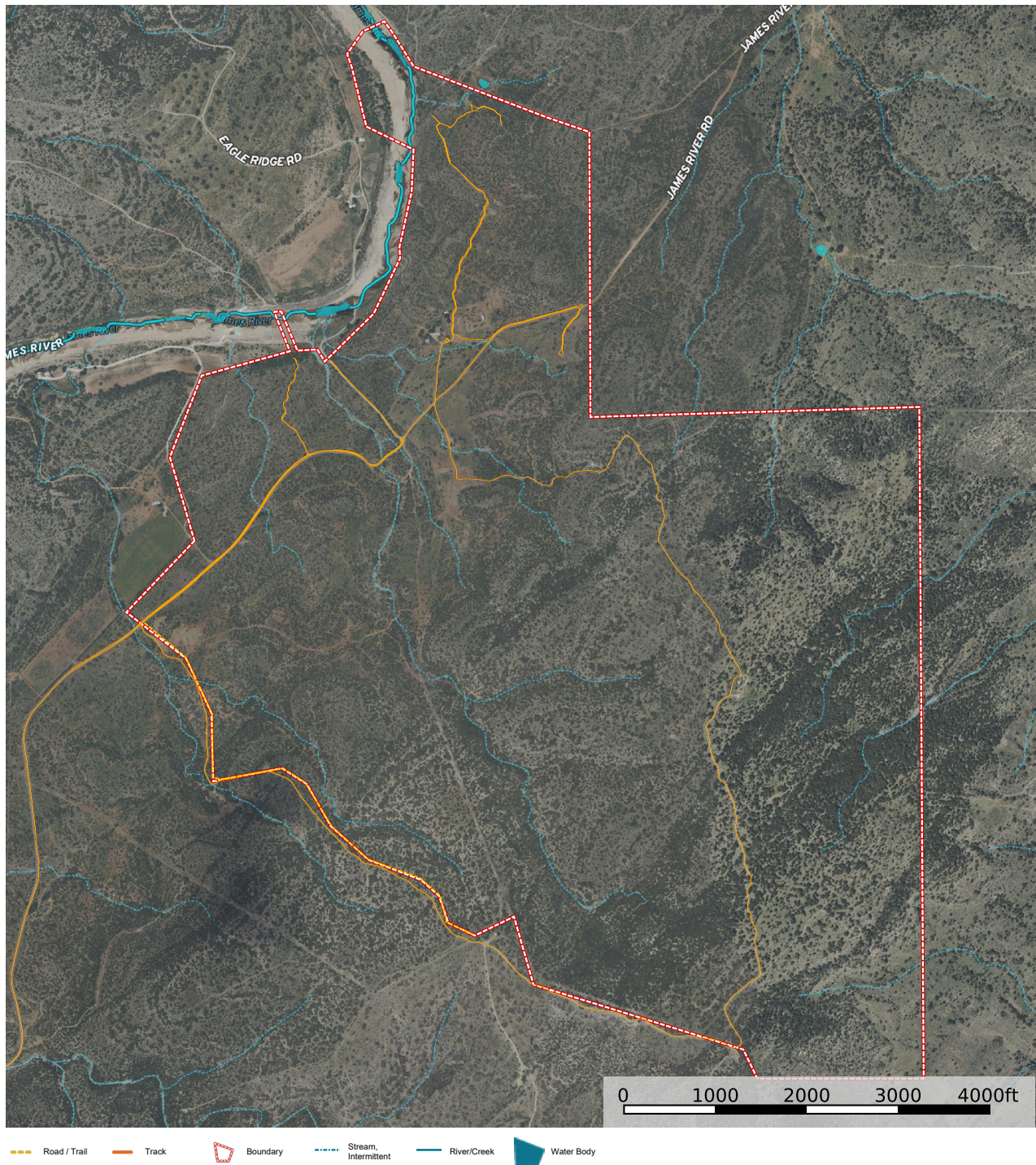
SCHOOL DISTRICT

Mason ISD.

1,290± Acres
Mason County

MAP

[Click here to view map](#)



1,290± Acres
Mason County



1,290± ACRES MASON COUNTY JAMES RIVER ROAD MASON, TEXAS

Located just 15± minutes south of Mason, TX in Southern Mason County. 35± miles NW of Fredericksburg, TX, 20± miles N of Harper, 95± miles NW of Austin, and 90± miles NW of San Antonio, TX

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

PROPERTY WEBSITE

[Click here to view website](#)

VIDEO LINK

[Click here to view video](#)

Mark Connally
Broker Associate of Dullnig Ranches

dullnigranches.com
Phone: 512.944.4435
Email: connallymm@gmail.com

6606 N. New Braunfels
San Antonio, Texas 78209

DR
DULLNIG
RANCH SALES

 Kuper | Sotheby's
INTERNATIONAL REALTY

Kuper Sotheby's International Realty is an RBFCU company © MMXVII Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC.