



DIETRICH OAKS RANCHES LOT 9

GINNY TILLMAN, REALTOR®, GRI | CELL: 830-456-1235





FREDERICKSBURG REALTY TEXAS RANCH REALTY

Dietrich Oaks Ranches

Lot 9 N Mystic Oaks Trail | Fredericksburg, Texas 78624 | Gillespie County

4.04± Acres

\$425,000

Agent

Ginny Tillman

Property Highlights

- 4.04± acres in Dietrich Oaks Ranches subdivision
- Only 7.5 miles to downtown Fredericksburg
- Mature oak trees, native grasses & gently rolling land
- Fiber-optic high-speed internet available
- Electricity available
- B&B rentals permitted for added income potential
- Paved subdivision roads for convenient access
- Low property taxes
- Ideal for custom home, second residence, or investment

Property Taxes:

\$4.71

\$3,011.31

Welcome to **Dietrich Oaks Ranch**, where Hill Country charm meets convenience. Lot 9 offers 4.04± acres just 7.5 miles from downtown Fredericksburg, blending privacy, natural beauty, and accessibility.

The property features a canopy of mature trees, native grasses, and gently rolling terrain, ideal for a custom home, retreat, or investment. With fiber-optic high-speed internet, electricity, and paved subdivision roads, the essentials are already in place. The community also allows Bed & Breakfast rentals, giving owners the flexibility of income potential.

With low property taxes and a premier location near Fredericksburg's shopping, wineries, and dining, Lot 9 represents a rare chance to build in one of Gillespie County's most desirable areas.

MLS #: T98694A (Active) List Price: \$425,000 (18 Hits)

00 -- Mystic Oaks Trail Fredericksburg, TX 78624



Type: Ranch Land, Rural Subdivision
Best Use: Residential, Investment, Vacation
Topography: Level, Gentle Sloping, Gentle Sloping, Wooded
Surface Cover: Wooded, Improved Pasture, Wooded/Improved Pasture
Views:
Apx \$/Acre: 0
Lot/Tract #: 9

Original List Price: \$425,000
Area: County-North
Subdivision: Dietrich Oaks Ranch
County: Gillespie
School District: Fredericksburg
Distance From City: 6-9 miles
Property Size Range: 1-5 Acres
Apx Acreage: 4.0400
Seller's Est Tax: 6.06
Showing Instructions: Call Listing Agent, Vacant
Days on Market 7

Tax Exemptions:	Taxes w/o Exemptions: \$6.06	Tax Info Source: CAD	CAD Property ID #: 183791	Zoning: None
Flood Plain: No	Deed Restrictions: Yes	Easements: None	Road Maintenance Agreement: Yes	
HOA: No	HOA Fees:	HOA Fees Pd:		

Items Not In Sale:

Documents on File: Survey/Plat, Deed Restrictions, Legal Description

Water: None
Sewer: None
Utilities: CTEC Electric Available
Access/Location: County Road, Paved
Minerals: None

Improvements: None
Misc Search: Livestock Permitted
Fence: None

TrmsFin: Cash, Conventional, FHA	Possessn: Closing/Funding	Excl Agy: No
Title Company: TBD	Attorney:	Refer to MLS#:

Location/Directions: From Main Street, travel north on Hwy 16 for approx 5.7 miles, turn left onto Dietrich Rd. Travel 0.9 miles and veer right onto Mystic Oaks Trail. Lot 9 will be on the right at the cul-de-sac.

Owner: Andrew and Helen Scott**Legal Description:** Dietrich Oaks Ranch lot 9, 4.04**Instructions:** Call LA show anytime vacant

Public Remarks: Welcome to Dietrich Oaks Ranch, where Hill Country charm meets convenience. Lot 9 offers 4.04± acres just 7.5 miles from downtown Fredericksburg, blending privacy, natural beauty, and accessibility. The property features a canopy of mature trees, native grasses, and gently rolling terrain, ideal for a custom home, retreat, or investment. With fiber-optic high-speed internet, electricity, and paved subdivision roads, the essentials are already in place. The community also allows Bed & Breakfast rentals, giving owners the flexibility of income potential. With low property taxes and a premier location near Fredericksburg's shopping, wineries, and dining, Lot 9 represents a rare chance to build in one of Gillespie County's most desirable areas. Lot 9 can be sold with lot 10 making it over 8 acres!!

Agent Remarks:**Withdraw Comments:**

Display on Internet: Yes	Display Address: Yes	Allow AVM: No	Allow Comments: No
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Office Broker's Lic #: 9003085

Listing Office: Fredericksburg Realty (#:14)
Main: (830) 997-6531
Mail Address 1: 257 W Main Street
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Virginia Tillman (#:134)
Agent Email: ginny@fredericksburgrealty.com
Contact #: (830) 456-1235
License Number: 0614714

Information Herein Deemed Reliable but Not Guaranteed
 Central Hill Country Board of REALTORS Inc., 2007



Boundary 1

Gillespie CAD Property Search

2025 values are now certified!

Property ID: 183791 For Year 2025

Property Details

Account		
Property ID:	183791	Geographic ID: A0441-0376-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	MYSTIC OAKS TRL OFF DIETRICH RD, TX	
Map ID:	5-P	Mapsco:
Legal Description:	DIETRICH OAKS RANCH LOT 9, 4.04	
Abstract/Subdivision:	S0511	
Neighborhood:	(F400) FBG 16 NORTH CLOSE	
Owner		
Owner ID:	339111	
Name:	SCOTT, ANDREW & HELEN	
Agent:		
Mailing Address:	5413 GIBBSON ST HOUSTON, TX 77007	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$287,730 (+)

Market Value:	\$287,730 (=)
Agricultural Value Loss: ⓘ	\$287,280 (-)
Appraised Value: ⓘ	\$450 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$450
Ag Use Value:	\$450

2025 values are now certified!

Information provided for research purposes only, for current ownership research you are able to change the search year to 2026. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: SCOTT, ANDREW & HELEN

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$287,730	\$450	\$1.21	
HUW	HILL CNTRY UWCD	\$287,730	\$450	\$0.02	
SFB	FREDBG ISD	\$287,730	\$450	\$3.48	
WCD	GILLESPIE WCID	\$287,730	\$450	\$0.00	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$287,730	\$450	\$0.00	

Total Tax Rate: 1.046574

Estimated Taxes With Exemptions: \$4.71

Estimated Taxes Without Exemptions: \$3,011.31

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	4.04	175,982.40	0.00	0.00	\$287,730	\$450

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$287,730	\$450	\$450	\$0	\$450
2024	\$0	\$287,730	\$420	\$420	\$0	\$420
2023	\$0	\$287,730	\$420	\$420	\$0	\$420
2022	\$0	\$223,140	\$390	\$390	\$0	\$390
2021	\$0	\$168,490	\$390	\$390	\$0	\$390
2020	\$0	\$106,690	\$320	\$320	\$0	\$320

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/24/2021	WD	WARRANTY DEED	CRENWELGE, DALE A	SCOTT, ANDREW & HELEN	20211329		

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
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Estimated Tax Due

If Paid: 09/05/2025

17

\$ Pay 2024 Taxes

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amor
2024	GILLESPIE COUNTY	0.268500	\$287,730	\$420	\$1.13	\$0.00	\$1.13	\$0.22	\$0.20	\$1
2024	HILL CNTRY UWCD	0.004800	\$287,730	\$420	\$0.02	\$0.00	\$0.02	\$0.00	\$0.00	\$0

2024	FREDBG ISD	0.773100	\$287,730	\$420	\$3.25	\$0.00	\$3.25	\$0.65	\$0.59	\$4
2024	GILLESPIE WCID	0.000174	\$287,730	\$420	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2024 Total:	1.046574			\$4.40	\$0.00	\$4.40	\$0.87	\$0.79	\$6
2023	GILLESPIE COUNTY	0.279600	\$287,730	\$420	\$1.18	\$1.18	\$0.00	\$0.00	\$0.00	\$0
2023	HILL CNTRY UWCD	0.004700	\$287,730	\$420	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0
2023	FREDBG ISD	0.775400	\$287,730	\$420	\$3.26	\$3.26	\$0.00	\$0.00	\$0.00	\$0
2023	GILLESPIE WCID	0.000176	\$287,730	\$420	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2023 Total:	1.059876			\$4.46	\$4.46	\$0.00	\$0.00	\$0.00	\$0
2022	GILLESPIE COUNTY	0.332600	\$223,140	\$390	\$1.29	\$1.29	\$0.00	\$0.00	\$0.00	\$0
2022	HILL CNTRY UWCD	0.005100	\$223,140	\$390	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0
2022	FREDBG ISD	0.960800	\$223,140	\$390	\$3.74	\$3.74	\$0.00	\$0.00	\$0.00	\$0
2022	GILLESPIE WCID	0.000184	\$223,140	\$390	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2022 Total:	1.298684			\$5.05	\$5.05	\$0.00	\$0.00	\$0.00	\$0
2021	GILLESPIE COUNTY	0.357700	\$168,490	\$390	\$1.39	\$1.39	\$0.00	\$0.00	\$0.00	\$0
2021	HILL CNTRY UWCD	0.005700	\$168,490	\$390	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0
2021	FREDBG ISD	0.978200	\$168,490	\$390	\$3.81	\$3.81	\$0.00	\$0.00	\$0.00	\$0
2021	GILLESPIE WCID	0.000191	\$168,490	\$390	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2021 Total:	1.341791			\$5.22	\$5.22	\$0.00	\$0.00	\$0.00	\$0
2020	GILLESPIE COUNTY	0.404400	\$106,690	\$320	\$1.30	\$1.30	\$0.00	\$0.00	\$0.00	\$0

2020	HILL CNTRY UWCD	0.006200	\$106,690	\$320	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0
2020	FREDBG ISD	1.055300	\$106,690	\$320	\$3.38	\$3.38	\$0.00	\$0.00	\$0.00	\$0
2020	GILLESPIE WCID	0.000200	\$106,690	\$320	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2020 Total:	1.466100			\$4.70	\$4.70	\$0.00	\$0.00	\$0.00	\$0