



11290 E US HWY 290

BRIDGET FRY, REALTOR® | CELL: 830-234-7141


FREDERICKSBURG
REALTY GROUP



11290 E US Hwy 290 | Fredericksburg, Texas | Gillespie County

32.563 +/- Acres

\$1,625,000

Agent

Bridget Fry

Property Highlights

- 32 acres of prime land on the sought-after 290 wine trail in Fredericksburg, Texas
- Easy access to the Pedernales River with 1,400 feet of river frontage
- Surrounded by beautiful mature pecan trees, vibrant wildflowers, and breathtaking views
- Equipped with essential utilities, including a new well and underground electric connections
- Versatile property ideal for residential, commercial, recreational, investment, vacation, and hunting purposes
- Abundance of axis, whitetail, and turkey, perfect for nature enthusiasts and hunters

Property Taxes:

\$6,537.85

Ad Copy

Discover an extraordinary opportunity to own 32 acres of prime land located on the highly sought-after 290 wine trail in Fredericksburg, Texas. Nestled in the heart of the Texas Hill Country, this property offers a perfect blend of natural beauty and convenience.

With easy access to the Pedernales River, you can indulge in water activities and create lasting memories along the impressive 1,400 feet of river frontage. As you explore the serene landscape, you'll be surrounded by beautiful mature pecan trees, vibrant wildflowers, and breathtaking views that enhance the ambiance of elegance and tranquility.

This land is equipped with essential utilities, including a new well and underground electric connections, ensuring seamless connectivity. The thoughtfully cleared property within the Wine Corridor provides a blank canvas for your vision to come to life, catering to various purposes such as residential, commercial, recreational, investment, vacation, and hunting.

Immerse yourself in the beautiful landscape of the Texas Hill Country, where the Pedernales River and amazing views await. You'll also find an abundance of axis, whitetail, and turkey, adding to the appeal for nature enthusiasts and hunters.

Whether you're seeking a place to call home, an investment opportunity, or a serene retreat, this property offers limitless potential.

MLS #: A88623A (Active) List Price: \$1,625,000 (566 Hits)**11290 E US Hwy 290 Fredericksburg, TX 78624**

Type: Farm Land
Best Use: Residential, Commercial, Recreational
Topography: Level, Flood Plain, Partially Wooded, Exceptional View
Surface Cover: Wooded
Views: Yes
Apx \$/Acre: 0
Lot/Tract #:

Original List Price: \$2,400,000
Area: County-Southeast
Subdivision: N/A, Not in Sub
County: Gillespie
School District: Fredericksburg
Distance From City: 6-9 miles
Property Size Range: 26-50 Acres
Apx Acreage: 32.5600
Seller's Est Tax: 6473.68
Showing Instructions: Call LA Appointment
Days on Market: 600

Tax Exemptions: None**CAD Property ID #:** 55882**Zoning:** None**Flood Plain:** Yes**Deed Restrictions:** Yes**Easements:** None**HOA:** No**HOA Fees:****HOA Fees Pd:****Items Not In Sale:****Documents on File:** Survey/Plat, Deed Restrictions, Aerial Photo, Well Log

Land	
Leases	Cropland
Rangeland/Pasture	Fenced

Water: Well
Sewer: None
Utilities: City Electric-On Property
Access/Location: State Highway
Minerals: Conveys All Owned

Improvements: None
Misc Search: Stream/River
Surface Water: River
Fence: Perimeter

TrmsFin: Cash, Conventional**Possessn:** Closing/Funding**Excl Agy:** No**Title Company:** Hill Country Titles**Attorney:****Refer to MLS#:****Location/Directions:** Head southeast on US-290 E/E Main St toward Llano St for 11.3 miles and turn left at Wehmeyer Ln.**Owner:** GD Fenstemaker Investments LLC**Legal Description:** ABS A0193 L Escamillo #16, 32.563 acres**Instructions:**

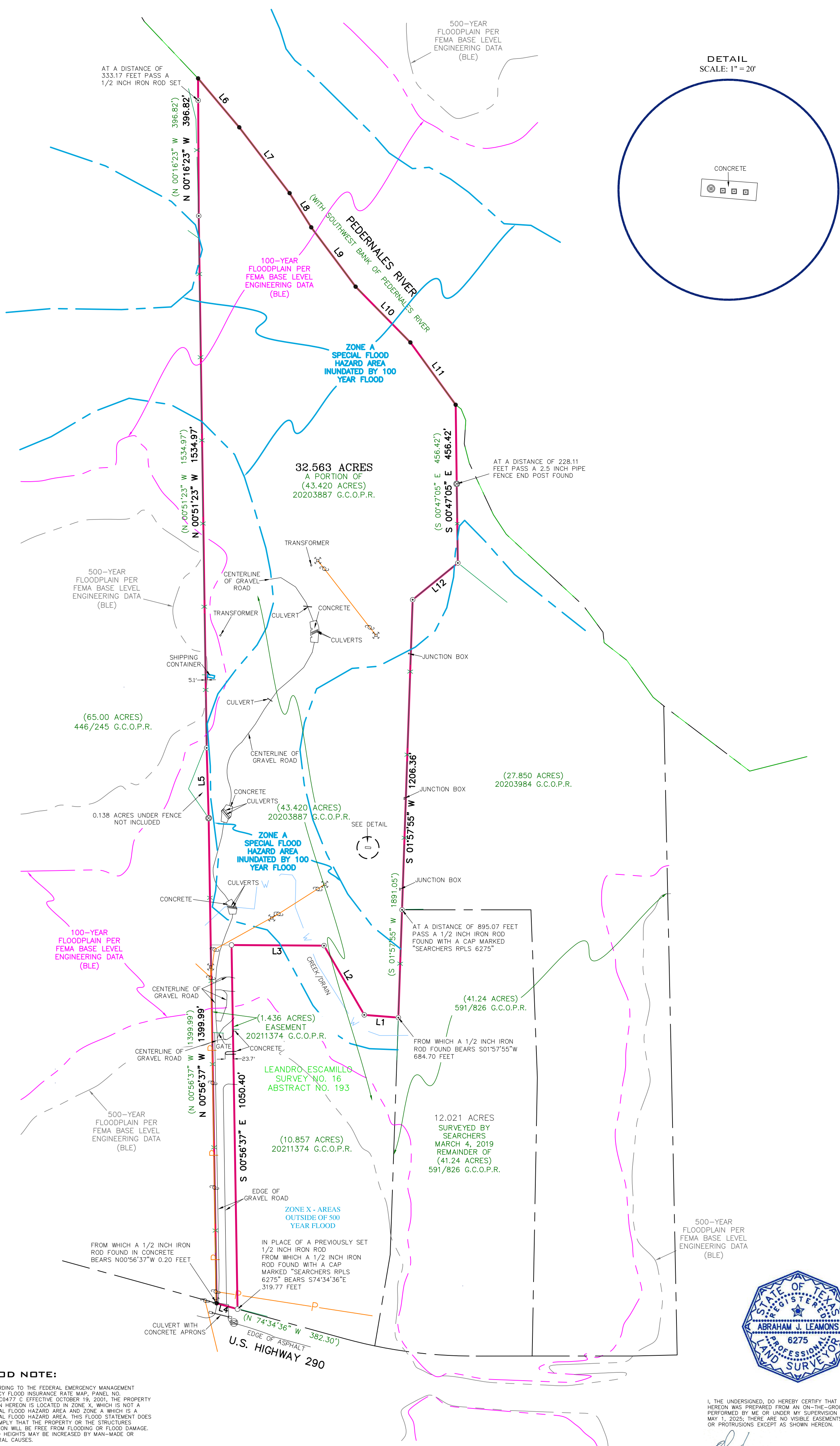
Public Remarks: 32-acre prime land on 290 wine trail in Fredericksburg, TX. Easy access to the Pedernales River with 1,400 feet of river frontage. Stunning views, mature pecan trees, and vibrant wildflowers. Cleared property with utilities in place, ideal for residential, commercial, recreational, investment, vacation, hunting. Abundance of wildlife for nature enthusiasts and hunters.

Agent Remarks:**Withdraw Comments:****Display on Internet:** Yes**Display Address:** Yes**Allow AVM:** No**Allow Comments:** No**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: Bridget Chapman (#:132)
Agent Email: bridget@fredericksburgrealty.com
Contact #: (830) 234-7141
License Number: 0723159

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



05-05-2025

DATE

REFERENCE: BEN BROOKS
ADDRESS: 11290 U.S. HIGHWAY 290

JOB NO. 25-754
DRAWN BY: NJA

11290 E US Hwy 290
Gillespie County, Texas, 32.56 AC +/-



Boundary



STATE OF TEXAS WELL REPORT for Tracking #591138

Owner:	William Poston	Owner Well #:	1
Address:	2101 Montopolis Drive Unit 1 Austin, TX 78735	Grid #:	57-51-1
Well Location:	11290 Us Hwy290 Fredericksburg, TX 78624	Latitude:	30° 13' 29.7" N
Well County:	Gillespie	Longitude:	098° 42' 33.7" W
		Elevation:	1499 ft. above sea level

Type of Work: **New Well**

Proposed Use: **Domestic**

Drilling Start Date: **10/22/2021** Drilling End Date: **11/12/2021**

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	14	0	10
	12	10	350

Drilling Method: **Air Hammer**

Borehole Completion: **Filter Packed; Perforated or Slotted**

	Top Depth (ft.)	Bottom Depth (ft.)	Filter Material	Size
Filter Pack Intervals:	270	350	Gravel	3/8

	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
Annular Seal Data:	0	50	Cement 140 Bags/Sacks

Seal Method: **Positive Displacement**

Sealed By: **Driller**

Distance to Property Line (ft.): **1000**

Distance to Septic Field or other
concentrated contamination (ft.): **1000+**

Distance to Septic Tank (ft.): **1000+**

Method of Verification: **Wheel**

Surface Completion: **Surface Sleeve Installed**

Surface Completion by Driller

Water Level: **20 ft. below land surface, and 50 GPM
artesian flow on 2021-11-12**

Measurement Method: **Sonic/Radar**

Packers: **Plastic at 49 ft.**

Type of Pump: **Submersible**

Pump Depth (ft.): **300**

Well Tests: **Pump**

Yield: 50 GPM with 25 ft. drawdown after 5 hours

Water Quality: **Strata Depth (ft.) 150 - 350** **Water Type Clean and Clear**

Chemical Analysis Made: **No**

Did the driller knowingly penetrate any strata which contained injurious constituents?: **No**

The driller did certify that while drilling, deepening or otherwise altering the above described well, injurious water or constituents was encountered and the landowner or person having the well drilled was informed that such well must be completed or plugged in such a manner as to avoid injury or pollution.

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **T - Bar Drilling, Inc.**
P.O. Box 420877
Del Rio, TX 78842

Driller Name: **Lu Ann Hutto** License Number: **58828**

Apprentice Name: **Dago Saucedo Schuyler Dhooghe**

Comments: **Set Surface Casing to 20' And built a 15x16 Slab.**

Report Amended on 2/4/2022 by Request #35786

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:
BLANK PIPE & WELL SCREEN DATA

Top (ft.)	Bottom (ft.)	Description	Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
0	12	Top Soil	14		New Steel		-3	3
12	40	Red Hard Caliche Dirt Yellow Clay mix	8	Blank	New Plastic (PVC)	PVC 40	-3	270
40	65	Sand and Gravel Caliche mix	12	Blank	New Steel		0	20
65	95	Red Shale Sand first Water Strata	8	Perforated or Slotted	New Plastic (PVC)	PVC 40	270	350
95	100	Red and Brown Shale Mix						
100	175	Red and Brown White Sandstone Granite Flintstone Hard						
175	220	Limestone Granite Sandstone mix Red Brown Yellow Water						
220	350	Hard Granite Limestone Sandstone Mix Water						

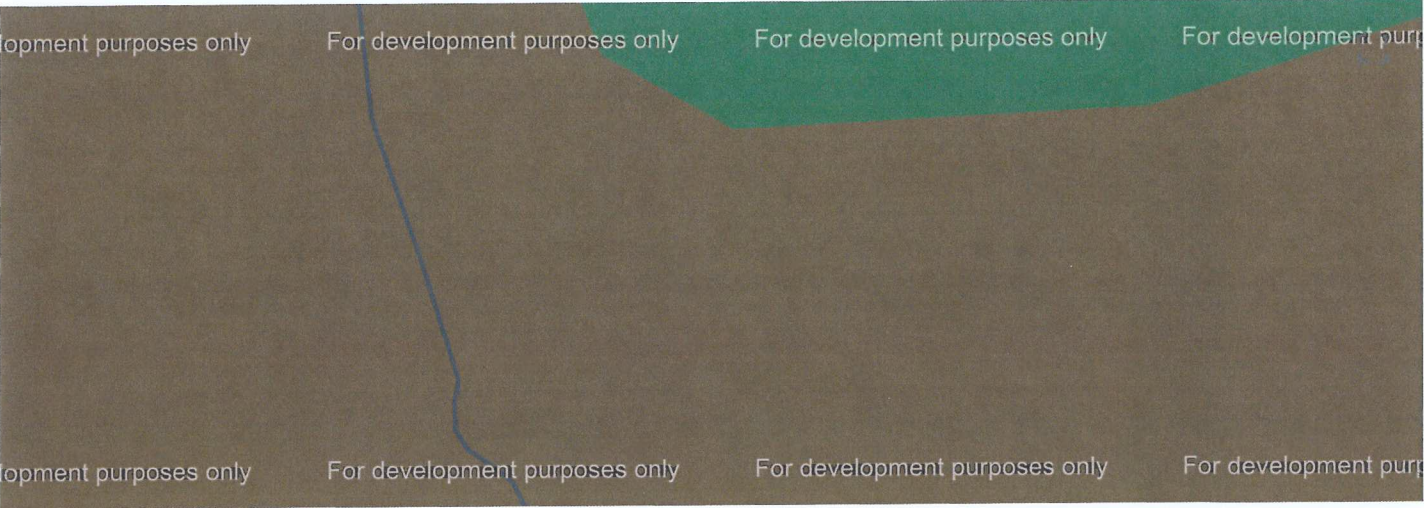
IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

**Texas Department of Licensing and Regulation
P.O. Box 12157
Austin, TX 78711
(512) 334-5540**

Property ID: 55882 For Year 2024



Property Details

Account		
Property ID:	55882	Geographic ID: A0193-0016-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	11290 E US HWY 290 TX	
Map ID:	9-R	Mapsc0:
Legal Description:	ABS A0193 L ESCAMILLO #16, 32.563 ACRES	
Abstract/Subdivision:	A0193	
Neighborhood:	(F600) FBG 290 EAST & SE	
Owner		
Owner ID:	337280	
Name:	GD FENSTEMAKER INVESTMENTS LLC	
Agent:		
Mailing Address:	2101 MONTOPOLIS DR #1 AUSTIN, TX 78741	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

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Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$624,690 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$624,690 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$624,690 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$624,690
Ag Use Value:	\$0

Information provided for research purposes only. 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: GD FENSTEMAKER INVESTMENTS LLC

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$624,690	\$624,690	\$1,677.29	
HUW	HILL CNTRY UWCD	\$624,690	\$624,690	\$29.99	
SFB	FREDBG ISD	\$624,690	\$624,690	\$4,829.48	
WCD	GILLESPIE WCID	\$624,690	\$624,690	\$1.09	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$624,690	\$624,690	\$0.00	

Total Tax Rate: 1.046574

Estimated Taxes With Exemptions: \$6,537.85

Estimated Taxes Without Exemptions: \$6,537.85

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
TD2	TILLABLE DRY 2	6.30	274,428.00	0.00	0.00	\$120,860	\$0

RN2	NATIVE PASTURE 2	26.26	1,144,016.28	0.00	0.00	\$503,830	\$0
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Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$624,690	\$0	\$624,690	\$0	\$624,690
2023	\$0	\$624,690	\$0	\$624,690	\$0	\$624,690
2022	\$0	\$498,480	\$0	\$498,480	\$0	\$498,480
2021	\$11,520	\$1,354,310	\$0	\$1,365,830	\$0	\$1,365,830
2020	\$11,520	\$911,780	\$2,020	\$618,910	\$0	\$618,910
2019	\$11,520	\$911,780	\$2,020	\$618,910	\$0	\$618,910
2018	\$11,520	\$807,330	\$2,040	\$549,570	\$0	\$549,570
2017	\$11,520	\$807,330	\$2,040	\$549,570	\$0	\$549,570
2016	\$11,520	\$519,590	\$1,990	\$358,480	\$0	\$358,480

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/14/2020	WDVL	WARRANTY DEED VENDORS LIEN	BECKMANN, WALDENE C -LIFE ESTATE-	GD FENSTEMAKER INVESTMENTS LLC	20203887		
9/20/2011	SWD	SPECIAL WARRANTY DEED	BECKMANN, CALVIN H & WALDENE C	BECKMANN, WALDENE C - LIFE ESTATE-	20113761		
9/2/2011	SWD	SPECIAL WARRANTY DEED	BECKMANN, CALVIN H ETUX ETAL	BECKMANN, CALVIN H & WALDENE C	20113760		
2/26/1988	OT		SAUER, ANTHONY ETAL	BECKMANN, CALVIN H ETUX ETAL	184	943	0

ARB Data

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

If Paid:		01/31/2025	17	\$ Pay 2024 Taxes				
Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2024	GILLESPIE COUNTY	\$624,690	\$1,677.29	\$0.00	\$1,677.29	\$0.00	\$0.00	\$1,677.29
2024	HILL CNTRY UWCD	\$624,690	\$29.99	\$0.00	\$29.99	\$0.00	\$0.00	\$29.99
2024	FREDBG ISD	\$624,690	\$4,829.48	\$0.00	\$4,829.48	\$0.00	\$0.00	\$4,829.48

2024	GILLESPIE WCID	\$624,690	\$1.09	\$0.00	\$1.09	\$0.00	\$0.00	\$1.09
	2024 Total:		\$6,537.85	\$0.00	\$6,537.85	\$0.00	\$0.00	\$6,537.85
2023	GILLESPIE COUNTY	\$624,690	\$1,746.63	\$1,746.63	\$0.00	\$0.00	\$0.00	\$0.00
2023	HILL CNTRY UWCD	\$624,690	\$29.36	\$29.36	\$0.00	\$0.00	\$0.00	\$0.00
2023	FREDBG ISD	\$624,690	\$4,843.85	\$4,843.85	\$0.00	\$0.00	\$0.00	\$0.00
2023	GILLESPIE WCID	\$624,690	\$1.10	\$1.10	\$0.00	\$0.00	\$0.00	\$0.00
	2023 Total:		\$6,620.94	\$6,620.94	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE COUNTY	\$498,480	\$1,657.94	\$1,657.94	\$0.00	\$0.00	\$0.00	\$0.00
2022	HILL CNTRY UWCD	\$498,480	\$25.42	\$25.42	\$0.00	\$0.00	\$0.00	\$0.00
2022	FREDBG ISD	\$498,480	\$4,789.40	\$4,789.40	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE WCID	\$498,480	\$0.92	\$0.92	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$6,473.68	\$6,473.68	\$0.00	\$0.00	\$0.00	\$0.00
2021	GILLESPIE COUNTY	\$1,365,830	\$4,885.57	\$4,885.57	\$0.00	\$0.00	\$0.00	\$0.00
2021	HILL CNTRY UWCD	\$1,365,830	\$77.85	\$77.85	\$0.00	\$0.00	\$0.00	\$0.00
2021	FREDBG ISD	\$1,365,830	\$13,360.55	\$13,360.55	\$0.00	\$0.00	\$0.00	\$0.00
2021	GILLESPIE WCID	\$1,365,830	\$2.61	\$2.61	\$0.00	\$0.00	\$0.00	\$0.00
	2021 Total:		\$18,326.58	\$18,326.58	\$0.00	\$0.00	\$0.00	\$0.00
2020	GILLESPIE COUNTY	\$618,910	\$2,502.88	\$2,502.88	\$0.00	\$0.00	\$0.00	\$0.00
2020	HILL CNTRY UWCD	\$618,910	\$38.37	\$38.37	\$0.00	\$0.00	\$0.00	\$0.00
2020	FREDBG ISD	\$618,910	\$6,531.35	\$6,531.35	\$0.00	\$0.00	\$0.00	\$0.00
2020	GILLESPIE WCID	\$618,910	\$1.24	\$1.24	\$0.00	\$0.00	\$0.00	\$0.00
	2020 Total:		\$9,073.84	\$9,073.84	\$0.00	\$0.00	\$0.00	\$0.00
2019	GILLESPIE COUNTY	\$618,910	\$2,553.00	\$2,553.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	HILL CNTRY UWCD	\$618,910	\$38.37	\$38.37	\$0.00	\$0.00	\$0.00	\$0.00
2019	FREDBG ISD	\$618,910	\$6,660.71	\$6,660.71	\$0.00	\$0.00	\$0.00	\$0.00
2019	GILLESPIE WCID	\$618,910	\$1.24	\$1.24	\$0.00	\$0.00	\$0.00	\$0.00
	2019 Total:		\$9,253.32	\$9,253.32	\$0.00	\$0.00	\$0.00	\$0.00

2018	GILLESPIE COUNTY	\$549,570	\$2,242.80	\$2,242.80	\$0.00	\$0.00	\$0.00	\$0.00
2018	HILL CNTRY UWCD	\$549,570	\$36.82	\$36.82	\$0.00	\$0.00	\$0.00	\$0.00
2018	FREDBG ISD	\$549,570	\$6,299.17	\$6,299.17	\$0.00	\$0.00	\$0.00	\$0.00
2018	GILLESPIE WCID	\$549,570	\$1.10	\$1.10	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Total:		\$8,579.89	\$8,579.89	\$0.00	\$0.00	\$0.00	\$0.00
2017	GILLESPIE COUNTY	\$549,570	\$2,197.73	\$2,197.73	\$0.00	\$0.00	\$0.00	\$0.00
2017	HILL CNTRY UWCD	\$549,570	\$39.02	\$39.02	\$0.00	\$0.00	\$0.00	\$0.00
2017	FREDBG ISD	\$549,570	\$6,299.17	\$6,299.17	\$0.00	\$0.00	\$0.00	\$0.00
2017	GILLESPIE WCID	\$549,570	\$1.10	\$1.10	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:		\$8,537.02	\$8,537.02	\$0.00	\$0.00	\$0.00	\$0.00
2016	GILLESPIE COUNTY	\$358,480	\$1,556.52	\$1,556.52	\$0.00	\$0.00	\$0.00	\$0.00
2016	HILL CNTRY UWCD	\$358,480	\$27.96	\$27.96	\$0.00	\$0.00	\$0.00	\$0.00
2016	FREDBG ISD	\$358,480	\$4,108.90	\$4,108.90	\$0.00	\$0.00	\$0.00	\$0.00
2016	GILLESPIE WCID	\$358,480	\$0.72	\$0.72	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:		\$5,694.10	\$5,694.10	\$0.00	\$0.00	\$0.00	\$0.00
2015	GILLESPIE COUNTY	\$358,480	\$1,486.62	\$1,486.62	\$0.00	\$0.00	\$0.00	\$0.00
2015	HILL CNTRY UWCD	\$358,480	\$27.96	\$27.96	\$0.00	\$0.00	\$0.00	\$0.00
2015	FREDBG ISD	\$358,480	\$4,108.90	\$4,108.90	\$0.00	\$0.00	\$0.00	\$0.00
2015	GILLESPIE WCID	\$358,480	\$0.72	\$0.72	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:		\$5,624.20	\$5,624.20	\$0.00	\$0.00	\$0.00	\$0.00
2014	GILLESPIE COUNTY	\$358,470	\$1,423.49	\$1,423.49	\$0.00	\$0.00	\$0.00	\$0.00
2014	HILL CNTRY UWCD	\$358,470	\$30.47	\$30.47	\$0.00	\$0.00	\$0.00	\$0.00
2014	FREDBG ISD	\$358,470	\$4,108.79	\$4,108.79	\$0.00	\$0.00	\$0.00	\$0.00
2014	GILLESPIE WCID	\$358,470	\$0.72	\$0.72	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$5,563.47	\$5,563.47	\$0.00	\$0.00	\$0.00	\$0.00
2013	GILLESPIE COUNTY	\$358,510	\$1,364.13	\$1,364.13	\$0.00	\$0.00	\$0.00	\$0.00