



436 STEVENS RANCH

KRISTA M. BENNETT, REALTOR®, GRI | CELL: 830-998-0633





FREDERICKSBURG REALTY TEXAS RANCH REALTY

436 Stevens Ranch | Harper, Texas 78631 | Gillespie County

20.09+/- Acres

\$387,000

Agent

Krista Bennett

Property Highlights

- 20.09± acres in The Oaks at Stevens Ranch
- Existing water well
- Electricity available
- Agricultural tax exemption currently in place
- Paved private road frontage
- Multiple beautiful homesite options
- Gently rolling, highly usable terrain
- Scenic long-range Hill Country views
- Mature live oaks and native hardwoods
- Open pasture with native grasses
- Horses and livestock permitted
- Abundant native wildlife
- Private acreage community with minimum 20-acre tracts
- Location:
 - 4.3 miles to Harper & US Hwy 290
 - 10.9 miles to Interstate 10
 - 18 miles to Kerrville
 - 27 miles to Fredericksburg
 - Less than 10 miles to Café at The Ridge

Property Taxes: \$20.60 Ag | \$3,206.09 w/o exemptions

LIVE OAK HILL AT STEVENS RANCH

Discover the perfect blend of privacy, natural beauty, and convenience on this exceptional **20.09± acre** homesite in **The Oaks at Stevens Ranch**, a premier acreage community in the heart of the Texas Hill Country. Featuring gently rolling terrain, mature live oaks, expansive native pasture, and beautiful long-range views, this property offers an outstanding setting to build your custom dream home. With an existing water well, electricity available, paved private road frontage, and an agricultural tax exemption already in place, much of the groundwork has been completed, allowing you to begin planning your Hill Country retreat.

The property's spacious layout provides multiple potential building sites, each offering exceptional privacy while taking full advantage of the surrounding landscape. Towering live oaks, native grasses, seasonal wildflowers, and abundant wildlife create a peaceful environment where you can enjoy spectacular sunsets, star-filled skies, and the quiet lifestyle that makes this region so desirable. Whether you're looking for room for horses, a family homestead, or simply a place to escape the city, this property offers the flexibility to create the lifestyle you've been dreaming of.

Ideally situated just 4.3 miles from Hwy 290 and the charming town of Harper, the property provides quick access to everyday conveniences while maintaining a true ranch atmosphere. I-10 is only 10.9 miles away, placing Kerrville just 18 miles, Fredericksburg approximately 27 miles, and Mountain Home only 16 miles from your doorstep. Enjoy lunch at the popular Café at The Ridge, located less than 10 miles away, then return home to the peace and privacy of your own acreage. With thoughtfully designed deed restrictions that help preserve property values while allowing horses and livestock, The Oaks at Stevens Ranch offers an exceptional opportunity to enjoy the very best of Texas Hill Country living.

MLS #: T104885A (Active) List Price: \$387,000 (15 Hits)

436 -- Stevens Ranch Rd Harper, TX 78631



Type: Rural Subdivision
Best Use: Residential, Recreational, Investment
Topography: Level, Gentle Sloping, Wooded
Surface Cover: Wooded/Native Pasture
Views: Yes
Apx \$/Acre: 0
Lot/Tract #: 8

Original List Price: \$387,000
Area: County-Southwest
Subdivision: Other
County: Gillespie
School District: Harper
Distance From City: Less than 6 miles
Apx Acreage: 20.0900
Seller's Est Tax: 20.60
Showing Instructions: Call Listing Agent
Days on Market 6

Tax Exemptions: Ag **Taxes w/o Exemptions:** \$3,206.09 **Tax Info Source:** CAD **CAD Property ID #:** 181427 **Zoning:** None

Flood Plain: No **Deed Restrictions:** Yes **Easements:** Electric Distribution, ROW Easement **Road Maintenance Agreement:** Yes

HOA: Yes **HOA Fees:** 300.00 **HOA Fees Pd:** Annually

Items Not In Sale:

Documents on File: Survey/Plat, Topographical Map, Deed Restrictions, Legal Description, Aerial Photo, Well Log

Water: Well
Sewer: None
Utilities: Electricity Available, CTEC
Access/Location: Easement, Private, Paved
Minerals: Unknown

Improvements: None
Misc Search: Livestock Permitted
Fence: Perimeter

TrmsFin: Cash, Conventional

Possessn: Closing/Funding

Excl Agy: No

Title Company: Hill Country Titles

Attorney:

Refer to MLS#:

Location/Directions: From Harper, go south on FM 783 for 3.5 miles. The Stevens Ranch Gate will be on the right side of the road. Follow Stevens Ranch Rd. Property will be on the right.

Owner: SAENZ, ROBERTO WESTON & MARTHA ORA JANE

Legal Description: ABS A0023 A B & M #969, TRACT 8, 20.09 ACRES, -OAKS AT STEVENS RANCH

Instructions: Call LA for instructions.

Public Remarks: Discover the perfect blend of privacy, natural beauty, and convenience on this exceptional 20.09± acre homesite in The Oaks at Stevens Ranch, a premier acreage community in the heart of the Texas Hill Country. Featuring gently rolling terrain, mature live oaks, expansive native pasture, and beautiful long-range views, this property offers an outstanding setting to build your custom dream home. With an existing water well, electricity available, paved private road frontage, and an agricultural tax exemption already in place, much of the groundwork has been completed, allowing you to begin planning your Hill Country retreat. The property's spacious layout provides multiple potential building sites, each offering exceptional privacy while taking full advantage of the surrounding landscape. Towering live oaks, native grasses, seasonal wildflowers, and abundant wildlife create a peaceful environment where you can enjoy spectacular sunsets, star-filled skies, and the quiet lifestyle that makes this region so desirable. Whether you're looking for room for horses, a family homestead, or simply a place to escape the city, this property offers the flexibility to create the lifestyle you've been dreaming of. Ideally situated just 4.3 miles from Hwy 290 and the charming town of Harper, the property provides quick access to everyday conveniences while maintaining a true ranch atmosphere. I-10 is only 10.9 miles away, placing Kerrville just 18 miles, Fredericksburg approximately 27 miles, and Mountain Home only 16 miles from your doorstep. Enjoy lunch at the popular Café at The Ridge, located less than 10 miles away, then return home to the peace and privacy of your own acreage. With thoughtfully designed deed restrictions that help preserve property values while allowing horses and livestock, The Oaks at Stevens Ranch offers an exceptional opportunity to enjoy the very best of Texas Hill Country living.

Agent Remarks:

Withdraw Comments:

Display on Internet: Yes

Display Address: Yes

Allow AVM: No

Allow Comments: No

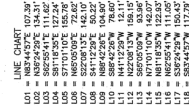
Office Broker's Lic #: 9003085

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: Krista Bennett (#:127)
Agent Email: krista@fredericksburgrealty.com
Contact #: (830) 998-0633
License Number: 0622568

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





Registered Professional Land Surveyor



VOELKEL
LAND SURVEYING, PLLC
 212 CLAY STREET, SUITE 200
 RAINIER, WASHINGTON 98148
 206-267-3313

Summary of Covenants, Conditions & Restrictions

For The Oaks at Stevens Ranch

Important Notice: This summary was prepared by **Fredericksburg Realty** for informational purposes only and is intended to provide a general overview of selected provisions of the recorded Declaration of Covenants, Conditions and Restrictions for *The Oaks at Stevens Ranch*. It is not the official legal document, is not intended to be comprehensive, and should not be relied upon as a substitute for the recorded Declaration or any applicable amendments. In the event of any discrepancy, the recorded governing documents shall control. Buyers are encouraged to obtain and review the complete recorded Declaration, any amendments, and other applicable governing documents, and to consult with their own legal counsel regarding the interpretation, applicability, and effect of any restrictions.

Maintenance Association & Road

- Stevens Ranch Road Maintenance Association: An incorporated non-profit entity created solely to repair, maintain, and upkeep Stevens Ranch Road and the gateway entrance, as well as pay assessed taxes.
- Membership & Voting: Every Tract owner automatically becomes a member and receives one vote per Tract owned.

Property Use & Building Restrictions

- Residential Purpose: All Tracts are restricted exclusively to single-family residential use.
- Commercial Activity: Professional, business, or commercial activities open to the general public are strictly prohibited.
- Construction & Dwelling Requirements:
 - All structures must be of new construction. Mobile homes (single or double-wide) and existing homes/garages moved onto a Tract are strictly prohibited.
 - Guest homes or secondary residential structures cannot be built prior to constructing the main residence.
 - The ground floor area of the main residence must be at least 1,500 square feet (excluding porches, patios, driveways, garages, carports, and swimming pools).
 - At least 50% of the exterior walls must be rock, stucco, or brick veneer.
- Setbacks:
 - Minimum 100 feet from any perimeter property line.
 - Minimum 250 feet from Stevens Ranch Road.
- Subdivision: Declarants may subdivide Tracts into parcels of 20 acres or larger. Once conveyed to a third party, further subdivision is prohibited.

Prohibitions & Animals

- Nuisance & Waste: No noxious or offensive activities, abandoned vehicles parked outside, or dumping of trash/rubbish are allowed.
- Mining: Oil drilling, mineral quarrying, and mining operations are prohibited.
- Animals & Livestock:
 - Swine and goats are prohibited, with an exception for up to five pigs or goats raised as 4-H projects.
 - Allowed livestock (cattle, horses) must be enclosed within proper fences, pens, corrals, or barns.
 - Commercial feed lots are prohibited.

Assessments & Dues

- Annual Dues: Initial assessment is \$300.00 per Tract annually to cover road maintenance and road taxes.
- Assessment Changes: Any change of \$100.00 or more per Tract requires majority approval from the owners.
- Delinquencies: Delinquent payments accrue 12% annual interest after 30 days. The Association may file a lawsuit or place a lien against the property following a 10-day notice.

Enforcement & Term

- Enforcement: Restrictions can be enforced through legal proceedings by the Declarant or individual Tract owners. Prevailing parties in litigation are entitled to recover legal fees and court costs.
- Duration: The Covenants run with the land for 20 years from recording and automatically renew in 10-year increments unless terminated by owner vote.
- Amendments: Amending the Declaration requires a 66% vote of all Owners.

STATE OF TEXAS WELL REPORT for Tracking #520360

Owner:	Marth Saenz	Owner Well #:	1
Address:	436 Stevens Ranch Road Harper, TX 78631	Grid #:	56-47-7
Well Location:	436 Stevens Ranch Road Harper, TX 78631	Latitude:	30° 15' 01" N
Well County:	Gillespie	Longitude:	099° 14' 59" W
		Elevation:	1998 ft. above sea level
Type of Work:	New Well	Proposed Use:	Domestic

Drilling Start Date: **8/30/2019** Drilling End Date: **8/31/2019**

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	8	0	50
	6.75	50	240

Drilling Method: **Air Hammer**

Borehole Completion: **Straight Wall**

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
Annular Seal Data:	-1	50	Concrete 10 Bags/Sacks

Seal Method: **Poured**

Sealed By: **Driller**

Distance to Property Line (ft.): **200+**

Distance to Septic Field or other
concentrated contamination (ft.): **200+**

Distance to Septic Tank (ft.): **200+**

Method of Verification: **owner**

Surface Completion: **Surface Sleeve Installed**

Surface Completion by Driller

Water Level: **No Data**

Packers: **Rubber at 50 ft.**

Type of Pump: **No Data**

Well Tests: **No Test Data Specified**

Water Quality:

Strata Depth (ft.)	Water Type
No Data	No Data

Chemical Analysis Made: **No**

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

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: **Walden Drilling Inc**

**PO Box 878
Llano, TX 78643**

Driller Name: **Brian Walden**

License Number: **59369**

Apprentice Name: **Dustin Wilson**

Comments: **Lost returns at 25 feet. No static level from drilling foam. Estimated gpm to be 4-5 as our neighbors. Drilled past neighboring well to insure into aquifer.**

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:
BLANK PIPE & WELL SCREEN DATA

Top (ft.)	Bottom (ft.)	Description
0	1	topsoil
1	240	brown limestone. lost returns 25

Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
4.5	Blank	New Plastic (PVC)	sdr17	-2	120
4.5	Screen	New Plastic (PVC)	sdr17 0.020	120	180
4.5	Blank	New Plastic (PVC)	sdr17	180	200

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**

Gillespie CAD Property Search

Property ID: 181427 For Year 2026

Property Details

Account		
Property ID:	181427	Geographic ID: A0023-0969-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	436 STEVENS RANCH RD OFF S RANCH ROAD 783, TX	
Map ID:	8-B	Mapsco:
Legal Description:	ABS A0023 A B & M #969, TRACT 8, 20.09 ACRES, -OAKS AT STEVENS RANCH-	
Abstract/Subdivision:	A0023	
Neighborhood:	(H400) HARPER 783 SOUTH	
Owner		
Owner ID:	219114	
Name:	SAENZ, ROBERTO WESTON & MARTHA ORA JANE	
Agent:		
Mailing Address:	PO BOX 1064 THREE RIVERS, TX 78071	
% 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:	\$340,900 (+)
Market Value:	\$340,900 (=)
Agricultural Value Loss: 🔗	\$338,710 (-)
Appraised Value: 🔗	\$2,190 (=)
HS Cap Loss: 🔗	\$0 (-)
Circuit Breaker: 🔗	\$0 (-)
Assessed Value:	\$2,190
Ag Use Value:	\$2,190

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: SAENZ, ROBERTO WESTON & MARTHA ORA JANE

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$340,900	\$2,190	\$5.88	
HUW	HILL CNTRY UWCD	\$340,900	\$2,190	\$0.11	
SHP	HARPER ISD	\$340,900	\$2,190	\$14.61	
WCD	GILLESPIE WCID	\$340,900	\$2,190	\$0.00	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$340,900	\$2,190	\$0.00	

Total Tax Rate: 0.940478

Estimated Taxes With Exemptions: \$20.60

Estimated Taxes Without Exemptions: \$3,206.09

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	20.09	875,120.40	0.00	0.00	\$340,900	\$2,190

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	\$0	\$340,900	\$2,190	\$2,190	\$0	\$2,190
2025	\$0	\$340,900	\$2,250	\$2,250	\$0	\$2,250
2024	\$0	\$340,900	\$2,080	\$2,080	\$0	\$2,080
2023	\$0	\$340,900	\$2,090	\$2,090	\$0	\$2,090
2022	\$0	\$260,810	\$1,940	\$1,940	\$0	\$1,940
2021	\$0	\$170,580	\$1,920	\$1,920	\$0	\$1,920
2020	\$0	\$165,600	\$1,550	\$1,550	\$0	\$1,550
2019	\$0	\$165,600	\$1,550	\$1,550	\$0	\$1,550

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/11/2018	WDVL	WARRANTY DEED VENDORS LIEN	GIBSON, WILLIAM E	SAENZ, ROBERTO WESTON & MARTHA ORA JANE	20184433		

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:

06/15/2026

