



139 SKY TRAIL

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



139 Sky Trail | Harper, Texas 78631 | Gillespie County

6.95+/- Acres

\$674,000

Agent

Krista Bennett

Property Highlights

- **6.95± acres along Ranch Road 783, just south of Harper**
- **4,280± SF metal barn/shop**
- **2,500± SF shed/covered area**
- **1,440± SF two-story interior area partially built**
 - 720± SF main level + 720± SF second story, per Gillespie CAD
- Expansive open shop area with high ceilings
- Large overhead access and concrete flooring
- Existing interior framing, electrical, and plumbing improvements
- Extensive interior lighting
- Generous covered exterior space
- Large concrete parking and work area
- Private well
- Septic system
- CTEC electric service
- Corner location with paved access from RR 783
- Ample room for vehicles, equipment, recreational gear, projects, or additional storage
- Mobile homes permitted with minimum 550 SF, subject to recorded restrictions*
- Additional acreage offering flexibility for residential, recreational, or agricultural use*
- Location:
 - ~3 miles to Harper & US Highway 290
 - ~11 miles to Interstate 10
 - ~18 miles to Kerrville
 - ~25 miles to Fredericksburg

*Property is subject to recorded deed restrictions. Buyer should independently verify permitted uses, restrictions, completion requirements, and suitability for intended use.

Property Taxes: \$3,490.68

Set on 6.95± acres just south of Harper, this unique Hill Country property combines usable acreage, substantial improvements, and exceptional flexibility for a buyer looking to create a property tailored to their needs. The centerpiece is a large metal barn/shop with expansive open interior space, extensive concrete work areas, and a two-story interior section currently under construction.

The approximately 4,280± SF metal barn/shop offers a spacious open layout with high ceilings, large overhead access, concrete flooring, and abundant interior lighting. An approximately 2,500± SF covered area extends along the exterior, providing generous protected space for vehicles, equipment, recreational gear, projects, or additional storage.

Within the structure is a two-story interior area with significant interior work already in place, including framing, electrical and plumbing infrastructure, giving the next owner the opportunity to complete and customize the space to suit their needs. GCAD identifies approximately 720 SF on the main level and an additional 720 SF on the second story, totaling approximately 1,440 SF of living area.

Outside, an extensive concrete area surrounds the improvements and provides ample room for parking, trailers, recreational vehicles, equipment, and outdoor projects. Beyond the developed portion, the remaining acreage offers additional open space and Hill Country surroundings, with room for a variety of residential, recreational, or agricultural uses.

Existing infrastructure includes a private well, septic system, and CTEC electric service. Conveniently located approximately 3 miles from Harper and US Highway 290, 11 miles from I-10, 18 miles from Kerrville, and 25 miles from Fredericksburg, the property combines acreage and substantial existing improvements with convenient access to surrounding Hill Country communities.

MLS #: T105166A (Active) List Price: \$674,000 (10 Hits)

139 -- Sky Trail Harper, TX 78631



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

Original List Price: \$674,000
Area: County-Southwest
Subdivision: Kristens Hill
County: Gillespie
School District: Harper
Distance From City: Less than 6 miles
Apx Acreage: 6.9500
Seller's Est Tax: 3490.68
Showing Instructions: Call Listing Agent
Days on Market 3

Tax Exemptions: **Taxes w/o Exemptions:** \$3,490.68 **Tax Info Source:** CAD **CAD Property ID #:** 75679 **Zoning:** None
Flood Plain: No **Deed Restrictions:** Yes **Easements:** Public Roadway, Electric Distribution **Road Maintenance Agreement:** No

HOA: No **HOA Fees:** **HOA Fees Pd:**

Items Not In Sale:

Documents on File: Deed Restrictions, Aerial Photo, Well Log

Water: Well
Sewer: Septic Tank
Utilities: CTEC
Access/Location: County Road
Minerals: Unknown

Improvements: Workshop
Misc Search: None
Fence: Partial

TrmsFin: Cash, Conventional **Possessn:** Closing/Funding **Excl Agy:** No
Title Company: Hill Country Titles **Attorney:** **Refer to MLS#:**

Location/Directions: From Harper, head S Ranch Rd 783. Continue for 2.8 miles, turn right onto Sky Trail, property will be situated on the left corner.

Owner: Estate of Guy Stinson

Legal Description: KRISTEN'S HILL II LOT 1-6, 6.95, -HOMESITE

Instructions: Call LA for instructions

Public Remarks: Set on 6.95± acres just south of Harper, this unique Hill Country property combines usable acreage, substantial improvements, and exceptional flexibility for a buyer looking to create a property tailored to their needs. The centerpiece is a large metal shop with expansive open interior space. The approximately 5000± SF shop offers a spacious open layout with high ceilings, large overhead access, concrete flooring, and abundant interior lighting. Within the shop is a two-story unfinished apartment approximately 1500± SF with significant work already in place, giving the next owner the opportunity to complete and customize the space to suit their needs. The exterior of the shop features approximately 2,500± SF covered area extending along the west side of the building providing generous protected space for vehicles, equipment, recreational gear, projects, or additional storage. An extensive concrete area surrounds the improvements and provides ample room for parking, trailers, recreational vehicles, equipment, and outdoor projects. Beyond the developed portion, the remaining acreage offers additional open space and Hill Country surroundings, with room for a variety of residential, recreational, or agricultural uses. Existing infrastructure includes a private well, septic system, and CTEC electric service. Located approximately 3 miles from Harper and US Highway 290, 11 miles from I-10, 18 miles from Kerrville, and 25 miles from Fredericksburg, this property offers convenient access to surrounding Hill Country communities.

Agent Remarks:

Withdraw Comments:

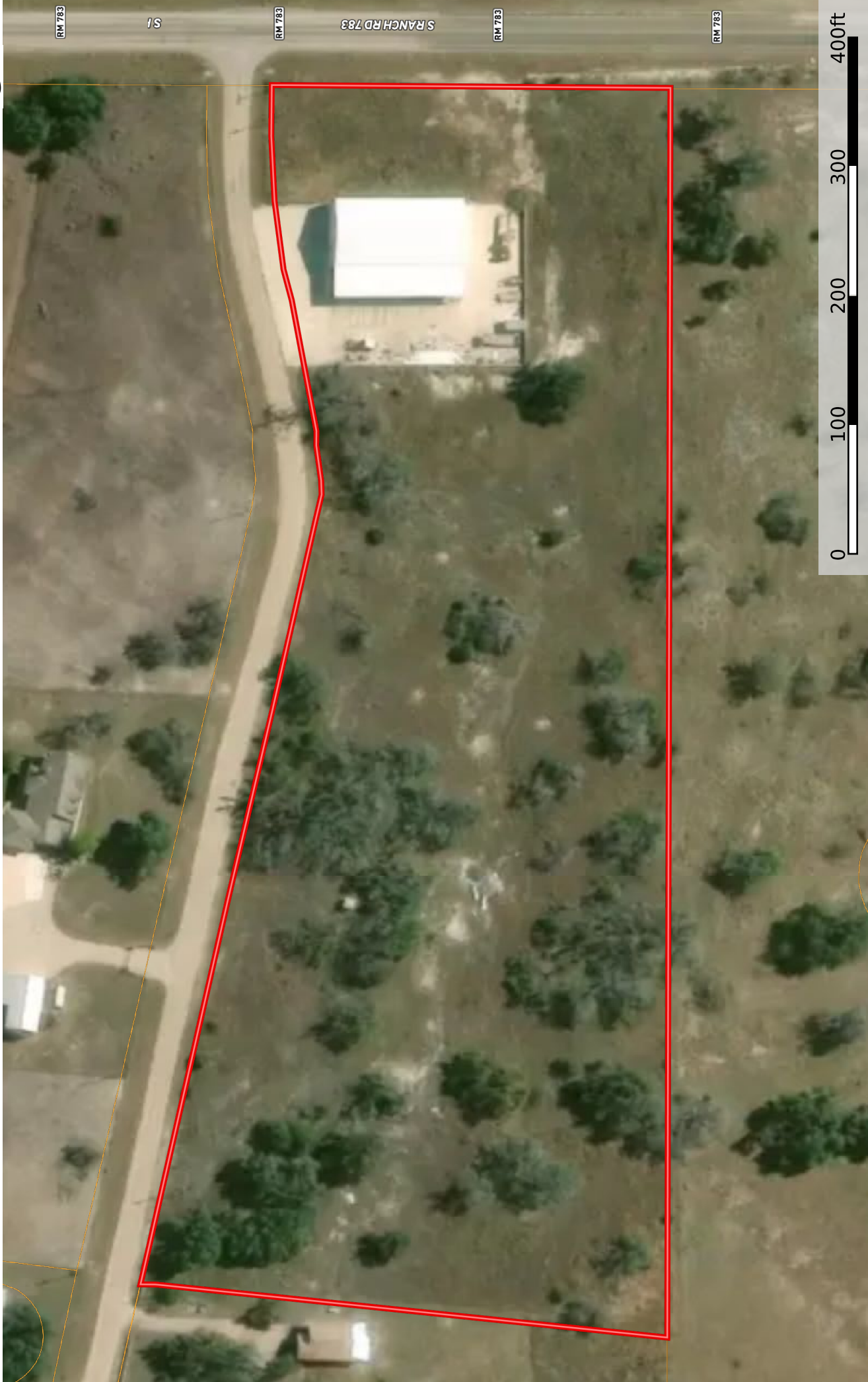
Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No

Office Broker's Lic #: 9003085-BB

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

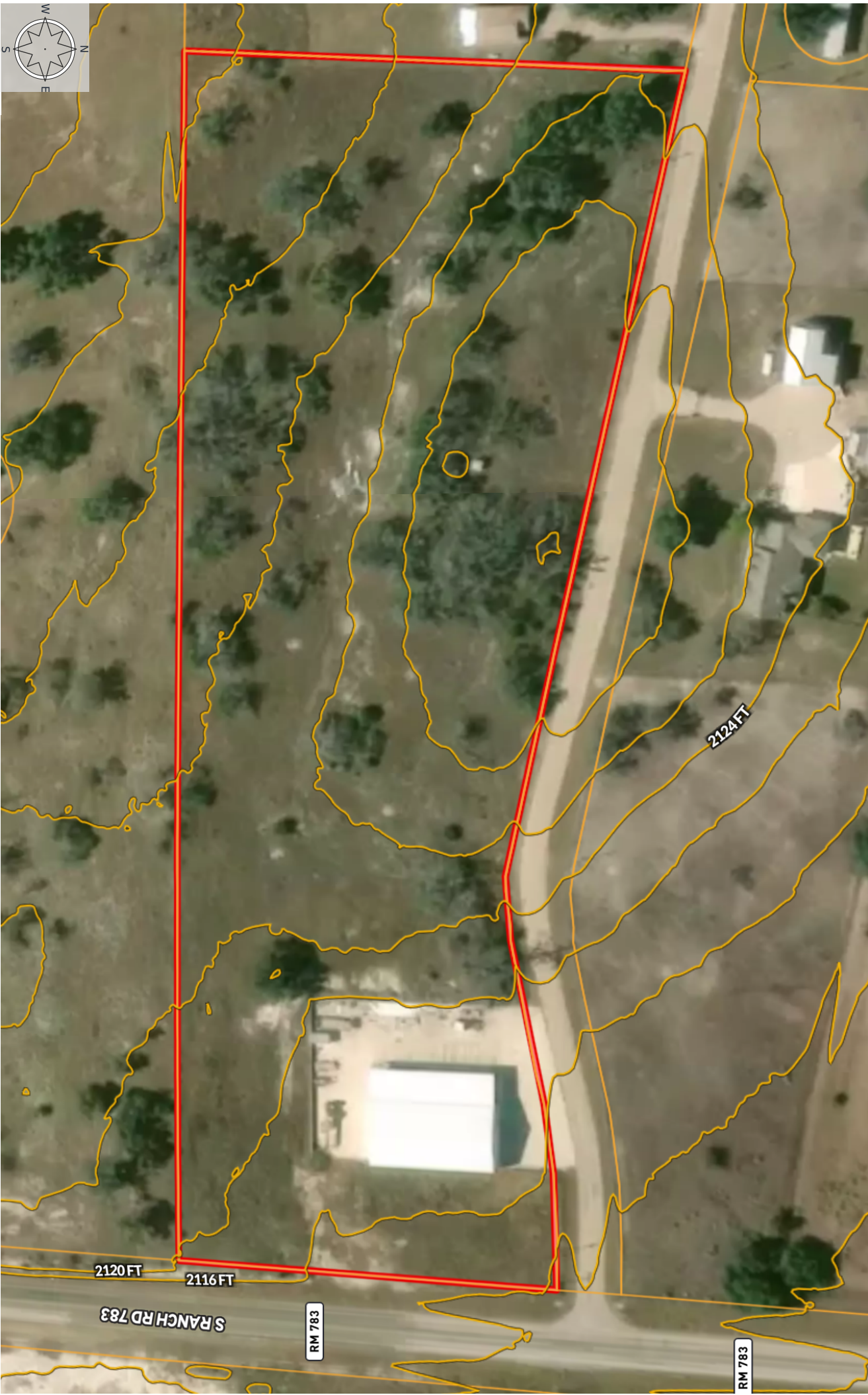
Information Herein Deemed Reliable but Not Guaranteed
 Central Hill Country Board of REALTORS Inc., 2007

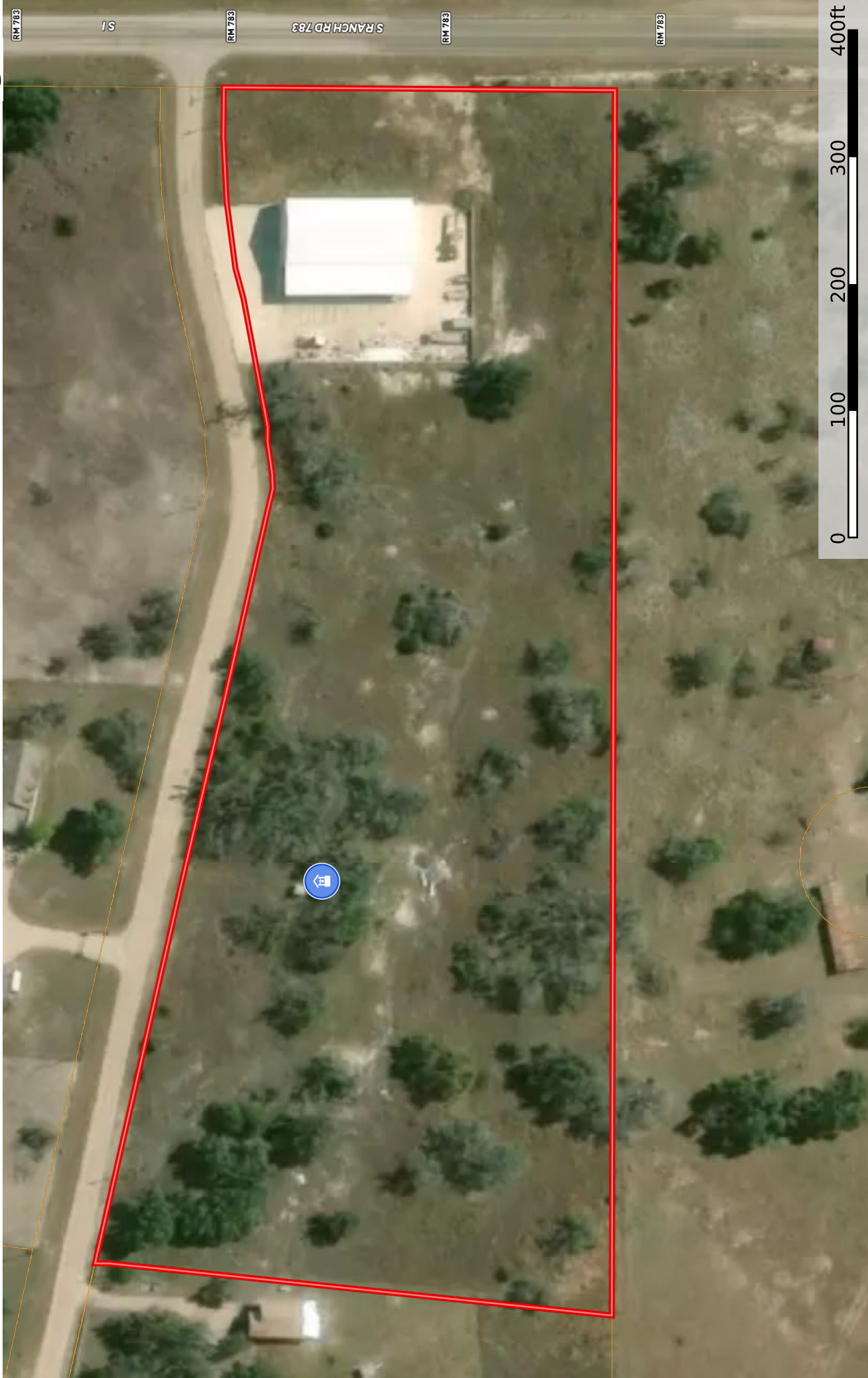




139 Sky Trail

Texas, 6.95 AC +/-





STATE OF TEXAS WELL REPORT for Tracking #95537

Owner:	GUY STINSON	Owner Well #:	001
Address:	139 SKY TRAIL HARPER, TX 78631	Grid #:	56-47-7
Well Location:	139 SKY TRAIL HARPER, TX 78631	Latitude:	30° 15' 39" N
Well County:	Gillespie	Longitude:	099° 14' 42" W
Elevation:	No Data	GPS Brand Used:	No Data
Type of Work:	New Well	Proposed Use:	Domestic

Drilling Date: Started: 9/21/2006
Completed: 9/22/2006

Diameter of Hole: Diameter: 8 in From Surface To 50 ft
Diameter: 7 in From 50 ft To 245 ft

Drilling Method: Air Hammer

Borehole Completion: Open Hole

Annular Seal Data: 1st Interval: From 0 ft to 50 ft with 12 CEMENT (#sacks and material)
2nd Interval: No Data
3rd Interval: No Data
Method Used: GRAVITY
Cemented By: DRILLER
Distance to Septic Field or other Concentrated Contamination: No Data
Distance to Property Line: 80 ft
Method of Verification: No Data
Approved by Variance: No Data

Surface Completion: Surface Sleeve Installed

Water Level: Static level: 116 ft. below land surface on 9/22/2006
Artesian flow: No Data

Packers: RUBBER 50

Plugging Info: Casing or Cement/Bentonite left in well: No Data

Type Of Pump: No Data

Well Tests: Pump
Yield: 4 GPM with 0 ft drawdown after 1 hour

Water Quality: Type of Water: EDWARDS
Depth of Strata: 116 ft.
Chemical Analysis Made: No
Did the driller knowingly penetrate any strata which contained undesirable 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 log(s) being returned for completion and resubmittal.

Company
Information: **PICKENS DRILLING CO**
8790 US HWY 290
HARPER, TX 78631

Driller License
Number: **54996**

Licensed Well
Driller Signature: **WILL PICKENS**

Registered Driller
Apprentice
Signature: **No Data**

Apprentice
Registration
Number: **No Data**

Comments: **No Data**

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 (Tracking #95537) on your written request.

Texas Department of Licensing & Regulation
P.O. Box 12157
Austin, TX 78711
(512) 463-7880

DESC. & COLOR OF FORMATION MATERIAL

From (ft) To (ft) Description
0-1 BLACK TOPSOIL
1-25 CALICHE & LIMESTONE
25-75 WHITE LIMESTONE & FLINT
75-100 HARD LIMESTONE
100-125 SMALL FRACTURE AT 115'
125-150 SOLID LIMESTONE
150-185 LIMESTONE SOFT W/ FRACTURES
185-205 HIT SMALL FRACTURE LOST RETURN
205-225 HARD LIMESTONE
225-245 LIMESTONE W/ GREY SHELL

CASING, BLANK PIPE & WELL SCREEN DATA

Dia.	New/Used	Type	Setting From/To
6	5/8	NEW STEEL	+1-2 188
4.5		NEW PLASTIC	+2-175 SDR21
4.5		NEW PALSTIC PERF	175-235 SDR21

R-03229



Gillespie County Application for On-Site Sewage Facility
(Permit application is good for 1 year from purchase date)

Permit # 6420

Date: 3/5/12

Fee: 205.

Reason for Permit (Circle one): New Construction System Replacement System Repair

Name of Landowner: Stinson (Last), Guy (First), _____ (MI)

Mailing Address: 139 Sky Trail (Street # and name), Harper Tx (City & State), 78631 (Zip code)

Physical Address/Location of new septic system: 33 139 Sky Trail (Street # and name), Harper Tx (City & State), 78631 (Zip code)

Daytime Phone Number(s): 830 739 2314 Cell Number(s): _____

Legal Description: Volume: _____ Page: _____ Gillespie County Tax I. D. # : R

Subdivision Name: Krytens Hill Lot 142 Blk _____ Phase _____ Tract _____

Abstract # _____ Survey Name and # _____

Total Acreage: 2.31 ☒ Private Well ☐ Public Well (Supplier's Name) _____

Name & license # of person installing the septic system: Allen Tatsch 0021088 (OS#)

Information on a Single Family Residence: ☒ House ☐ Mobile Home ☐ Manufactured
Total Square Footage of Living Area: ☒ <1500 ☐ <2500 ☐ <3500 ☐ <4500 ☐ _____
of bedrooms 2, # of bathrooms (Full) 1, (Half) 1, Does it have or will it have water saving devices such as, low flush toilets, reduced flow shower heads or faucets, pressure reducing valves and/or faucet aerators? ☒ Yes ☐ No Water Softener (Demand-Initiated Regeneration) Circle: Y or N

Is the water softener plumbed separate from the OSSF: Y or N

Information on a Non-Single Family Residence or Commercial/Institutional Facility (including Multi-family residences) Describe usage: Barn w/ living qtrs

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given to Gillespie County OSSF Department to enter upon the above described property for the purpose of soil/site evaluation and investigation of an on-site sewage facility.

Guy A. Stinson
(Signature of Landowner)

2-21-12
(Date)

Office use only:

Daily wastewater usage rate: Q= 200 (gallons/day)

☒ Site Evaluation

☒ Planning Materials submitted by: ☐ Installer ☐ P. E. ☐ R. S.

☐ Development Plans required for Subdivisions, Manufactured Housing Communities, Multi-Unit Residential Development, Business Parks, or other similar uses (i.e. B&B Rental, R. V. Park)

☐ Floodplain

For Aerobic Treatment units and non-standard treatment (if applicable):

☐ Affidavit to the Public

☐ Two-year maintenance contract

☒

AUTHORIZATION to CONSTRUCT Date: 3/6/12

SAFE EK 3/5/12

Certification of Approval
Final Inspection Permit # _____

Date: 03.07.2012

Approved by: Dwayne C Boos

- I. Sewer (House Drain): ☐ 3" Sch 40 ☒ 4" Sch 40 ☐ Other: _____
 Slope of sewer pipe to tank ☒ minimum of 1/8"/ft.
☒ Cleanouts every 50 ft. and within 5 ft. of 90° bends

- II. Treatment: ☒ Conventional Tanks ☐ Aerobic ☐ Other: _____

TANKS SIZE AND COMPARTMENTS	SERIAL#	RISER	MANUFACTURER
1. <u>1000/2c</u>	<u>—</u>	<u>Y(N)</u>	<u>BOCHANAN</u>
2. _____	_____	<u>Y/N</u>	_____
3. _____	_____	<u>Y/N</u>	_____
4. _____	_____	<u>Y/N</u>	_____

- III. Disposal Field: ☐ Conventional Gravel ☒ Leaching Chambers (Brand) BIO DIFFUSER ARC 36 (5')
☐ Low-Pressure Pipe ☐ Mounds ☐ Gravel-Less Pipe ☐ Pressure Emitters (drip)
☐ ET Beds ☐ Other: _____

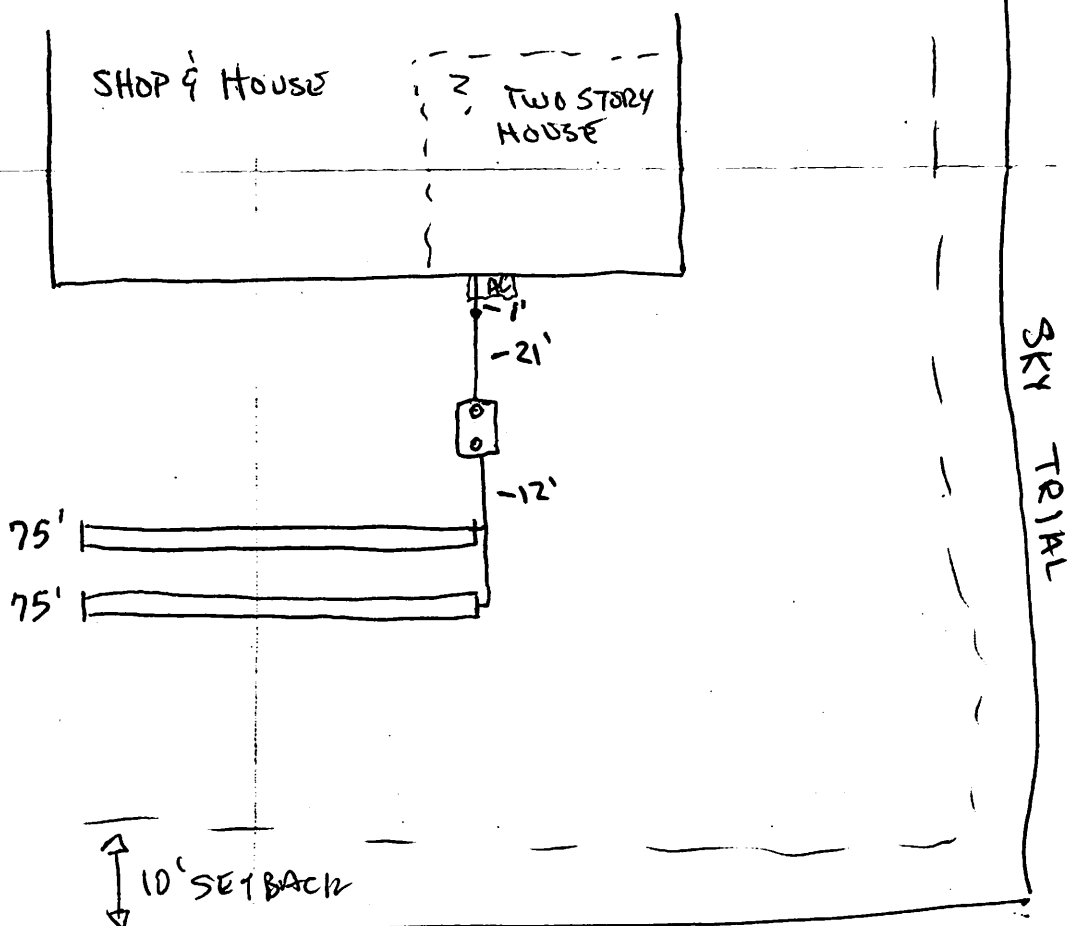
Subsurface Disposal:

LENGTH OF TRENCH CREDIT	WIDTH	HEIGHT OF MEDIA	CREDIT	SQUARE FEET AREA=LENGTH X
1. <u>150</u> ft.	_____ ft.	_____ ft.	_____ ft.	_____ Sq. ft.
2. _____ ft.	_____ ft.	_____ ft.	_____ ft.	_____ Sq. ft.

- IV. Surface Disposal (Application):
 Loading Rate: _____ Area Required in Sq. ft. _____
 Area Designed in Sq. ft. _____
 Timer installed-----Y/N
 Anti-siphon Hole used----Y/N
 Check valve used-----Y/N

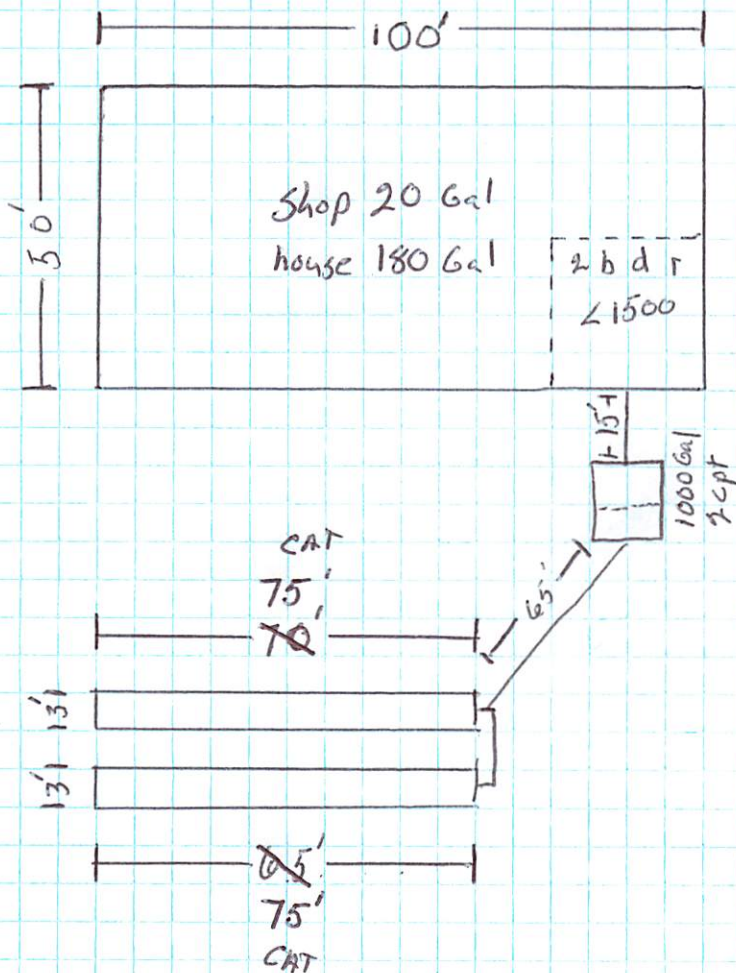
- V. Map of System: GPS UTM 14 R _____
 Not to Scale _____

↑
WELL
>100'



FM 783

Guy Stinson
139 Kristen Lane
Harper Tx 78631



783 South

Bill Datsch

Guy Stinson

AFFIDAVIT TO THE PUBLIC



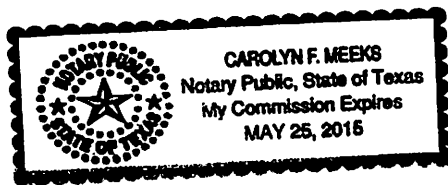
3 PGS

20120844

AF

STATE OF TEXAS
COUNTY OF GILLESPIE

Before me, Guy T. Stinson, the undersigned authority, on this day personally appeared, after being by me duly sworn, and upon oath states that he/she is the owner of record of Lots 1 and 2 of Kristens Hill of record in Vol. 1 of Pg. 100 of the Gillespie County Plat Records, the certain tract of parcels of land lying and being situated in Gillespie County, Texas. These 2 tracts of land, for the purpose of current use and future resale or transfer of ownership, shall be considered a single tract, by virtue of a single wastewater treatment system servicing both tracts of land. This single tract designation is at the pleasure of the Gillespie County Sanitation and Floodplain Department until the establishment or separate wastewater treatment system for each tract or each tract is connected to a centralized sewer system. OSSF 6420 See Attached

WITNESS MY HAND(S) OF THIS 19th day of Sept., 2011.Guy T. Stinson
Printed name of applicantGuy T. Stinson
Signature of applicantSworn to and subscribed before me on this 19th day of Sept., 2011.

BY

Carolyn F. Meeks
Signature of Notary PublicMY COMMISSION EXPIRES 5-25-15

Gillespie CAD Property Search

Property ID: 75679 For Year 2026

Property Details

Account		
Property ID:	75679	Geographic ID: S0941-0000-000100
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	139 SKY TRL OFF S RANCH RD 783, TX	
Map ID:	8-B	Mapsco:
Legal Description:	KRISTEN'S HILL II LOT 1-6, 6.95, -HOMESITE-	
Abstract/Subdivision:	S0941	
Neighborhood:	(H400) HARPER 783 SOUTH	
Owner		
Owner ID:	81504	
Name:	STINSON, GUY T	
Agent:		
Mailing Address:	37114 Anglers Way Pinehurst, TX 77362	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$277,620 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$93,540 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$371,160 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$371,160 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$371,160
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: STINSON, GUY T

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$371,160	\$371,160	\$996.56	
HUW	HILL CNTRY UWCD	\$371,160	\$371,160	\$18.19	
SHP	HARPER ISD	\$371,160	\$371,160	\$2,475.27	
WCD	GILLESPIE WCID	\$371,160	\$371,160	\$0.66	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$371,160	\$371,160	\$0.00	

Total Tax Rate: 0.940478

Estimated Taxes With Exemptions: \$3,490.68

Estimated Taxes Without Exemptions: \$3,490.68

📖 Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 1440.0 sqft **Value:** \$277,620

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	F3	2008	720
MA2	MAIN AREA 2ND STORY	*	2008	720
SHED	SHED	SHED3	2008	2500
BARN	BARN	BARN3	2008	4280
STG	STORAGE	*	0	320

 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	6.95	302,742.00	0.00	0.00	\$93,540	\$0

 Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	\$277,620	\$93,540	\$0	\$371,160	\$0	\$371,160
2025	\$286,380	\$93,540	\$0	\$379,920	\$0	\$379,920
2024	\$283,310	\$93,540	\$0	\$376,850	\$0	\$376,850
2023	\$283,310	\$93,540	\$0	\$376,850	\$0	\$376,850
2022	\$248,030	\$71,500	\$0	\$319,530	\$0	\$319,530
2021	\$227,740	\$65,000	\$0	\$292,740	\$0	\$292,740
2020	\$108,580	\$65,000	\$0	\$173,580	\$0	\$173,580
2019	\$108,580	\$65,000	\$0	\$173,580	\$0	\$173,580
2018	\$108,580	\$60,600	\$0	\$169,180	\$0	\$169,180

 Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/16/2000	CU	CONTRACT UNRECORDED	SEARCY, MARTHA L ETAL- CONTRACT-	SEARCY, MARTHA L - CONTRACT-	COPY FROM DOSS	RANCH	0
3/8/2006	WD	WARRANTY DEED	SEARCY, MARTHA L - CONTRACT-	FOLSOM, MARTHA L SEARCY	INSTR #20062338		0