



FREDERICKSBURG REALTY TEXAS RANCH REALTY

Ranch Rd 648 | Doss, Texas 78618 | Gillespie County

56+/- Acres

\$199,500

Agent

Caleb Hail

Property Highlights

- 56+/- acres of diverse cover including live oak, post oak, mesquite, cedar elm, white brush, and persimmon
- Approximately 12 acres of fields for cultivation, food plots for hunting, or even your own vineyard.
- Net wire partial fencing
- Varied topography with level, sloping, and wooded areas, providing a versatile landscape suitable for a multitude of purposes
- CTEC Electric on Property
- Paved road access
- 0.6 miles from Doss school, post office and amenities
- 21 miles to Fredericksburg and 14.8 miles to Harper

Property Taxes:

\$70 *estimate

Ad Copy

Discover 56 +/- beautiful acres in Doss, Tx perfectly suited for hunting, recreation, or a private getaway. This diverse property features a healthy mix of mature oak trees, mesquite, and persimmon trees—providing excellent habitat and natural forage for wildlife. Whether you're after whitetail deer, turkey, or simply enjoy watching native wildlife, this tract offers outstanding potential. With plenty of paved road frontage, access is easy and convenient while still offering the privacy and seclusion you want. The varied terrain and tree cover create ideal spots for blinds, feeders, or even a future homesite. Whether you're looking for a weekend hunting retreat, recreational escape, or long-term land investment, this 56 +/- acre property checks all the boxes.

MLS #: A101690A (Active) List Price: \$715,000 (20 Hits)

0 -- Ranch Rd 648 Doss, TX 78618



Type: Farm Land, Ranch Land
Best Use: Grazing, Recreational, Hunting
Topography: Level, Wooded
Surface Cover: Wooded, Wooded/Native Pasture, Cultivated Land
Views:
Apx \$/Acre: 0
Lot/Tract #:

Original List Price: \$715,000
Area: County-Northwest
Subdivision: N/A, Not in Sub
County: Gillespie
School District: Doss K-8
Distance From City: 16-20 miles
Property Size Range: 51-100 Acres
Apx Acreage: 56.0000
Seller's Est Tax: 70.00
Showing Instructions: Call Listing Agent
Days on Market: 2

Tax Exemptions: **Taxes w/o Exemptions:** \$4,982.00 **Tax Info Source:** CAD **CAD Property ID #:** 3642 **Zoning:** None
Flood Plain: No **Deed Restrictions:** Yes **Easements:** None Known **Road Maintenance Agreement:** No

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

Items Not In Sale:

Documents on File: Legal Description, Aerial Photo

Water: None **Improvements:** None
Sewer: None **Misc Search:** Livestock Permitted
Utilities: CTEC Electric on Property **Fence:** Partial, Net Wire
Access/Location: Paved
Minerals: None

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

Location/Directions: From Fredericksburg, take Hwy 87 North, left on Ranch Road 648 for 11 miles and property is on the left.

Owner: EQUITY TRUST COMPANY CUSTODIAN

Legal Description: A0542 A DE PORES #315, 38.13 ACRES, 18 acres out of A0541 A DE PORES #314, 47.85 ACRES,

Instructions: Call Listing Agent

Public Remarks: Discover 56 +/- beautiful acres in Doss, Tx perfectly suited for hunting, recreation, or a private getaway. This diverse property features a healthy mix of mature oak trees, mesquite, and persimmon trees—providing excellent habitat and natural forage for wildlife. Whether you're after whitetail deer, turkey, or simply enjoy watching native wildlife, this tract offers outstanding potential. With plenty of paved road frontage, access is easy and convenient while still offering the privacy and seclusion you want. The varied terrain and tree cover create ideal spots for blinds, feeders, or even a future homesite. Whether you're looking for a weekend hunting retreat, recreational escape, or long-term land investment, this 56 +/- acre property checks all the boxes.

Agent Remarks:

Withdraw Comments:

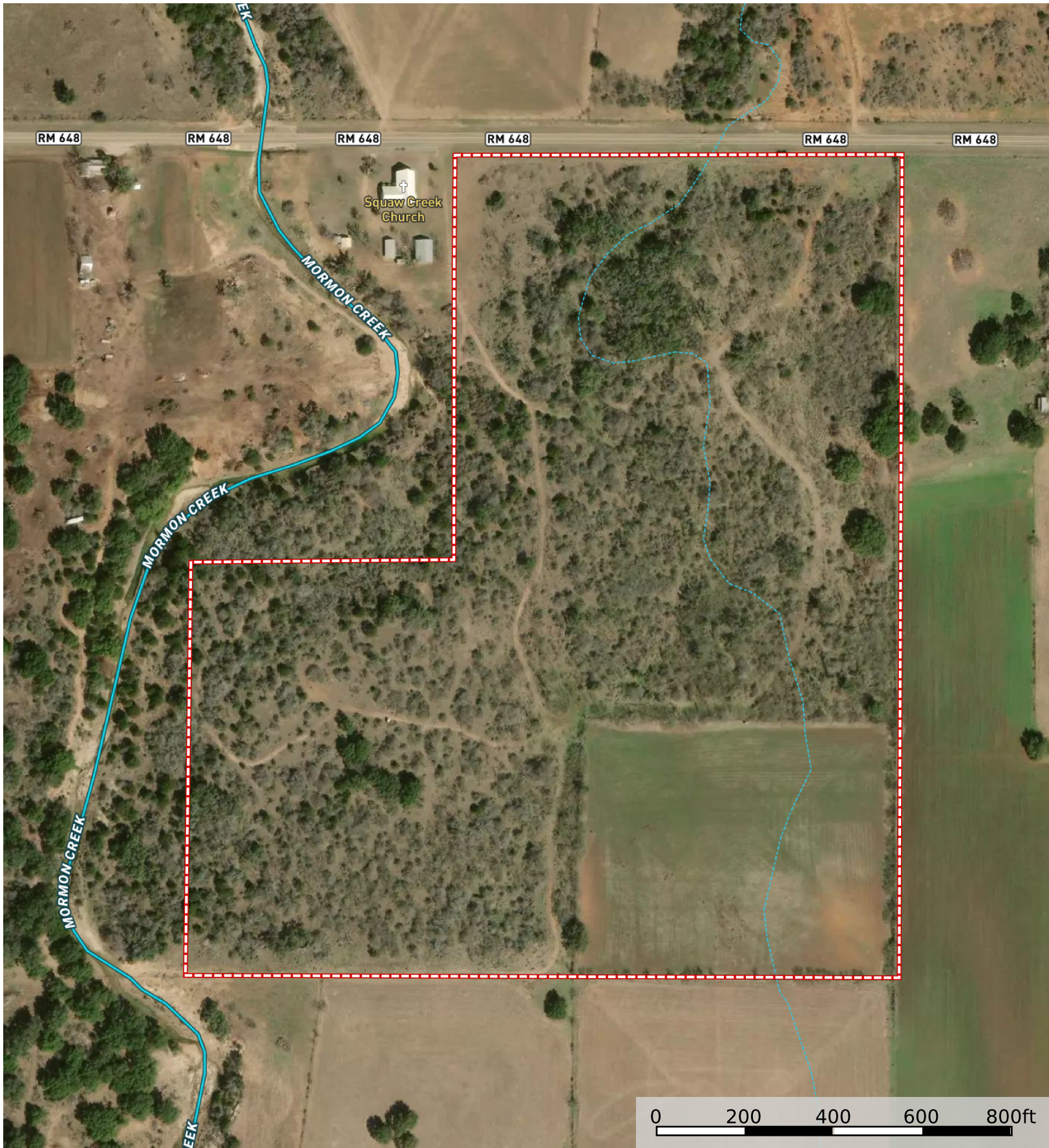
Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No

Office Broker's Lic #: 9003

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: Caleb Hail (#:133)
Agent Email: Caleb@FredericksburgRealty.com
Contact #: (325) 214-2764
License Number: 0621071

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



- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

Gillespie CAD Property Search

2025 values are now certified!

Property ID: 3642 For Year 2025

Property Details

Account		
Property ID:	3642	Geographic ID: A0542-0315-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	11003 RANCH ROAD 648 TX	
Map ID:	2-F	Mapsco:
Legal Description:	ABS A0542 A DE PORES #315, 38.13 ACRES	
Abstract/Subdivision:	A0542	
Neighborhood:	(D100) DOSS NE LAND ZONE	
Owner		
Owner ID:	333863	
Name:	EQUITY TRUST COMPANY CUSTODIAN	
Agent:		
Mailing Address:	FBO DURST, RHONDA IRA PO BOX 1561 FREDERICKSBURG, TX 78624	
% 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:	\$529,740 (+)
Market Value:	\$529,740 (=)
Agricultural Value Loss: ⓘ	\$525,150 (-)
Appraised Value: ⓘ	\$4,590 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$4,590
Ag Use Value:	\$4,590

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: EQUITY TRUST COMPANY CUSTODIAN

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$529,740	\$4,590	\$12.32	
HUW	HILL CNTRY UWCD	\$529,740	\$4,590	\$0.22	
SD	DOSS CCSD	\$529,740	\$4,590	\$30.61	
WCD	GILLESPIE WCID	\$529,740	\$4,590	\$0.01	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$529,740	\$4,590	\$0.00	

Total Tax Rate: 0.940478

Estimated Taxes With Exemptions: \$43.16

Estimated Taxes Without Exemptions: \$4,982.09

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
TD2	TILLABLE DRY 2	9.50	413,820.00	0.00	0.00	\$131,980	\$1,260
RN1	NATIVE PASTURE 1	21.50	936,540.00	0.00	0.00	\$298,700	\$2,530
RN2	NATIVE PASTURE 2	7.13	310,582.80	0.00	0.00	\$99,060	\$800

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$529,740	\$4,590	\$4,590	\$0	\$4,590
2024	\$0	\$529,740	\$4,250	\$4,250	\$0	\$4,250
2023	\$0	\$504,610	\$4,270	\$4,270	\$0	\$4,270
2022	\$0	\$460,820	\$4,060	\$4,060	\$0	\$4,060
2021	\$0	\$335,530	\$4,050	\$4,050	\$0	\$4,050
2020	\$0	\$319,920	\$3,550	\$3,550	\$0	\$3,550
2019	\$0	\$319,920	\$3,550	\$3,550	\$0	\$3,550
2018	\$0	\$216,000	\$3,260	\$3,260	\$0	\$3,260
2017	\$0	\$180,000	\$3,230	\$3,230	\$0	\$3,230

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/15/2018	WD	WARRANTY DEED		DURST, RHONDA	20186044		
11/15/2018	WD	WARRANTY DEED	FAUGHT, RONALD	EQUITY TRUST COMPANY CUSTODIAN	20186045		
1/27/2017	GD	GIFT DEED	FAUGHT, JIM ETAL	FAUGHT, RONALD	20170460		

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: 02/12/2026

JUL 17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Am
2025	GILLESPIE COUNTY	0.268500	\$529,740	\$4,590	\$12.33	\$12.33	\$0.00	\$0.00	\$0.00	\$
2025	HILL CENTRY UWCD	0.004900	\$529,740	\$4,590	\$0.22	\$0.22	\$0.00	\$0.00	\$0.00	\$
2025	DOSS CCSD	0.666900	\$529,740	\$4,590	\$30.61	\$30.61	\$0.00	\$0.00	\$0.00	\$
2025	GILLESPIE WCID	0.000178	\$529,740	\$4,590	\$0.01	\$0.01	\$0.00	\$0.00	\$0.00	\$
	2025 Total:	0.940478			\$43.17	\$43.17	\$0.00	\$0.00	\$0.00	\$
2024	GILLESPIE COUNTY	0.268500	\$529,740	\$4,250	\$11.41	\$11.41	\$0.00	\$0.00	\$0.00	\$
2024	HILL CENTRY UWCD	0.004800	\$529,740	\$4,250	\$0.20	\$0.20	\$0.00	\$0.00	\$0.00	\$
2024	DOSS CCSD	0.666900	\$529,740	\$4,250	\$28.34	\$28.34	\$0.00	\$0.00	\$0.00	\$
2024	GILLESPIE WCID	0.000174	\$529,740	\$4,250	\$0.01	\$0.01	\$0.00	\$0.00	\$0.00	\$
	2024 Total:	0.940374			\$39.96	\$39.96	\$0.00	\$0.00	\$0.00	\$
2023	GILLESPIE COUNTY	0.279600	\$504,610	\$4,270	\$11.93	\$11.93	\$0.00	\$0.00	\$0.00	\$
2023	HILL CENTRY UWCD	0.004700	\$504,610	\$4,270	\$0.20	\$0.20	\$0.00	\$0.00	\$0.00	\$
2023	DOSS CCSD	0.669200	\$504,610	\$4,270	\$28.57	\$28.57	\$0.00	\$0.00	\$0.00	\$
2023	GILLESPIE WCID	0.000176	\$504,610	\$4,270	\$0.01	\$0.01	\$0.00	\$0.00	\$0.00	\$
	2023 Total:	0.953676			\$40.71	\$40.71	\$0.00	\$0.00	\$0.00	\$
2022	GILLESPIE COUNTY	0.332600	\$460,820	\$4,060	\$13.51	\$13.51	\$0.00	\$0.00	\$0.00	\$

Gillespie CAD Property Search

2025 values are now certified!

Property ID: 3640 For Year 2025

Property Details

Account		
Property ID:	3640	Geographic ID: A0541-0314-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	11003 RANCH ROAD 648 TX	
Map ID:	2-F	Mapsco:
Legal Description:	ABS A0541 A DE PORES #314, 47.85 ACRES, -HOMESITE-	
Abstract/Subdivision:	A0541	
Neighborhood:	(D100) DOSS NE LAND ZONE	
Owner		
Owner ID:	219576	
Name:	DURST, RHONDA	
Agent:		
Mailing Address:	PO BOX 1561 FREDERICKSBURG, TX 78624	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$60,160 (+)
Improvement Non-Homesite Value:	\$700 (+)
Land Homesite Value:	\$1,450 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$693,520 (+)

Market Value:	\$755,830 (=)
Agricultural Value Loss:	\$687,860 (-)
Appraised Value:	\$67,970 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$67,970
Ag Use Value:	\$5,660

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Property Taxing Jurisdiction

Owner: DURST, RHONDA

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$755,830	\$67,970	\$182.50	
HUW	HILL CNTRY UWCD	\$755,830	\$67,970	\$3.33	
SD	DOSS CCSD	\$755,830	\$67,970	\$453.29	
WCD	GILLESPIE WCID	\$755,830	\$67,970	\$0.12	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$755,830	\$67,970	\$0.00	

Total Tax Rate: 0.940478

Estimated Taxes With Exemptions: \$639.24

Estimated Taxes Without Exemptions: \$7,108.42

Property Improvement - Building

Description: RESIDENTIAL **Type:** RESIDENTIAL **Living Area:** 1201.0 sqft **Value:** \$60,160

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	F2P	1909	1201
OP	OPEN PORCH	F2P	0	224
OP	OPEN PORCH	F2P	0	28
OP	OPEN PORCH	F2P	0	20
DGL	DETACHED GARAGE LOW	*	0	0

Description: MISC IMP **Living Area:** 0 sqft **Value:** \$700

Type	Description	Class CD	Year Built	SQFT
STG	STORAGE	*	0	64
BARN	BARN	*	0	816
BARN	BARN	*	0	224
SHED	SHED	*	0	48
TANK	TANK HOUSE	*	0	121

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	0.10	4,356.00	0.00	0.00	\$1,450	\$0
RN1	NATIVE PASTURE 1	45.25	1,971,090.00	0.00	0.00	\$657,210	\$5,320
RID1	IMPROVED PASTURE 1	2.50	108,900.00	0.00	0.00	\$36,310	\$340

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$60,860	\$694,970	\$5,660	\$67,970	\$0	\$67,970
2024	\$57,150	\$694,970	\$5,250	\$63,850	\$0	\$63,850
2023	\$57,150	\$661,360	\$5,250	\$63,780	\$0	\$63,780
2022	\$55,360	\$604,850	\$4,910	\$61,530	\$0	\$61,530
2021	\$52,810	\$441,430	\$4,870	\$58,600	\$0	\$58,600
2020	\$42,620	\$421,580	\$4,060	\$47,560	\$0	\$47,560
2019	\$42,620	\$421,580	\$4,060	\$47,560	\$0	\$47,560
2018	\$40,360	\$600	\$0	\$40,960	\$0	\$40,960

2017	\$37,460	\$500	\$0	\$37,960	\$0	\$37,960
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Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/15/2018	WD	WARRANTY DEED	FAUGHT, RONALD	DURST, RHONDA	20186044		
12/29/2014	GD	GIFT DEED	FAUGHT, JIM & VERNELL ETAL	FAUGHT, RONALD	20145340		
12/28/2010	GD	GIFT DEED	FAUGHT, JIM & VERNELL	FAUGHT, JIM & VERNELL ETAL	20105497		

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: 02/12/2026

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Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	AR
2025	GILLESPIE COUNTY	0.268500	\$755,830	\$67,970	\$182.50	\$182.50	\$0.00	\$0.00	\$0.00	
2025	HILL CENTRY UWCD	0.004900	\$755,830	\$67,970	\$3.33	\$3.33	\$0.00	\$0.00	\$0.00	
2025	DOSS CCSD	0.666900	\$755,830	\$67,970	\$453.29	\$453.29	\$0.00	\$0.00	\$0.00	
2025	GILLESPIE WCID	0.000178	\$755,830	\$67,970	\$0.12	\$0.12	\$0.00	\$0.00	\$0.00	
	2025 Total:	0.940478			\$639.24	\$639.24	\$0.00	\$0.00	\$0.00	
2024	GILLESPIE COUNTY	0.268500	\$752,120	\$63,850	\$171.44	\$171.44	\$0.00	\$0.00	\$0.00	
2024	HILL CENTRY UWCD	0.004800	\$752,120	\$63,850	\$3.06	\$3.06	\$0.00	\$0.00	\$0.00	