

THE ELLEBRACHT–MORITZ HOMESTEAD

A Legacy Ranch in the Texas Hill Country

FREDERICKSBURG, TEXAS



FREDERICKSBURG REALTY TEXAS RANCH REALTY

The Ellebracht–Moritz Homestead

A Legacy Ranch in the Texas Hill Country

3366 RR 965 | Fredericksburg, Texas 78624 | Gillespie County

100.59+/- Acres

\$5,500,000

Agent

Justin Cop

Property Highlights

Prime Location: Just 3 miles from Fredericksburg with dual frontage on RR 965 and Wallendorf Bohnert Rd.

Historic Landmark: Ellebracht–Moritz Homestead (Recorded Texas Historic Landmark, c. 1850s).

Acreage: 100.59+/- gently rolling acres with improved pastures, mature trees, and long-range views.

Residences:

- Historic 1BR / 1BA stone home with loft, totalling 1124 sq ft.
- Main residence features 2BR / 2BA across 1420 sq ft.
- Two additional 1BR / 1BA homes for guests, retreats, or rental income.
- **Wine Cellar:** Original 19th-century root cellar converted into a climate-controlled wine room.

Outdoor Living:

- Resort-style pool with landscaped courtyards.
- Cabana crafted from antique timbers with a stone fireplace.
- Full outdoor kitchen featuring cooking pits, stainless appliances, wine fridge, ice maker, dishwasher, warming drawer, and ample storage.

Ranch Infrastructure:

- 3-car garage with equipment bays.
- 2-stall horse barn.
- Chicken coop for farm-fresh living.

Water Resources:

- Three wells (yard irrigation, improvements, and additional for future use).
- Nearly 1-acre concrete-lined lake.

Versatility: Perfect as a private retreat, multi-generational compound, working ranch, or income-producing property.

Legacy Offering: Combines historic significance, modern amenities, and sustainable features — a rare Hill Country estate.

Property Taxes:

\$5,608.74

\$28,069.19 w/o exemption

Classic Hill Country Heritage at the Ellebracht–Moritz Ranch

Nestled just three miles from town, this extraordinary 100-acre ranch isn't merely land—it's a living tapestry of history, serenity, and endless possibility. With roots stretching back to the early 1850's, the property whispers tales of pioneer spirit while offering modern comforts that blend seamlessly with its storied past. Imagine waking to rolling hills, long-range pastoral views, and the gentle hum of a self-sustaining haven, all while enjoying dual road frontage on RR 965 and Wallendorf Bohnert Rd for effortless access.

At the heart of this heritage is the historic Ellebracht-Moritz homestead, a charming 1-bedroom, 1-bath retreat with a cozy loft, meticulously preserved from its 1850s origins. Nearby stands another relic of the era: an original root cellar, ingeniously transformed into a wine cellar—perfect for storing your finest vintages in cool, subterranean elegance.

The ranch expands with versatile living spaces designed for multi-generational families, guests, or rental potential. A spacious 2-bedroom, 2-bath home provides ample room for daily life, complemented by two additional 1-bedroom, 1-bath residences that offer privacy and flexibility. Whether you're hosting retreats, accommodating extended family, or envisioning income streams, these homes invite creativity.

Beyond the residences, a wealth of outbuildings elevates the lifestyle. A 3-car garage with attached equipment bays keeps your vehicles and tools organized, while a 2-stall horse barn and chicken coop support equestrian pursuits or farm-fresh endeavors. The crown jewel? A stunning pool area with a cabana crafted from antique timbers, featuring a grand fireplace, built-in cooking pits, ice maker, full-size dishwasher, large stainless steel sink, a wine fridge, warming drawer, and plenty of storage—ideal for al fresco gatherings under the stars, where laughter echoes across the landscape.

Sustainability thrives here with three wells: one dedicated to lush yard irrigation, another servicing the improvements, and a third ready for your vision. A nearly one-acre concrete lined lake adds a shimmering focal point for recreation or reflection, enhancing the property's natural allure amid its gently rolling terrain.

This isn't just a ranch—it's an invitation to forge your own chapter in a place where history meets horizon. Whether you're seeking a private escape, a working homestead, or canvas for dreams, Ellebracht-Moritz Ranch promises a legacy that's as enduring as it is enchanting. Contact us today to step into this timeless world.

MLS #: A98913A (Active) List Price: \$5,500,000 (11 Hits)

3366 -- Ranch Rd 965 Fredericksburg, TX 78624



Type: Farm Land, Ranch Land
Best Use: Residential, Recreational, Investment
Topography: Gentle Sloping, Gentle Sloping, Flood Plain
Surface Cover: Improved Pasture, Wooded/Native Pasture
Views: Yes
Apx \$/Acre: 0
Lot/Tract #:

Original List Price: \$5,500,000
Area: County-Northeast
Subdivision: N/A, Not in Sub
County: Gillespie
School District: Fredericksburg
Distance From City: Less than 6 miles
Property Size Range: 51-100 Acres
Apx Acreage: 100.5900
Seller's Est Tax: 5608.74
Showing Instructions: Call Listing Agent, Occupied
Days on Market 2

Tax Exemptions: WL **Taxes w/o Exemptions:** \$28,069.00 **Tax Info Source:** CAD **CAD Property ID #:** 32738,187369,3435 **Zoning:** None
Flood Plain: Yes **Deed Restrictions:** Yes **Easements:** Electric Distribution, ROW Easement **Road Maintenance Agreement:** No

HOA: No

HOA Fees:

HOA Fees Pd:

Items Not In Sale:

Documents on File: Topographical Map, Aerial Photo, Septic Permit

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

Improvements: Guest House, House, Storage Building, Workshop, Other-See Remarks

Misc Search: Swimming Pool, Livestock Permitted, Mobile Homes Permitted

Fence: Barbed Wire, Perimeter

TrmsFin: Cash, Conventional

Possessn: Closing/Funding

Excl Agy: No

Title Company: Hill Country Titles

Attorney:

Refer to MLS#:

Location/Directions: From W Main St Fredericksburg, take N Milam St. continue for about 3.5 miles and property will be on the left.

Owner: OUTLAW, GEORGE BURL & VICKY L

Legal Description: ABS A0202 F ELLEBRACHT #288, 78.784 ACRES, ABS A-MULTIPLE MULTIPLE ABST, 16.6400 ACRES, A201 & A202

Instructions: Call LA for instructions.

Public Remarks: Nestled just three miles from town, this extraordinary 100-acre ranch isn't merely land—it's a living tapestry of history, serenity, and endless possibility. With roots stretching back to the early 1850's, the property whispers tales of pioneer spirit while offering modern comforts that blend seamlessly with its storied past. Imagine waking to rolling hills, long-range pastoral views, and the gentle hum of a self-sustaining haven, all while enjoying dual road frontage on RR 965 and Wallendorf Bohnert Rd for effortless access. At the heart of this heritage is the historic Ellebracht-Moritz homestead, a charming 1-bedroom, 1-bath retreat with a cozy loft, meticulously preserved from its 1850s origins. Nearby stands another relic of the era: an original root cellar, ingeniously transformed into a wine cellar—perfect for storing your finest vintages in cool, subterranean elegance. The ranch expands with versatile living spaces designed for multi-generational families, guests, or rental potential. A spacious 2-bedroom, 2-bath home provides ample room for daily life, complemented by three additional 1-bedroom, 1-bath residences that offer privacy and flexibility. Whether you're hosting retreats, accommodating extended family, or envisioning income streams, these homes invite creativity. Beyond the residences, a wealth of outbuildings elevates the lifestyle. A 3-car garage with attached equipment bays keeps your vehicles and tools organized, while a 2-stall horse barn and chicken coop support equestrian pursuits or farm-fresh endeavors. The crown jewel? A stunning pool area with a cabana crafted from antique timbers, featuring a grand fireplace, built-in cooking pits, ice maker, full-size dishwasher, large stainless steel sink, a wine fridge, warming drawer, and plenty of storage—ideal for al fresco gatherings under the stars, where laughter echoes across the landscape. Sustainability thrives here with three wells: one dedicated to lush yard irrigation, another servicing the improvements, and a third ready for your vision. A nearly one-acre concrete lined lake adds a shimmering focal point for recreation or reflection, enhancing the property's natural allure amid its gently rolling terrain. This isn't just a ranch—it's an invitation to forge your own chapter in a place where history meets horizon. Whether you're seeking a private escape, a working homestead, or canvas for dreams, Ellebracht-Moritz Ranch promises a legacy that's as enduring as it is enchanting. Contact us today to step into this timeless world.

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:

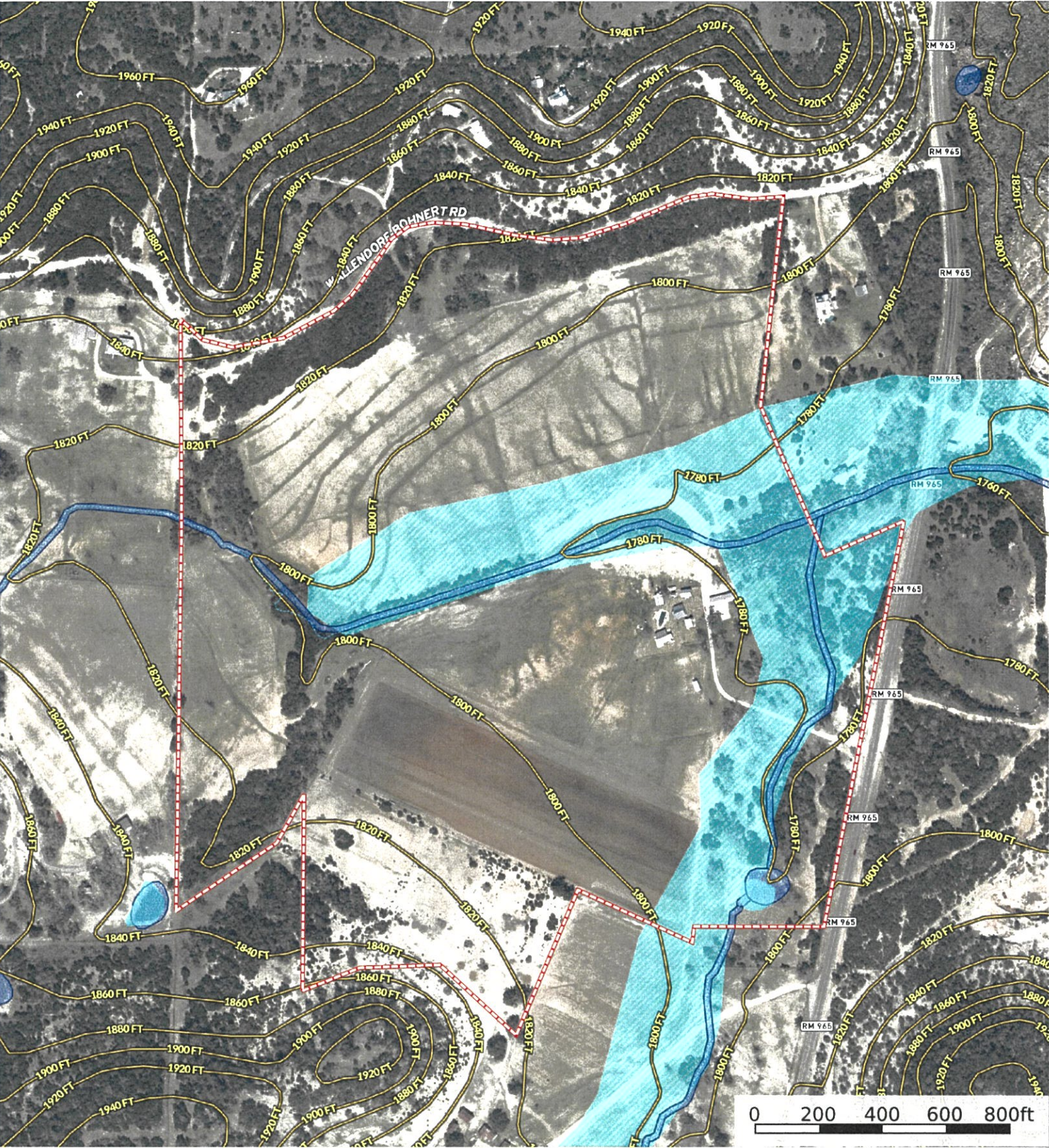
Supervising Agent License #:

Listing Agent: Justin Cop (#:130)

Agent Email: justin@fredericksburgrealty.com

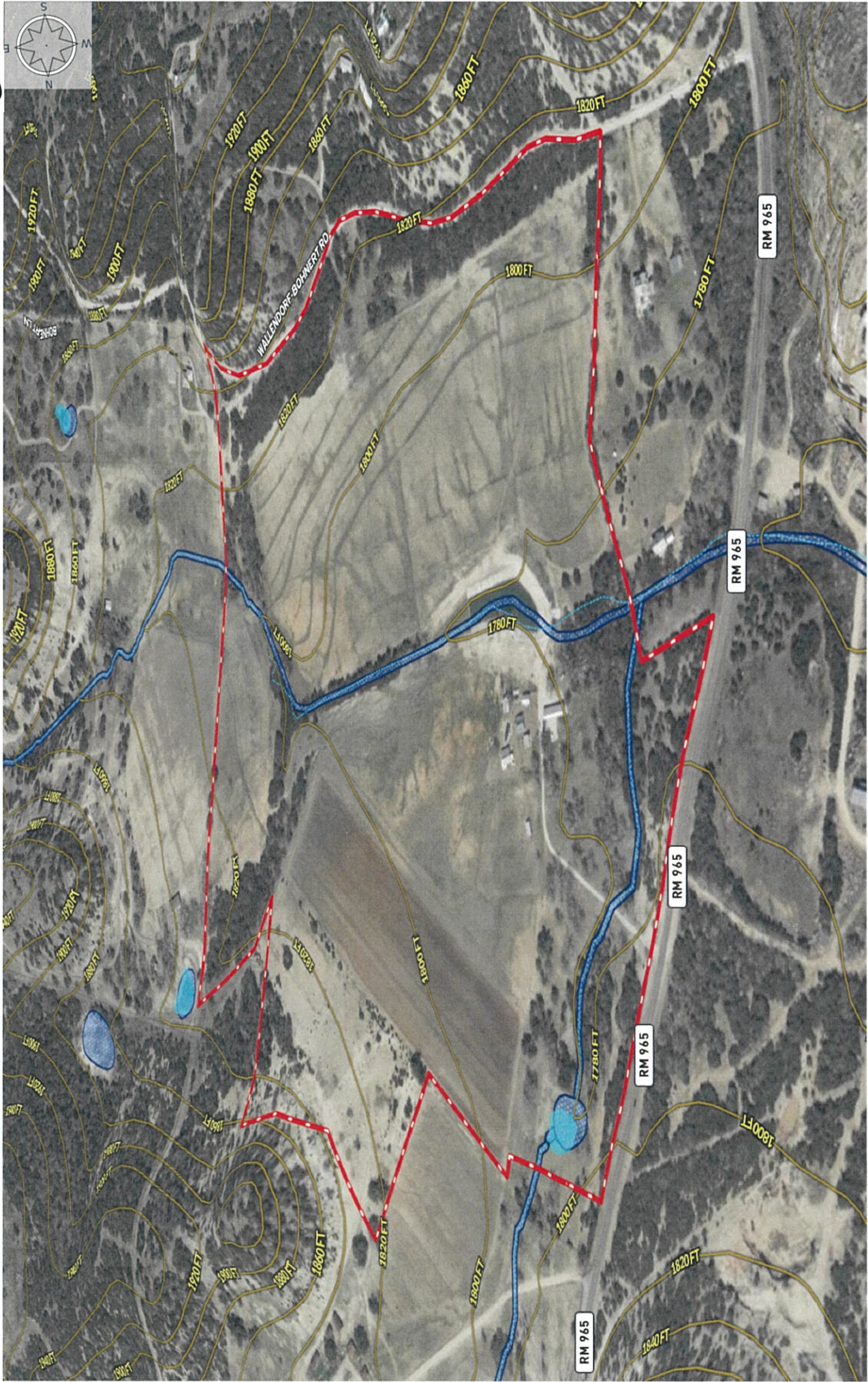
Contact #: (830) 998-2895

License Number: 0613372





3366 Ranch Road 965
Texas, 100.59 AC +/-



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

Justin Cop
P: 830-997-6531

www.fredericksburgrealty.com

257 West Main St.

The information contained herein was obtained from sources deemed to be reliable. Land id. Services makes no warranties or guarantees as to the completeness or accuracy thereof.



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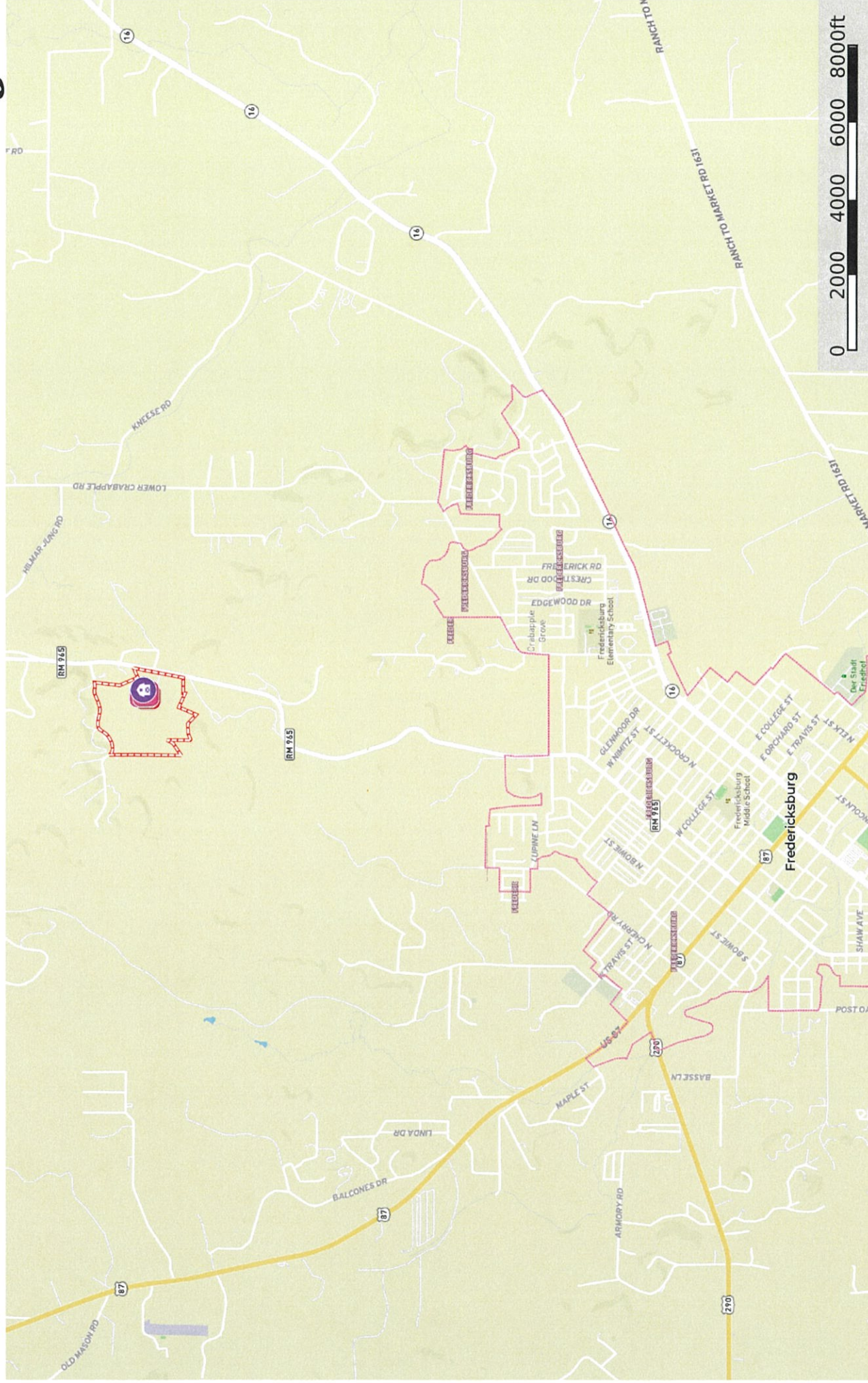
257 West Main St.

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3366 Ranch Road 965

Texas, 100.59 AC +/-



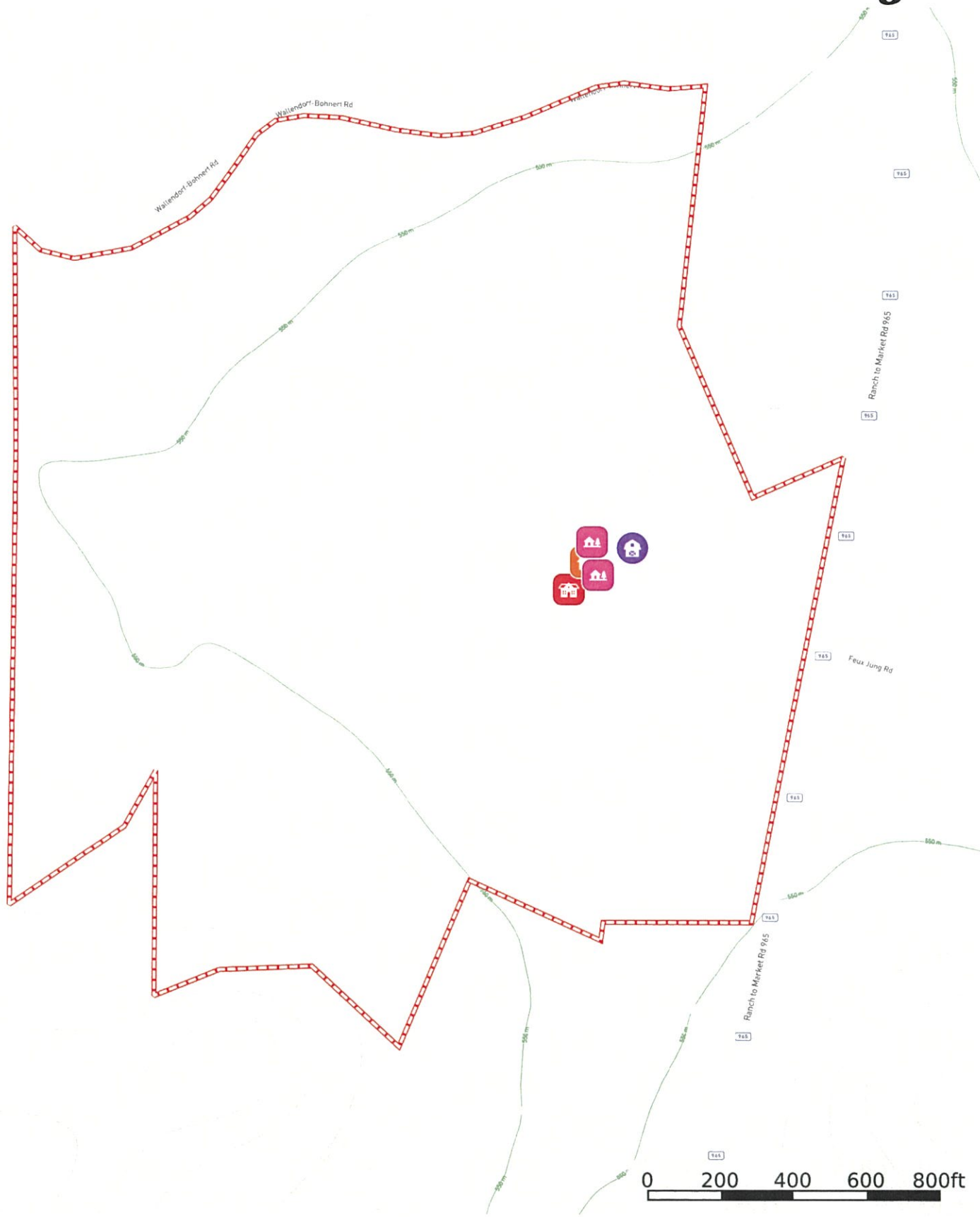
- Barn
- Cabin
- House
- Main House
- Boundary

Justin Cop
P: 830-997-6531

www.fredericksburgrealty.com

257 West Main St.

3366 Ranch Road 965
Texas, 100.59 AC +/-



- Barn
- Cabin
- House
- Main House
- Boundary

FILING DATE 12/17/81

PERMIT NO. 120

APPLICATION FOR SEPTIC TANK PERMIT
GILLESPIE COUNTY, TEXAS
(SUBMIT IN DUPLICATE)

I. Description of Structure

No. Bedrooms 2 No. Baths 1 1/2 Disposal YES Wash Machine NO
Size of Septic Tank (Gallons) 750 + 75
Lateral Trench Length 150 ft. Lateral Trench Width 18 inches

II. Location of tract where Septic is to be installed

a. Subdivision Name None
Lot No. None
b. Other 40 Acre Ranch App. 3 Miles out of town

III. Sketch of System illustrating location of Septic Tank, Soil Absorption Systems, Water Wells, Public Water Supply Lines, Streams or Lakes, Foundation Walls, and property lines to be attached.
(Show distances between components)

3366 RR 965.

Joe B. Moore ^{+ Virginia}
Owner
Ranch Road 965
Address

P. J. Morales P/bq
Contractor-Installer
RT 1-Box 250F
Address

Fee Paid 10.00 NOV 18 1981 98 1/26/82

IV. Affidavit for Exemption

I do affirm that the Septic System proposed to be constructed will be in compliance with Section 9, Exemptions, of the Order of the Gillespie County Commissioner's Court regulating Private Sewage Facilities and do hereby make application for exemptions under said Section.

Pete A. Morales
Applicant

12/17/81
Date

V. Certificate of Licensing Authority

Application for Septic Tank Permit having been reviewed is hereby granted/denied.

ERNEST BETTS by Carolyn Bayle
Licensing Authority

12-17-81
Date

WELL

DEC - 81
12 - 81

SEVERAL HUNDRED FT.

OLD
HOUSE

NEW
HOUSE

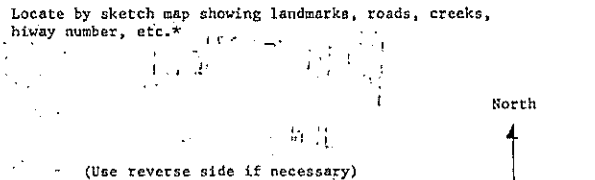
75

75

75

75

Well (1)

Send original copy by certified mail to the Texas Water Development Board P. O. Box 12386 Austin, Texas 78711		State of Texas WATER WELL REPORT		For TWDB use only Well No. <u>57-42-4N</u> Located on map <u>Y-25</u> Received: <u>73</u> <u>dl</u>	
1) OWNER: Person having well drilled <u>S. & H. Properties</u> Address <u>Route 2, Box 184</u> <u>Fredericksburg</u> (Name) (Street or RFD) (City) (State) Landowner <u>Same</u> Address _____ (Name) (Street or RFD) (City) (State)					
2) LOCATION OF WELL: County <u>Gillespie County, Texas</u> miles in _____ direction from _____ (N.E., S.W., etc.) (Town) Locate by sketch map showing landmarks, roads, creeks, highway number, etc.*  North ↑ or Give legal location with distances and directions from adjacent sections or survey lines. Labor _____ League _____ Block _____ Survey _____ Abstract No. _____ (NW¼ NE¼ SW¼ SE¼) of Section _____ (Use reverse side if necessary)					
3) TYPE OF WORK (Check): New Well ☒ Deepening _____ Reconditioning _____ Plugging _____		4) PROPOSED USE (Check): Domestic ☒ Industrial _____ Municipal _____ Irrigation _____ Test Well _____ Other _____		5) TYPE OF WELL (Check): Rotary ☒ Driven _____ Dug _____ Cable _____ Jetted _____ Bored _____	
6) WELL LOG: Diameter of hole <u>6-1/8 in.</u> Depth drilled <u>200</u> ft. Depth of completed well <u>200</u> ft. Date drilled <u>2-15-72</u> All measurements made from <u>0</u> ft. above ground level.					
(Use reverse side if necessary)		9) CASING: Type: Old <u>NONE</u> New _____ Steel _____ Plastic _____ Other _____ Cemented from _____ ft. to _____ ft. Diameter (inches) _____ Setting From (ft.) _____ To (ft.) _____ Gage _____			
(Use reverse side if necessary)		10) SCREEN: Type _____ Perforated _____ Slotted _____ Diameter (inches) _____ Setting From (ft.) _____ To (ft.) _____ Slot Size _____			
(Use reverse side if necessary)		11) WELL TESTS: Was a pump test made? Yes _____ No ☒ If yes, by whom? _____ Yield: <u>6</u> gpm with _____ ft. drawdown after _____ hrs. Bailer test _____ gpm with _____ ft. drawdown after _____ hrs. Artesian flow _____ gpm Temperature of water _____			
(Use reverse side if necessary)		12) WATER QUALITY: Was a chemical analysis made? Yes _____ No ☒ Did any strata contain undesirable water? Yes _____ No ☒ Type of water? _____ depth of strata _____			
7) COMPLETION (Check): Straight wall _____ Gravel packed _____ Other _____ Under reamed _____ Open Hole ☒					
8) WATER LEVEL: Static level _____ ft. below land surface Date _____ Artesian pressure _____ lbs. per square inch Date _____ Depth to pump bowls, cylinder, jet, etc., _____ ft. below land surface.					
I hereby certify that this well was drilled by me (or under my supervision) and that each and all of the statements herein are true to the best of my knowledge and belief.					
NAME <u>Taylor Virdell</u> Water Well Drillers Registration No. <u>240</u> (Type or Print)					
ADDRESS <u>P.O. Box 596</u> <u>Llano, Texas</u> <u>78643</u> (Street or RFD) (City) (State)					
(Signed) <u><i>Taylor Virdell</i></u> <u>Virdell Bros. Drilling Co., Inc.</u> (Water Well Driller) (Company Name)					
Please attach electric log, chemical analysis, and other pertinent information, if available.					

*Additional instructions on reverse side.

Plotted
57-42-4N RHP

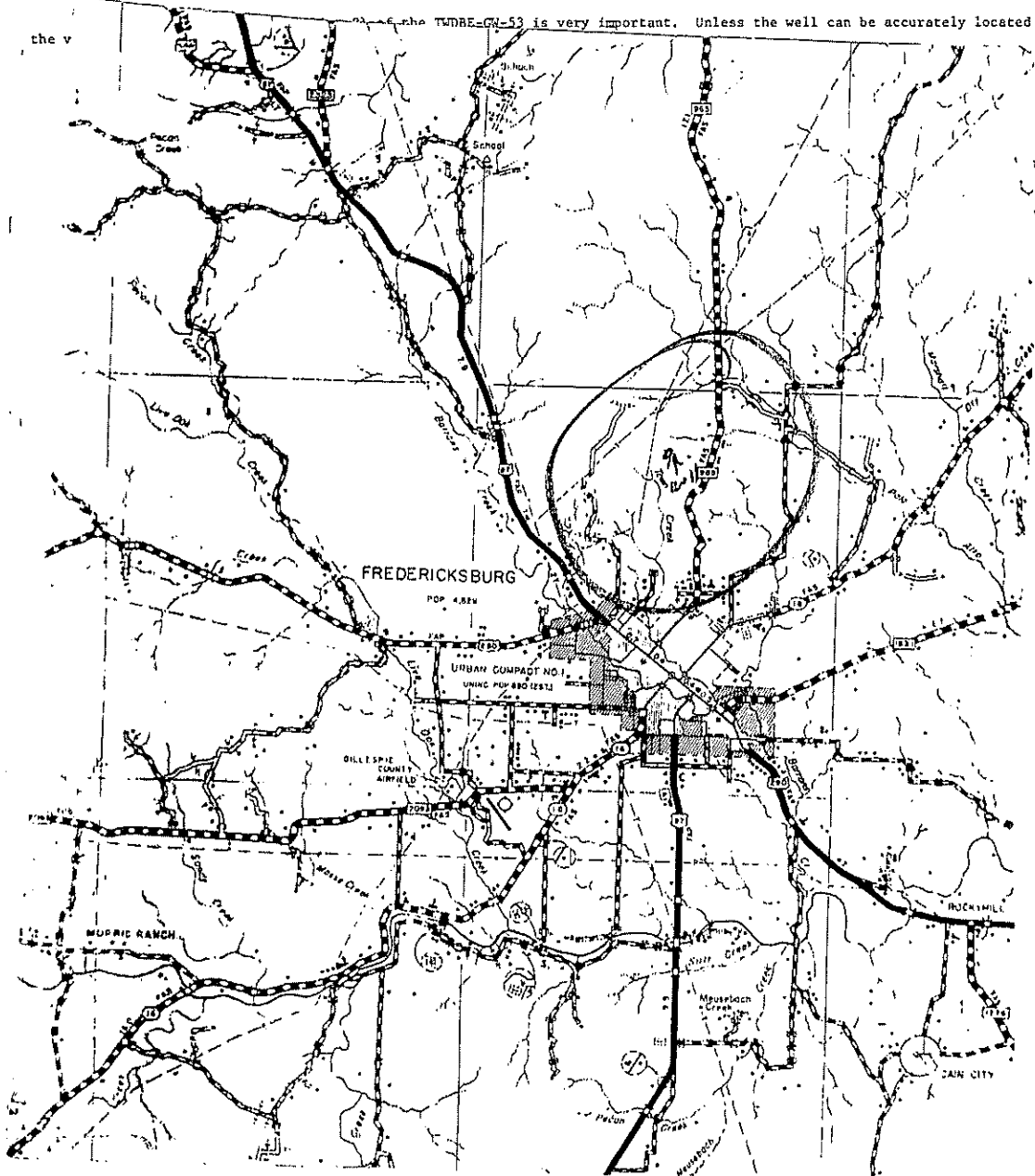
2) LOCATION OF WELL:

The sketch showing the well location must be as accurate as possible, showing landmarks, in sufficient detail so that the well may be plotted on a General Highway Map of the county in which the well is located.

Reference points from which distances are measured and directions given should be of a permanent nature (e.g. highway intersections, center of towns, river and creek bridges, railroad crossings). The distance and direction from the nearest town should always be indicated.

When giving a legal description include a sketch showing location of the well within the described area. e.g. survey abstract.

the v the TWDRE-04-53 is very important. Unless the well can be accurately located on a map



Portion of
General Highway Map
Gillespie County, Texas #87
Prepared by
Texas State Highway Department
Highways Revised to March 1, 1966
Scale: 2 inches -- 4 miles

RECEIVED
AUG 3 1972

Control Records
Texas Water Development Board

Send original copy by
certified mail to the
Texas Department of Water Resources
P. O. Box 13087
Austin, Texas 78711

State of Texas
WATER WELL REPORT

ATTENTION OWNER: Confidentiality Privilege Notice on Reverse Side

For TDWR use only
Well No. 57-42-4L
Located on map yes
Received: C.F.S.

1) OWNER Joe B. Moore (Name) Address 7337 Central Ave. (Street or RFD) San Antonio (City) Texas (State) 78209 (Zip)
2) LOCATION OF WELL: County Killebrew 5 miles in 70 direction from Fredericksburg (Town)

Driller must complete the legal description to the right with distance and direction from two intersecting section or survey lines, or he must locate and identify the well on an official Quarter- or Half-Scale Texas County General Highway Map and attach the map to this form.

☐ Legal description:

Section No. _____ Block No. _____ Township _____

Abstract No. _____ Survey Name _____

Distance and direction from two intersecting section or survey lines _____

☒ See attached map. Well # 5 Map on 57-42-4Y

3) TYPE OF WORK (Check):

☒ New Well ☐ Deepening
☐ Reconditioning ☐ Plugging

4) PROPOSED USE (Check):

☒ Domestic ☐ Industrial ☐ Public Supply
☐ Irrigation ☐ Test Well ☐ Other _____

5) DRILLING METHOD (Check):

☐ Mud Rotary ☐ Air Hammer ☐ Driven ☐ Bored
☐ Air Rotary ☒ Cable Tool ☐ Jetted ☐ Other _____

6) WELL LOG:

DIAMETER OF HOLE
Dia. (in.) From (ft.) To (ft.)

7 1/4 Surface 112

Date drilled May 5, 1980

7) BOREHOLE COMPLETION:

☐ Open Hole ☐ Straight Wall ☐ Underreamed
☐ Gravel Packed ☐ Other _____

If Gravel Packed give interval ... from _____ ft. to _____ ft.

From (ft.) To (ft.) Description and color of formation material

0 - 20 Brown Sand & Clay
20 - 45 Red clay
45 - 90 Sand & Stone
90 - 112 Red clay

8) CASING, BLANK PIPE, AND WELL SCREEN DATA:

Dia. (in.)	New or Used	Steel, Plastic, etc. Perf., Slotted, etc. Screen Mfg., if commercial	Setting (ft.)		Gage Casing Screen
			From	To	
<u>5 1/2</u>	<u>N</u>	<u>#160 PVC</u>	<u>+1</u>	<u>112</u>	
		<u>Slotted from</u>			
		<u>30 to 40</u>			
		<u>80 to 90</u>			

CEMENTING DATA

Cemented from _____ ft. to _____ ft.

Method used _____

Cemented by _____ (Company or Individual)

9) WATER LEVEL:

Static level 2.5 ft. below land surface Date 5-5-80

Artesian flow _____ gpm. Date _____

10) PACKERS: Type Depth

11) TYPE PUMP:

☐ Turbine ☐ Jet ☐ Submersible ☐ Cylinder
☐ Other _____

Depth to pump bowls, cylinder, jet, etc., _____ ft.

13) WATER QUALITY:

Did you knowingly penetrate any strata which contained undesirable water? ☐ Yes ☒ No

If yes, submit "REPORT OF UNDESIRABLE WATER"

Type of water? _____ Depth of strata 35 & 85

Was a chemical analysis made? ☐ Yes ☒ No

12) WELL TESTS:

☐ Type Test ☐ Pump ☒ Bailor ☐ Jetted ☒ Estimated

Yield: 2.0 gpm with _____ ft. drawdown after _____ hrs.

I hereby certify that this well was drilled by me (or under my supervision) and that each and all of the statements herein are true to the best of my knowledge and belief.

NAME Eldon Ray Feller (Type or Print) Water Well Drillers Registration No. 1297

ADDRESS 1107 E. Main (Street or RFD) Fredericksburg (City) Texas (State) 78624 (Zip)

(Signed) Eldon Ray Feller (Water Well Driller) Feller Water Well Drilling (Company Name)

Please attach electric log, chemical analysis, and other pertinent information, if available.

Well 13

STATE OF TEXAS WELL REPORT for Tracking #40122

Owner:	Andrea Pridgen	Owner Well #:	1
Address:	c/o 62 Bohnert Lane Fredericksburg, TX 78624	Grid #:	57-42-4
Well Location:	Fm 965 - across from Gypsum Mine Fredericksburg, TX 78624	Latitude:	30° 19' 29" N
Well County:	Gillespie	Longitude:	098° 51' 38" W
		Elevation:	No Data

****Plugged Within 48 Hours****

****This well has been plugged****

Plugging Report Tracking #109603

Type of Work:	New Well	Proposed Use:	Domestic
---------------	----------	---------------	----------

Drilling Start Date: 5/6/2004 Drilling End Date: 5/6/2004

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	6.75	0	180

Drilling Method: Air Hammer

Borehole Completion: Plugged

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
Annular Seal Data:	0	25	2 cement

Seal Method: gravity cemented

Distance to Property Line (ft.): n/a

Sealed By: Driller

Distance to Septic Field or other
concentrated contamination (ft.): n/a

Distance to Septic Tank (ft.): No Data

Method of Verification: No Data

Surface Completion: Unknown

Water Level: No Data

Packers: none

Type of Pump: No Data

Well Tests: Jetted Yield: 7 GPM

	<i>Description (number of sacks & material)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Plug Information:	no casing 0 - 25 cement - 2		

	<i>Strata Depth (ft.)</i>	<i>Water Type</i>
Water Quality:	60, 90, 106	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: L & L Drilling Co.
Drawer 217
Hye, TX 78635

Driller Name: Gregory A. Smith

License Number: 1595

Apprentice Name: Lynette Smith

Apprentice Number: WWDAPP00001
264

Comments: No Data

Lithology:			Casing:			
DESCRIPTION & COLOR OF FORMATION MATERIAL			BLANK PIPE & WELL SCREEN DATA			
<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>	<i>Dia. (in.)</i>	<i>New/Used</i>	<i>Type</i>	<i>Setting From/To (ft.)</i>

<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>	<i>Dia. (in.)</i>	<i>New/Used</i>	<i>Type</i>	<i>Setting From/To (ft.)</i>
0	1	brown topsoil	none			
1	4	brown clay				
4	10	white & red caliche				
10	21	yellow sand				
21	43	yellow & brown sand				
43	154	red clay with brown sand layers				
60	80	water 4 gpm				
90	98	water 2 gpm				
106	108	water 1 gpm				
154	179	red sandstone				
179	180	red granite				

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**

STATE OF TEXAS PLUGGING REPORT for Tracking #109603

Owner:	Andrea Pridgen	Owner Well #:	1
Address:	c/o 62 Bohnert Lane Fredericksburg, TX 78624	Grid #:	57-42-4
Well Location:	Fm 965 - across from Gypsum Mine Fredericksburg, TX 78624	Latitude:	30° 19' 29" N
Well County:	Gillespie	Longitude:	098° 51' 38" W
		Elevation:	No Data
Well Type:	Domestic		

Drilling Information

Company:	L & L Drilling Co.	Date Drilled:	5/6/2004
Driller:	Gregory Allen Smith	License Number:	1595

Well Report Tracking #40122

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	6.75	0	180

Plugging Information

Date Plugged:	5/6/2004	Plugger:	Gregory A. Smith
Plug Method:	Unknown		

Casing Left in Well:	Plug(s) Placed in Well:
----------------------	-------------------------

No Data	Description (number of sacks & material) no casing 0 - 25 cement - 2
---------	---

Certification Data: The driller certified that the driller plugged this well (or the well was plugged 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 reports(s) being returned for completion and resubmittal.

Company Information: L & L Drilling Co.

Drawer 217
Hye, TX 78635

Driller Name:	Gregory A. Smith	License Number:	1595
Apprentice Name:	Lynette Smith	Apprentice Number:	WWDAPP00001 264
Comments:	No Data		

Gillespie CAD Property Search

2025 values are now certified!

Property ID: 34353 For Year 2025

Property Details

Account		
Property ID:	34353	Geographic ID: A0202-0288-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	3366 RANCH ROAD 965 TX	
Map ID:	6-N	Mapsco:
Legal Description:	ABS A0202 F ELLEBRACHT #288, 2.0 ACRES, -HOMESITE-	
Abstract/Subdivision:	A0202	
Neighborhood:	(FN) NORTH OF CITY, NEAR CITY	
Owner		
Owner ID:	334338	
Name:	OUTLAW, GEORGE BURL & VICKY L	
Agent:		
Mailing Address:	PO BOX 949 FREDERICKSBURG, TX 78624	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$662,930 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$35,960 (+)
Land Non-Homesite Value:	\$0 (+)

Agricultural Market Valuation:	\$0 (+)
Market Value:	\$698,890 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$698,890 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$698,890
Ag Use Value:	\$0

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: OUTLAW, GEORGE BURL & VICKY L

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$698,890	\$698,890	\$1,876.52	\$2,090.13
HUW	HILL CNTRY UWCD	\$698,890	\$698,890	\$34.25	
SFB	FREDBG ISD	\$698,890	\$498,890	\$3,856.92	\$3,580.53
WCD	GILLESPIE WCID	\$698,890	\$698,890	\$1.24	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$698,890	\$698,890	\$0.00	

Total Tax Rate: 1.046678

Estimated Taxes With Exemptions: \$5,492.54

Estimated Taxes Without Exemptions: \$7,315.13

Property Improvement - Building

Description: RESIDENCE **Type:** RESIDENTIAL **Living Area:** 3144.0 sqft **Value:** \$662,930

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	F4P	1981	980
MA2	MAIN AREA 2ND STORY	*	0	144
OP	OPEN PORCH	*	0	280
WD	WOOD DECK	*	0	357
PO	PATIO	*	0	144
MA	MAIN AREA	L6	1890	868
MA3	MAIN AREA HALF STORY	*	0	552
OP	OPEN PORCH	*	1810	431
MA	MAIN AREA	F4P	0	600
PO	PATIO	*	0	60
STGA	STORAGE AVG	*	0	81
STG	STORAGE	*	0	436
PO	PATIO	*	0	126
STGG	STORAGE GOOD	*	0	120
BASE	BASEMENT	*	0	120
STGA	STORAGE AVG	*	0	360
CP	CARPORT	*	0	840
CP	CARPORT	*	0	792
HOT TUB	HOT TUB	HTUB3	0	36
POOL	POOL	POOL3	0	782
OP	OPEN PORCH	*	0	510
SHED	SHED	*	0	120

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	2.00	87,120.00	0.00	0.00	\$35,960	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$662,930	\$35,960	\$0	\$698,890	\$0	\$698,890
2024	\$649,640	\$35,960	\$0	\$685,600	\$0	\$685,600
2023	\$649,640	\$35,960	\$0	\$685,600	\$0	\$685,600
2022	\$600,920	\$32,960	\$0	\$633,880	\$0	\$633,880
2021	\$546,780	\$26,880	\$0	\$573,660	\$0	\$573,660
2020	\$283,790	\$24,940	\$0	\$308,730	\$0	\$308,730
2019	\$283,790	\$24,940	\$0	\$308,730	\$0	\$308,730
2018	\$265,790	\$24,940	\$0	\$290,730	\$0	\$290,730
2017	\$249,550	\$24,770	\$0	\$274,320	\$0	\$274,320

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/14/2020	WDVL	WARRANTY DEED VENDORS LIEN	KRUEGER, ROBERTA L	OUTLAW, GEORGE BURL & VICKY L	20204931		
5/17/2005	WDVL	WARRANTY DEED VENDORS LIEN	PRIDGEN, ANDREA MOORE TRUST	KRUEGER, ROBERTA L	600	970	0
3/21/2003	SWD	SPECIAL WARRANTY DEED	MOORE, VIRGINIA M	PRIDGEN, ANDREA MOORE TRUST	497	01	0

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:

10/13/2025

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Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorn Fe
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Gillespie CAD Property Search

2025 values are now certified!

Property ID: 32738 For Year 2025

Property Details

Account		
Property ID:	32738	Geographic ID: A0202-0288-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	3366 RANCH ROAD 965 TX	
Map ID:	6-N	Mapsco:
Legal Description:	ABS A0202 F ELLEBRACHT #288, 78.784 ACRES	
Abstract/Subdivision:	A0202	
Neighborhood:	(FN) NORTH OF CITY, NEAR CITY	
Owner		
Owner ID:	334338	
Name:	OUTLAW, GEORGE BURL & VICKY L	
Agent:		
Mailing Address:	PO BOX 949 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:	\$1,416,560 (+)

Market Value:	\$1,416,560 (=)
Agricultural Value Loss: ⓘ	\$1,407,410 (-)
Appraised Value: ⓘ	\$9,150 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$9,150
Ag Use Value:	\$9,150

2025 values are now certified!

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Property Taxing Jurisdiction

Owner: OUTLAW, GEORGE BURL & VICKY L

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$1,416,560	\$9,150	\$24.57	
HUW	HILL CNTRY UWCD	\$1,416,560	\$9,150	\$0.45	
SFB	FREDBG ISD	\$1,416,560	\$9,150	\$70.74	
WCD	GILLESPIE WCID	\$1,416,560	\$9,150	\$0.02	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$1,416,560	\$9,150	\$0.00	

Total Tax Rate: 1.046678

Estimated Taxes With Exemptions: \$95.78

Estimated Taxes Without Exemptions: \$14,826.82

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN1	NATIVE PASTURE 1	60.00	2,613,600.00	0.00	0.00	\$1,078,820	\$7,050
RN2	NATIVE PASTURE 2	18.78	818,231.04	0.00	0.00	\$337,740	\$2,100

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$1,416,560	\$9,150	\$9,150	\$0	\$9,150
2024	\$0	\$1,416,560	\$8,480	\$8,480	\$0	\$8,480
2023	\$0	\$1,416,560	\$8,490	\$8,490	\$0	\$8,490
2022	\$0	\$1,298,390	\$7,900	\$7,900	\$0	\$7,900
2021	\$0	\$1,058,950	\$7,830	\$7,830	\$0	\$7,830
2020	\$0	\$982,450	\$6,150	\$6,150	\$0	\$6,150
2019	\$0	\$982,450	\$6,150	\$6,150	\$0	\$6,150
2018	\$0	\$982,450	\$5,820	\$5,820	\$0	\$5,820
2017	\$0	\$975,530	\$5,730	\$5,730	\$0	\$5,730

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/14/2020	WDVL	WARRANTY DEED VENDORS LIEN	KRUEGER, ROBERTA L	OUTLAW, GEORGE BURL & VICKY L	20204931		
5/17/2005	WDVL	WARRANTY DEED VENDORS LIEN	PRIDGEN, ANDREA MOORE TRUST	KRUEGER, ROBERTA L	600	970	0
3/21/2003	SWD	SPECIAL WARRANTY DEED	MOORE, VIRGINIA M	PRIDGEN, ANDREA MOORE TRUST	497	01	0

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:

10/10/2025

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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
2024	GILLESPIE COUNTY	0.268500	\$1,416,560	\$8,480	\$22.77	\$22.77	\$0.00	\$0.00	\$0.00
2024	HILL CNTRY UWCD	0.004800	\$1,416,560	\$8,480	\$0.41	\$0.41	\$0.00	\$0.00	\$0.00
2024	FREDBG ISD	0.773100	\$1,416,560	\$8,480	\$65.56	\$65.56	\$0.00	\$0.00	\$0.00
2024	GILLESPIE WCID	0.000174	\$1,416,560	\$8,480	\$0.01	\$0.01	\$0.00	\$0.00	\$0.00
	2024 Total:	1.046574			\$88.75	\$88.75	\$0.00	\$0.00	\$0.00
2023	GILLESPIE COUNTY	0.279600	\$1,416,560	\$8,490	\$23.74	\$23.74	\$0.00	\$0.00	\$0.00
2023	HILL CNTRY UWCD	0.004700	\$1,416,560	\$8,490	\$0.40	\$0.40	\$0.00	\$0.00	\$0.00
2023	FREDBG ISD	0.775400	\$1,416,560	\$8,490	\$65.84	\$65.84	\$0.00	\$0.00	\$0.00
2023	GILLESPIE WCID	0.000176	\$1,416,560	\$8,490	\$0.01	\$0.01	\$0.00	\$0.00	\$0.00
	2023 Total:	1.059876			\$89.99	\$89.99	\$0.00	\$0.00	\$0.00
2022	GILLESPIE COUNTY	0.332600	\$1,298,390	\$7,900	\$26.27	\$26.27	\$0.00	\$0.00	\$0.00
2022	HILL CNTRY UWCD	0.005100	\$1,298,390	\$7,900	\$0.40	\$0.40	\$0.00	\$0.00	\$0.00
2022	FREDBG ISD	0.960800	\$1,298,390	\$7,900	\$75.90	\$75.90	\$0.00	\$0.00	\$0.00
2022	GILLESPIE WCID	0.000184	\$1,298,390	\$7,900	\$0.01	\$0.01	\$0.00	\$0.00	\$0.00
	2022 Total:	1.298684			\$102.58	\$102.58	\$0.00	\$0.00	\$0.00
2021	GILLESPIE COUNTY	0.357700	\$1,058,950	\$7,830	\$28.01	\$28.01	\$0.00	\$0.00	\$0.00

Gillespie CAD Property Search

2025 values are now certified!

Property ID: 187369 For Year 2025

Property Details

Account		
Property ID:	187369	Geographic ID: A0201-0289-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	RANCH ROAD 965 TX	
Map ID:	6-N	Mapsco:
Legal Description:	ABS A-MULTIPLE MULTIPLE ABST, 16.6400 ACRES, A201 & A202	
Abstract/Subdivision:	A-MULTIPLE	
Neighborhood:	(FN) NORTH OF CITY, NEAR CITY	
Owner		
Owner ID:	334930	
Name:	GBO MANAGEMENT LLC	
Agent:		
Mailing Address:	%OUTLAW, GEORGE BURL PO BOX 949 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:	\$566,290 (+)
Market Value:	\$566,290 (=)
Agricultural Value Loss: ⓘ	\$564,340 (-)
Appraised Value: ⓘ	\$1,950 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$1,950
Ag Use Value:	\$1,950

2025 values are now certified!

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Property Taxing Jurisdiction

Owner: GBO MANAGEMENT LLC

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$566,290	\$1,950	\$5.24	
HUW	HILL CNTRY UWCD	\$566,290	\$1,950	\$0.10	
SFB	FREDBG ISD	\$566,290	\$1,950	\$15.08	
WCD	GILLESPIE WCID	\$566,290	\$1,950	\$0.00	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$566,290	\$1,950	\$0.00	

Total Tax Rate: 1.046678

Estimated Taxes With Exemptions: \$20.42

Estimated Taxes Without Exemptions: \$5,927.24

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN1	NATIVE PASTURE 1	9.00	392,040.00	0.00	0.00	\$306,290	\$1,060
RID2	IMPROVED PASTURE 2	7.64	332,798.40	0.00	0.00	\$260,000	\$890

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$566,290	\$1,950	\$1,950	\$0	\$1,950
2024	\$0	\$616,350	\$2,280	\$2,280	\$0	\$2,280
2023	\$0	\$616,350	\$2,280	\$2,280	\$0	\$2,280
2022	\$0	\$511,880	\$2,190	\$2,190	\$0	\$2,190

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/20/2022	WD	WARRANTY DEED	BEYER, BARRY W	GBO MANAGEMENT LLC	20220413		

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:

10/10/2025

17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Am
2024	GILLESPIE COUNTY	0.268500	\$616,350	\$2,280	\$6.12	\$6.12	\$0.00	\$0.00	\$0.00	\$