



DIETRICH OAKS RANCHES LOT 10

GINNY TILLMAN, REALTOR®, GRI | CELL: 830-456-1235





FREDERICKSBURG REALTY TEXAS RANCH REALTY

Dietrich Oaks Ranches

Lot 10

560 N Mystic Oaks Trail | Fredericksburg, Texas 78624 | Gillespie County

4.04± Acres

\$425,000

Agent

Ginny Tillman

Property Highlights

- 4.05± acres in **Dietrich Oaks Ranch** subdivision
- Mature oak trees, native grasses & gently rolling land
- Fiber-optic high-speed internet available
- Electricity available
- B&B rentals permitted for added income potential
- Paved subdivision roads for convenient access
- Only 7.5 miles from downtown Fredericksburg
- Low property taxes
- Ideal for custom home, second residence, or investment

Property Taxes:

\$6.06

Lot 10 at **Dietrich Oaks Ranch** offers 4.05± acres of Hill Country beauty just 7.5 miles from downtown Fredericksburg. With mature trees, native grasses, and gently rolling terrain, this tract provides the perfect setting for a custom home, second residence, or private retreat.

The subdivision is thoughtfully planned with fiber-optic internet, electricity, and paved roads, making the building process seamless. Owners also enjoy flexibility, as B&B rentals are permitted, adding income potential alongside personal enjoyment.

Blending privacy with convenience, this property combines low taxes, natural charm, and proximity to Fredericksburg's wineries, dining, and shopping. Lot 10 represents a rare chance to secure a homesite that offers both rural tranquility and modern infrastructure in one of Gillespie County's most desirable areas. Lot 10 can be sold with lot 9 making it over acres!

MLS #: T98692A (Active) List Price: \$425,000 (14 Hits)

560 -- Mystic Oaks Trail Fredericksburg, TX 78624



Type: Rural Subdivision, Vacant Land
Best Use: Residential, Investment, Vacation
Topography: Level, Wooded
Surface Cover: Wooded, Mature Orchard
Views:
Apx \$/Acre: 0
Lot/Tract #: 10

Original List Price: \$425,000
Area: County-North
Subdivision: Dietrich Oaks Ranch
County: Gillespie
School District: Fredericksburg
Distance From City: 6-9 miles
Property Size Range: 1-5 Acres
Apx Acreage: 4.0450
Seller's Est Tax: 6.06
Showing Instructions: Call Listing Agent, Vacant
Days on Market 7

Tax Exemptions:	Taxes w/o Exemptions: \$6.06	Tax Info Source: CAD	CAD Property ID #: 183792	Zoning: None
Flood Plain: No	Deed Restrictions: Yes	Easements: None	Road Maintenance Agreement: No	

HOA: No	HOA Fees:	HOA Fees Pd:
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Items Not In Sale:

Documents on File: Survey/Plat, Deed Restrictions, Legal Description

Water: None
Sewer: None
Utilities: CTEC Electric Available
Access/Location: County Road, Paved
Minerals: None

Improvements: None
Misc Search: None
Fence: None

TrmsFin: Cash, Conventional, FHA, VA Loan

Possessn: After Closing/Funding

Excl Agy: No

Title Company: TBD

Attorney:

Refer to MLS#:

Location/Directions: From Main Street, travel north on Hwy 16 for approx 5.7 miles, turn left onto Dietrich Rd. Travel 0.9 miles and veer right onto Mystic Oaks Trail. Lot 10 on the right towards the cul-de-sac.

Owner: Andrew and Helen Scott

Legal Description: Dietrich Oaks Ranch lot 10, 4.045

Instructions: Call LA show anytime vacant

Public Remarks: Lot 10 at Dietrich Oaks Ranch offers 4.05± acres of Hill Country beauty just 7.5 miles from downtown Fredericksburg. With mature trees, native grasses, and gently rolling terrain, this tract provides the perfect setting for a custom home, second residence, or private retreat. The subdivision is thoughtfully planned with fiber-optic internet, electricity, and paved roads, making the building process seamless. Owners also enjoy flexibility, as B&B rentals are permitted, adding income potential alongside personal enjoyment. Blending privacy with convenience, this property combines low taxes, natural charm, and proximity to Fredericksburg's wineries, dining, and shopping. Lot 10 represents a rare chance to secure a homesite that offers both rural tranquility and modern infrastructure in one of Gillespie County's most desirable areas. Lot 10 can be sold with lot 9 making it over 8 acres!

Agent Remarks: Road maintenance agreement in place

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: Virginia Tillman (#:134)
Agent Email: ginny@fredericksburgrealty.com
Contact #: (830) 456-1235
License Number: 0614714

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



Boundary

Gillespie CAD Property Search

2025 values are now certified!

Property ID: 183792 For Year 2025

Property Details

Account		
Property ID:	183792	Geographic ID: A0441-0376-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	560 MYSTIC OAKS TRL OFF DIETRICH RD, TX	
Map ID:	5-P	Mapsco:
Legal Description:	DIETRICH OAKS RANCH LOT 10, 4.045	
Abstract/Subdivision:	S0511	
Neighborhood:	(F400) FBG 16 NORTH CLOSE	
Owner		
Owner ID:	339111	
Name:	SCOTT, ANDREW & HELEN	
Agent:		
Mailing Address:	5413 GIBBSON ST HOUSTON, TX 77007	
% 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:	\$288,080 (+)

Market Value:	\$288,080 (=)
Agricultural Value Loss: ⓘ	\$287,630 (-)
Appraised Value: ⓘ	\$450 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$450
Ag Use Value:	\$450

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: SCOTT, ANDREW & HELEN

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$288,080	\$450	\$1.21	
HUW	HILL CNTRY UWCD	\$288,080	\$450	\$0.02	
SFB	FREDBG ISD	\$288,080	\$450	\$3.48	
WCD	GILLESPIE WCID	\$288,080	\$450	\$0.00	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$288,080	\$450	\$0.00	

Total Tax Rate: 1.046574

Estimated Taxes With Exemptions: \$4.71

Estimated Taxes Without Exemptions: \$3,014.97

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	4.05	176,200.20	0.00	0.00	\$288,080	\$450

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$288,080	\$450	\$450	\$0	\$450
2024	\$0	\$288,080	\$420	\$420	\$0	\$420
2023	\$0	\$288,080	\$420	\$420	\$0	\$420
2022	\$0	\$223,410	\$390	\$390	\$0	\$390
2021	\$0	\$168,690	\$390	\$390	\$0	\$390
2020	\$0	\$106,790	\$320	\$320	\$0	\$320

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/24/2021	WD	WARRANTY DEED	CRENWELGE, DALE A	SCOTT, ANDREW & HELEN	20211329		

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination

Estimated Tax Due

If Paid: 09/05/2025

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\$ Pay 2024 Taxes

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amor D
2024	GILLESPIE COUNTY	0.268500	\$288,080	\$420	\$1.13	\$0.00	\$1.13	\$0.22	\$0.20	\$1
2024	HILL CNTRY UWCD	0.004800	\$288,080	\$420	\$0.02	\$0.00	\$0.02	\$0.00	\$0.00	\$0

2024	FREDBG ISD	0.773100	\$288,080	\$420	\$3.25	\$0.00	\$3.25	\$0.65	\$0.59	\$4
2024	GILLESPIE WCID	0.000174	\$288,080	\$420	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2024 Total:	1.046574			\$4.40	\$0.00	\$4.40	\$0.87	\$0.79	\$6
2023	GILLESPIE COUNTY	0.279600	\$288,080	\$420	\$1.18	\$1.18	\$0.00	\$0.00	\$0.00	\$0
2023	HILL CNTRY UWCD	0.004700	\$288,080	\$420	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0
2023	FREDBG ISD	0.775400	\$288,080	\$420	\$3.26	\$3.26	\$0.00	\$0.00	\$0.00	\$0
2023	GILLESPIE WCID	0.000176	\$288,080	\$420	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2023 Total:	1.059876			\$4.46	\$4.46	\$0.00	\$0.00	\$0.00	\$0
2022	GILLESPIE COUNTY	0.332600	\$223,410	\$390	\$1.29	\$1.29	\$0.00	\$0.00	\$0.00	\$0
2022	HILL CNTRY UWCD	0.005100	\$223,410	\$390	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0
2022	FREDBG ISD	0.960800	\$223,410	\$390	\$3.74	\$3.74	\$0.00	\$0.00	\$0.00	\$0
2022	GILLESPIE WCID	0.000184	\$223,410	\$390	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2022 Total:	1.298684			\$5.05	\$5.05	\$0.00	\$0.00	\$0.00	\$0
2021	GILLESPIE COUNTY	0.357700	\$168,690	\$390	\$1.39	\$1.39	\$0.00	\$0.00	\$0.00	\$0
2021	HILL CNTRY UWCD	0.005700	\$168,690	\$390	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0
2021	FREDBG ISD	0.978200	\$168,690	\$390	\$3.81	\$3.81	\$0.00	\$0.00	\$0.00	\$0
2021	GILLESPIE WCID	0.000191	\$168,690	\$390	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2021 Total:	1.341791			\$5.22	\$5.22	\$0.00	\$0.00	\$0.00	\$0
2020	GILLESPIE COUNTY	0.404400	\$106,790	\$320	\$1.30	\$1.30	\$0.00	\$0.00	\$0.00	\$0

2020	HILL CNTRY UWCD	0.006200	\$106,790	\$320	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0
2020	FREDBG ISD	1.055300	\$106,790	\$320	\$3.38	\$3.38	\$0.00	\$0.00	\$0.00	\$0
2020	GILLESPIE WCID	0.000200	\$106,790	\$320	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2020 Total:	1.466100			\$4.70	\$4.70	\$0.00	\$0.00	\$0.00	\$0