



453 REEVES LANE

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





453 Reeves Ln. | Harper, Texas | Gillespie County

3.74+/- Acres

\$269,500

Agent

Krista Bennett

Property Highlights

- 3.74± acres in Gillespie County
- Located in Harper ISD
- 1,232 sq ft home
- 3 bedrooms / 2 bathrooms
- Paved road access
- Cross-fenced for animals
- Stables on-site
- Horses permitted
- Mobile homes allowed
- No HOA
- Minimal restrictions
- Easy access to Hwy 290

Property Taxes:

\$1551.70 HS Exempt

Looking for a little space to breathe in the Hill Country? This 3.74± acre property in Harper ISD offers just that—plus paved road access, cross fencing for animals, and no HOA!

With minimal restrictions, this property gives you flexibility—bring your horses, bring your mobile home, and bring your vision. The existing home sits on a generous lot with stables already in place, making it ideal for those wanting to live the small-town lifestyle with room for animals or hobbies.

Conveniently located just off Hwy 290, you're only minutes from Harper and within easy reach of Fredericksburg and Kerrville. Whether you're looking for a place to settle down, a weekend getaway, or a little land to make your own, this property is full of potential.

Don't miss this opportunity to own a piece of the Hill Country at an affordable price!

MLS #: R97545A (Active) List Price: \$269,500 (11 Hits)

453 -- Reeves Lane Harper, TX 78631



New Construction: No
Bedrooms: 2
Full Baths: 2
Half Baths: 0
Main House Living SqFt : 1,232
Apx Total SqFt: 1,232
Price Per SQFT: \$218.75
Source SqFt: GCAD
Appx Year Built: 1999
Type & Style: Manufactured Home 1977+
Current B&B: No
Stories: One
Heating: Central, Electric
A/C: Central Air, Electric
Garage/Carport: None

Unit #:
Original List Price: \$275,000
Area: County-West
Subdivision: Windmill Ridge
County: Gillespie
School District: Harper
Distance From City Limits: Less than 6 miles
Property Size Range: 1-5 Acres
Apx Acreage: 3.7400
Seller's Est Tax: 1551.70
Showing Instructions: Appointment Only, Call Listing Agent, Lockbox
Days on Market 182

Tax Exemptions: HS	Taxes w/o Exemptions: \$1,150.11	Tax Info Source: CAD	CAD Property ID #: 81902/75313	Zoning: None
Flood Plain: No	Deed Restrictions: Yes	STR Permit: No	Permit #: 0	Manufactured Homes Allowed: Yes
HOA: No	HOA Fees:	HOA Fees Pd:	HO Warranty:	
Road Maintenance Agreement: No		Rental Property:	Rental \$:	Items Not In Sale:
Guest House: No	# of Guest Houses:	Total Guest House SqFt: 0		
Guest House # Bedrooms:	Guest House # Baths:	Guest House # Half Baths:		

Construction: HardiPlank Type
Foundation: Pillar/Post/Pier
Roof: Metal
Flooring: Tile, Vinyl
Utilities: CTEC Electric
Water: Well
Sewer: Septic Tank
Fireplace/Woodstove: None
Appliances: Cooktop

City/Rural: In City Limits
Site Features: Deck/Patio, Horses Permitted, Storage Building
Interior Features: Washer-Dryer Connection
Topography: Rolling Slope
Surface Water: None
Access: County Road, Paved
Location Description: Asphalt Drive, Gravel Drive
Documents on File: Deed Restrictions

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

Location/Directions: From Harper, take Hwy 290 W. Turn right on N Third St, then left on Reeves Ln after 0.3 miles. Property is the third on the left, at the corner of Reeves Ln and Darby Spr.

Owner: OLVERA, JESUS & ELIZABETH

Occupancy: Owner

Legal Description: WINDMILL RIDGE LOT 9, -M/H ONLY HOMESITE-LOCATED ON JESUS & ELIZABETH OLVERA CONTRACT PROP- HUD# HWC0283341; TITLE # PERSONAL, WINDMILL RIDGE LOT 9, 3.74, -JESUS OLVERA'S M/H LOCATED ON THIS PROP-

Instructions: Call listing agent to schedule

Public Remarks: Looking for a little space to breathe in the Hill Country? This 3.74± acre property in Harper ISD offers just that—plus paved road access, cross fencing for animals, and no HOA! With minimal restrictions, this property gives you flexibility—bring your horses, bring your chickens and bring your vision. The existing home sits on a generous lot with stables already in place, making it ideal for those wanting to live the small-town lifestyle with room for animals, a garden or hobbies. Conveniently located just off Hwy 290, you're only minutes from Harper and within easy reach of Fredericksburg and Kerrville. Whether you're looking for a place to settle down, a weekend getaway, or a little land to make your own, this property is full of potential.

Agent Remarks:

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

453 Reeves Ln
Texas, AC +/-



Conservation
Easements

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 idm Services makes no warranties or guarantees as to the
completeness or accuracy thereof.

STATE OF TEXAS WELL REPORT for Tracking #15597

Owner:	Ranch Enterprises	Owner Well #:	No Data
Address:	2210 STE A Bandera Hwy Kerrville, TX 78028	Grid #:	56-46-6
Well Location:	LOT # 9 Windmill Ridge Subd Harper, TX 78631	Latitude:	30° 18' 22" N
		Longitude:	099° 15' 35" W
Well County:	Gillespie	Elevation:	2159 ft. above sea level
Type of Work:	New Well	Proposed Use:	Domestic

Drilling Start Date: 12/30/2002 Drilling End Date: 12/30/2002

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	7.875	0	50
	7	50	245

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:	0	50	20

Seal Method: Top Grout

Distance to Property Line (ft.): No Data

Sealed By: Driller

Distance to Septic Field or other
concentrated contamination (ft.): NA

Distance to Septic Tank (ft.): No Data

Method of Verification: Plat

Surface Completion: Surface Slab Installed

Water Level: 105 ft. below land surface on 2002-12-31 Measurement Method: Unknown

Packers: Rubber 50

Type of Pump: No Data

Well Tests: Jetted Yield: 5 GPM with 0 ft. drawdown after 2 hours

	<i>Strata Depth (ft.)</i>	<i>Water Type</i>
Water Quality:	100/200	Edwards

Chemical Analysis Made: **No**

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

The driller did certify that while drilling, deepening or otherwise altering the above described well, injurious water or constituents was encountered and the landowner or person having the well drilled was informed that such well must be completed or plugged in such a manner as to avoid injury or pollution.

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: **CA Drilling**
POBox 127
Hunt, TX 78024

Driller Name: **Chris Aspra** License Number: **4972**

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 Setting From/To (ft.)</i>
0	3	Top Soil & Caliche	4.5	New	PVC +2/100 SDR17
3	245	Hard White Limestone	4.5	New	PERF PVC 100/245 SDR17

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: 75313 For Year 2025

Property Details

Account		
Property ID:	75313	Geographic ID: S1845-0000-000909
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	453 REEVES LN OFF N THIRD ST, TX	
Map ID:	6-B-n	Mapsco:
Legal Description:	WINDMILL RIDGE LOT 9, -M/H ONLY HOMESITE-LOCATED ON JESUS & ELIZABETH OLVERA CONTRACT PROP- HUD# HWC0283341;TITLE # PERSONAL	
Abstract/Subdivision:	S1845	
Neighborhood:	(H100) HARPER PROPER NBHD	
Owner		
Owner ID:	66327	
Name:	OLVERA, JESUS	
Agent:		
Mailing Address:	453 REEVES LN HARPER, TX 78631	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)

Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)
Agricultural Value Loss:?	N/A (-)
Appraised Value:?	N/A (=)
HS Cap Loss: ?	N/A (-)
Circuit Breaker: ?	N/A (-)
Assessed Value:	N/A
Ag Use Value:	N/A

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: OLVERA, JESUS

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	N/A	N/A	N/A	N/A
HUW	HILL CNTRY UWCD	N/A	N/A	N/A	N/A
SHP	HARPER ISD	N/A	N/A	N/A	N/A
WCD	GILLESPIE WCID	N/A	N/A	N/A	N/A
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Estimated Taxes With Exemptions: N/A

Estimated Taxes Without Exemptions: N/A

Property Improvement - Building

Description: MOBILE HOME **Type:** MOBILE HOME **Living Area:** 1232.0 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	T2S	1999	960
MA	MAIN AREA	T2S	2003	272
OP	OPEN PORCH	T2S	0	600
SHED	SHED	*	0	
STG	STORAGE	*	0	90
SHED	SHED	*	0	0

 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
------	-------------	---------	------	-----------	-----------	--------------	-------------

 Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$42,720	\$0	\$0	\$42,720	\$0	\$42,720
2023	\$42,720	\$0	\$0	\$42,720	\$0	\$42,720
2022	\$43,640	\$0	\$0	\$43,640	\$2,839	\$40,801
2021	\$41,720	\$0	\$0	\$41,720	\$4,628	\$37,092
2020	\$33,720	\$0	\$0	\$33,720	\$0	\$33,720
2019	\$33,440	\$0	\$0	\$33,440	\$2,618	\$30,822
2018	\$28,020	\$0	\$0	\$28,020	\$0	\$28,020
2017	\$29,400	\$0	\$0	\$29,400	\$0	\$29,400
2016	\$28,110	\$0	\$0	\$28,110	\$0	\$28,110

 Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
-----------	------	-------------	---------	---------	--------	------	--------

 ARB Data

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

Gillespie CAD Property Search

Property ID: 81902 For Year 2025

Property Details

Account		
Property ID:	81902	Geographic ID: S1845-0000-000900
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	453 REEVES LN OFF N THIRD ST, TX	
Map ID:	6-B-m	Mapsco:
Legal Description:	WINDMILL RIDGE LOT 9, 3.74, -JESUS OLVERA'S M/H LOCATED ON THIS PROP-	
Abstract/Subdivision:	S1845	
Neighborhood:	(H100) HARPER PROPER NBHD	
Owner		
Owner ID:	331212	
Name:	OLVERA, JESUS & ELIZABETH	
Agent:		
Mailing Address:	PO BOX 235 HARPER, TX 78631	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)

Market Value:	N/A (=)
Agricultural Value Loss: ⓘ	N/A (-)
Appraised Value: ⓘ	N/A (=)
HS Cap Loss: ⓘ	N/A (-)
Circuit Breaker: ⓘ	N/A (-)
Assessed Value:	N/A
Ag Use Value:	N/A
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: OLVERA, JESUS & ELIZABETH

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	N/A	N/A	N/A	N/A
HUW	HILL CNTRY UWCD	N/A	N/A	N/A	N/A
SHP	HARPER ISD	N/A	N/A	N/A	N/A
WCD	GILLESPIE WCID	N/A	N/A	N/A	N/A
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Estimated Taxes With Exemptions: N/A

Estimated Taxes Without Exemptions: N/A

Property Improvement - Building

Description: MISC IMP **Type:** MISC IMP **Living Area:** 0 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
------	-------------	----------	------------	------

BARN	BARN	*	0	1465
SHED	SHED	*	0	220

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	0.25	10,890.00	0.00	0.00	N/A	N/A
RN2	NATIVE PASTURE 2	3.49	152,024.40	0.00	0.00	N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$950	\$121,340	\$0	\$122,290	\$0	\$122,290
2023	\$950	\$121,340	\$0	\$122,290	\$0	\$122,290
2022	\$950	\$93,470	\$0	\$94,420	\$0	\$94,420
2021	\$950	\$67,930	\$0	\$68,880	\$0	\$68,880
2020	\$950	\$66,250	\$0	\$67,200	\$0	\$67,200
2019	\$950	\$66,250	\$0	\$67,200	\$0	\$67,200
2018	\$950	\$66,250	\$0	\$67,200	\$0	\$67,200
2017	\$750	\$66,250	\$0	\$67,000	\$0	\$67,000
2016	\$750	\$66,250	\$0	\$67,000	\$0	\$67,000

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/13/2017	WD	WARRANTY DEED	OLVERA, JESUS & ELIZABETH - CONT-	OLVERA, JESUS & ELIZABETH	20174110		
12/15/2002	CU	CONTRACT UNRECORDED	RANCH ENTERPRISES LLC	OLVERA, JESUS & ELIZABETH - CONT-	PER LEHMANN'S	RENDITION	0

ARB Data

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