



## RED OAK MOUNTAIN LOT 21

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





## Red Oak Mountain Lot 21

189 Fallen Acorn Dr. | Blanco, Texas 78606 | Blanco County

6.21+/- Acres

\$399,000

### Agent

Ginny Tillman

### Property Highlights

- 6.21± acres in gated **Red Oak Mountain** subdivision
- Prime **corner lot** with rolling terrain & multiple building sites
- Mature trees, long-range views & partially cleared areas
- **Private pond** on property
- **High-speed internet, paved roads, underground utilities**
- **Minimum build size:** 1,200 sq. ft. residence / 500 sq. ft. guest quarters
- Barn/workshop/storage building permitted
- Leasing allowed: **6+ month minimum** (no STRs)
- Livestock/horses permitted
- Community wildlife exemption for low property taxes
- Convenient location:
  - 11.8 mi to Blanco & Stonewall
  - 25.6 mi to Johnson City
  - 28 mi to Fredericksburg or Sisterdale
  - 37 mi to Boerne

### Property Taxes:

\$582.39

\$2573.76 w/o

\$400 HOA/yr

Red Oak Mountain Lot 21 offers 6.21± acres in a gated Hill Country subdivision along the coveted Texas Wine Corridor. This corner lot showcases rolling terrain, mature trees, private pond, and long-range views, with multiple prime building sites to create your ideal retreat. Infrastructure is already in place, including paved roads, underground utilities, and high-speed internet, making the building process seamless.

The subdivision's thoughtful restrictions balance community quality with owner flexibility. Single-family residences require a minimum of 1,200 sq. ft., with one guesthouse (500 sq. ft. minimum) permitted per tract. Barns, workshops, or storage buildings are allowed, and domestic livestock or horses are permitted as well.

Perfectly positioned, Lot 21 sits in the heart of the Hill Country Wine Corridor—just 11.8 miles to Blanco or Stonewall, 25.6 miles to Johnson City, 28.2 miles to Fredericksburg, 28 miles to Sisterdale, and 37 miles to Boerne. With its prime location, serene setting, and versatile use options, this property presents a rare opportunity to own an exceptional piece of the Hill Country.



**Type:** Rural Subdivision, Gated Subdivision  
**Best Use:** Residential, Investment, Vacation  
**Topography:** Gentle Sloping, Gentle Sloping, Few Trees, Views  
**Surface Cover:** Mature Orchard, Improved Pasture, Improved Grasses  
**Views:**  
**Apx \$/Acre:** 0  
**Lot/Tract #:** 21

**Original List Price:** \$429,000  
**Area:** County-East  
**Subdivision:** Red Oak Mountain  
**County:** Blanco  
**School District:** Blanco  
**Distance From City:** 10-15 miles  
**Property Size Range:** 6-10 Acres  
**Apx Acreage:** 6.2100  
**Seller's Est Tax:** 582.39  
**Showing Instructions:** Call Listing Agent, Vacant, Gate Locked-Combo  
**Days on Market:** 87

<b>Tax Exemptions:</b>	<b>Taxes w/o Exemptions:</b> \$2,573.76	<b>Tax Info Source:</b> Other	<b>CAD Property ID #:</b> 86584	<b>Zoning:</b> None
<b>Flood Plain:</b> No	<b>Deed Restrictions:</b> Yes	<b>Easements:</b> None Known	<b>Road Maintenance Agreement:</b> Yes	
<b>HOA:</b> Yes	<b>HOA Fees:</b> 400.00		<b>HOA Fees Pd:</b> Yearly	

**Items Not In Sale:**

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

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

**Improvements:** None  
**Misc Search:** None  
**Fence:** None

<b>TrmsFin:</b> Cash, Conventional, FHA, VA Loan	<b>Possessn:</b> Closing/Funding	<b>Excl Agy:</b> No
<b>Title Company:</b> TBD	<b>Attorney:</b>	<b>Refer to MLS#:</b>

**Location/Directions:** Located off FM 1888 to Maenius approx 2.3 miles, gated entry on right. Head up to stop sign after entering gate and take R, property will be on the left look for sign.

**Owner:** Brian and Kristen Swearingen

**Legal Description:** RED OAK MOUNTAIN, LOT 21 ACRES 6.21

**Instructions:** Call LA for instructions

**Public Remarks:** Red Oak Mountain Lot 21 offers 6.21± acres in a gated Hill Country subdivision along the coveted Texas Wine Corridor. This corner lot showcases rolling terrain, mature trees, private pond, and long-range views, with multiple prime building sites to create your ideal retreat. Infrastructure is already in place, including paved roads, underground utilities, and high-speed internet, making the building process seamless. The subdivision's thoughtful restrictions balance community quality with owner flexibility. Single-family residences require a minimum of 1,200 sq. ft., with one guesthouse (500 sq. ft. minimum) permitted per tract. Barns, workshops, or storage buildings are allowed, and domestic livestock or horses are permitted as well. Perfectly positioned, Lot 21 sits in the heart of the Hill Country Wine Corridor—just 11.8 miles to Blanco or Stonewall, 25.6 miles to Johnson City, 28.2 miles to Fredericksburg, 28 miles to Sisterdale, and 37 miles to Boerne. With its prime location, serene setting, and versatile use options, this property presents a rare opportunity to own an exceptional piece of the Hill Country.

**Agent Remarks:****Withdraw Comments:**

<b>Display on Internet:</b> Yes	<b>Display Address:</b> Yes	<b>Allow AVM:</b> No	<b>Allow Comments:</b> Yes
<b>Office Broker's Lic #:</b> 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](mailto:ginny@fredericksburgrealty.com)  
**Contact #:** (830) 456-1235  
**License Number:** 0614714



### **SUMMATION OF COVENANTS**

#### **1. RESIDENTIAL ONLY:**

- A) All dwellings shall have a minimum of 1200 square feet of living area excluding porches, and be built with new construction materials.
- B) All dwellings shall have a 3 ft. masonry requirement.
- C) No lots shall be subdivided.
- D) All dwellings shall be site-built dwellings only.
- E) No mobile or modular homes will be allowed.
- F) ACC approved log homes allowed.

#### **2. WATER:**

- A) All residences will be required to install individual water well.
- B) All residences will be required to install an aerobic septic system or county approved system.

#### **3. EASEMENTS:**

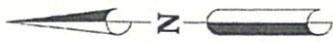
All lots have dedicated build back lines/easements per the recorded plat map.

#### **4. ROADS:**

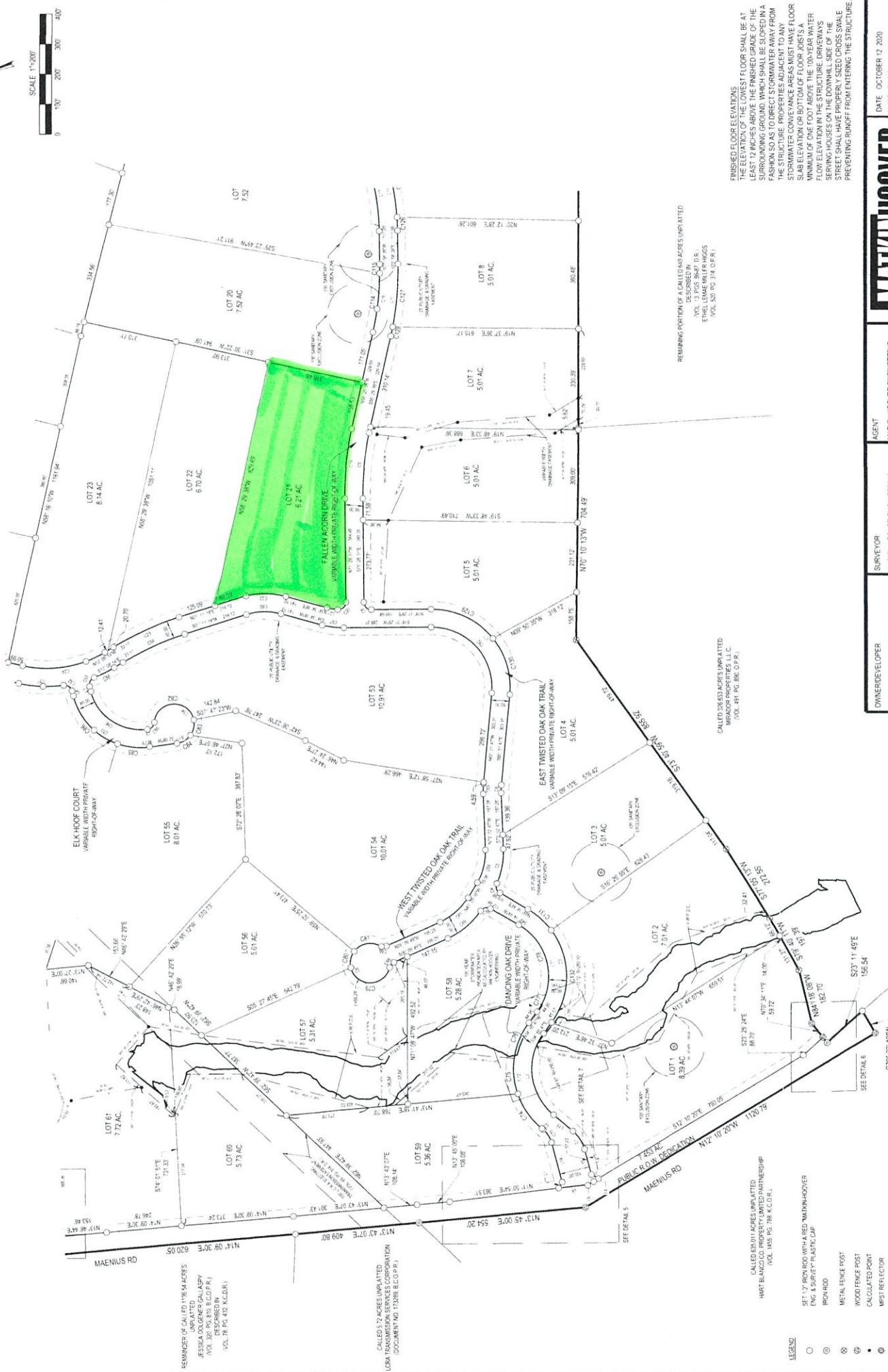
Roads are comprised of private roads in a gated community and county road entry.

#### **5. ANNUAL ASSOCIATION MEMBERSHIP AND DUES:**

Every person or entity who is a record owner of any tract must be a member of the association. Association dues are [REDACTED] for interior tracts and [REDACTED] for county road entry tracks. Lot owner's that purchase more than one tract are eligible to combine and only be responsible for 1 maintenance fee with the board's approval and county approval.



REPLAT FOR  
RED OAK MOUNTAIN



SHEET 2 OF



Google

A red icon of a pentagon with a diagonal line through it, representing a boundary or exclusion zone.

Justin Cop  
P 830-997-6531

www.fredericksburgrealty.com

257 West Main St



## Red Oak Mountain, Lot 21

Blanco County, Texas, 6.21 AC +/-

67



Gate



### Boundary

Justin Cop

P. 830-997-6531

[www.fredericksburgrealty.com](http://www.fredericksburgrealty.com)

257 West Main St



**Red Oak Mountain, Lot 21**  
Blanco County, Texas, 6.21 AC +/-

Blanco County, Texas, 6.21 AC +/-



Justin Cop  
P: 830-997-655

257 West Main St.

[www.fredericksburgrealty.com](http://www.fredericksburgrealty.com)

The information contained herein was obtained from sources deemed to be reliable.



**GT**

# Red Oak Mountain, Lot 21

Blanco County, Texas, 6.21 AC +/-



# Red Oak Mountain, Lot 21

Blanco County, Texas, 6.21 AC +/-



 Gate

 Boundary

Justin Cop

P 830-997-6531

[www.fredericksburgrealty.com](http://www.fredericksburgrealty.com)

257 West Main St



Intertech Design, Inc. is a full-service engineering and architectural firm located in Fredericksburg, Texas. We specialize in civil engineering, surveying, architecture, and environmental consulting services. Our team of professionals has extensive experience in a variety of industries, including residential, commercial, industrial, and agricultural. We are committed to providing high-quality, cost-effective solutions to our clients. For more information, please visit our website at [www.idtx.com](http://www.idtx.com).

# Blanco CAD Property Search

## Property ID: 86584 For Year 2025

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### Property Details

#### Account

**Property ID:** 86584 **Geographic ID:** 8810086564021

**Type:** R **Zoning:**

**Property Use:** **Condo:**

#### Location

**Situs Address:** 189 FALLEN ACORN DR BLANCO, TX 78606

**Map ID:** **Mapsco:**

**Legal Description:** RED OAK MOUNTAIN , LOT 21 , ACRES 6.21

**Abstract/Subdivision:** ROM

**Neighborhood:**

#### Owner

**Owner ID:** 129990

**Name:** SWEARINGEN BRIAN & KRISTEN

**Agent:**

**Mailing Address:** 12504 MULBERRY CREEK CT  
AUSTIN, TX 78732

**% Ownership:** 100.0%

**Exemptions:** For privacy reasons not all exemptions are shown online.

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### Property Values

Improvement Homesite Value:	\$0 (+)
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Improvement Non-Homesite Value:	\$0 (+)
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Land Homesite Value:	\$0 (+)
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Land Non-Homesite Value:	\$45,000 (+)
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Agricultural Market Valuation:	\$156,300 (=)
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Market Value:	\$201,300 (=)
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<b>Agricultural Value Loss:</b> 	\$155,750 (-)
<b>HS Cap Loss:</b> 	\$0 (-)
<b>Circuit Breaker:</b> 	\$0 (-)
<b>Appraised Value:</b> 	\$45,550
<b>Ag Use Value:</b>	\$550

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.

**Please search "Last Name First Name" no comma or "Last Name Only"**

## bookmark Property Taxing Jurisdiction

**Owner:** SWEARINGEN BRIAN & KRISTEN

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
FBL	ESD #2	0.100000	\$201,300	\$45,550	\$45.55	
GBL	BLANCO COUNTY	0.375232	\$201,300	\$45,550	\$170.92	
GWD	BL-PED GROUNDWATER CONS DIST	0.016176	\$201,300	\$45,550	\$7.37	
SBL	BLANCO ISD	0.858000	\$201,300	\$45,550	\$390.82	

**Total Tax Rate:** 1.349408

**Estimated Taxes With Exemptions:** \$614.66

**Estimated Taxes Without Exemptions:** \$2,716.35

## bookmark Property Improvement - Building

## bookmark Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ROM	RED OAK MOUNTAIN	5.21	226,947.60	0.00	0.00	\$156,300	\$550
ROM	RED OAK MOUNTAIN	1.00	43,560.00	0.00	0.00	\$45,000	\$0

## Bookmark Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2025	\$0	\$201,300	\$550	\$0	\$45,550
2024	\$0	\$216,930	\$540	\$0	\$45,540
2023	\$0	\$227,350	\$540	\$0	\$45,540
2022	\$0	\$217,240	\$530	\$0	\$30,210
2021	\$0	\$133,880	\$530	\$0	\$30,210

## Bookmark Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/19/2021	WV	WARRANTY W/ VENDORS LIEN	RED OAK MOUNTAIN LLC	SWEARINGEN BRIAN & KRISTEN			210369
12/6/2019	C	SPECIAL WARRANTY	WILLIAMSON BERTON L	RED OAK MOUNTAIN LLC			194189
7/2/2015	W	WARRANTY	S & J WILLIAMSON LAND AND CATTLE LTD	WILLIAMSON BERTON L	510	398	

## Bookmark ARB Data

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

## Bookmark Estimated Tax Due

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	AttorneFee
2024	ESD #2	0.100000	\$216,930	\$45,540	\$45.54	\$45.54	\$0.00	\$0.00	\$0.00
2024	BLANCO COUNTY	0.370000	\$216,930	\$45,540	\$168.50	\$168.50	\$0.00	\$0.00	\$0.00
2024	BL-PED GROUNDWATER CONS DIST	0.016671	\$216,930	\$45,540	\$7.59	\$7.59	\$0.00	\$0.00	\$0.00