



2020 WENDEL ROAD

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



FREDERICKSBURG REALTY TEXAS RANCH REALTY

2020 Wendel Rd. | Harper, Texas 78631 | Gillespie County

174.85+/- Acres

\$2,250,000

Agent

Krista Bennett

Property Highlights

- **174.8± acres** in Gillespie County
- Minutes to Harper
- Close proximity to **Hwy 290 and I-10**
- 3-bed/2-bath brick home (approx. 2,145± sq ft)
- Barn, metal shop & livestock working pens
- Smoke room & dedicated meat room
- Improvements located directly off paved county road
- Remainder of acreage open and highly usable
- Fenced and cross-fenced
- Ideal for cattle, goats, horses, or mixed-use ranching
- Ag exempt

Property Taxes:

\$1,162.64 Ag Exempt, HS, Over 65

\$18,155.46 w/o Exemptions

A Working Ranch in Western Gillespie County

Positioned in Harper with convenient access to Hwy 290 and I-10, this 174.8± acre Gillespie County ranch offers a rare combination of production capability, accessibility, and long-term flexibility.

The property features gently rolling native pasture with scattered hardwoods and open grazing areas well suited for livestock operations. Well-maintained fencing and working pens support active ranch use, while the terrain provides both functional grazing land and expansive Hill Country views.

All improvements are strategically located directly off a paved county road, allowing the majority of the acreage to remain uninterrupted and highly usable. The ranch includes a traditional brick single-family home offering a 3-bedroom, 2-bath configuration with approximately 2,145± square feet of living space. Additional improvements include a 384± sq ft metal shop, a 1,650± sq ft barn, a smoke room and dedicated meat processing room, along with livestock pens and working facilities designed for efficient ranch operations.

The infrastructure supports cattle, goats, or diversified agricultural use, and the current ag exemption helps keep annual carrying costs low.

Because the improvements are positioned near the road frontage, the property layout offers flexibility for a future owner who may wish to maintain the ranch as a whole or explore thoughtful division while preserving the integrity of the land.

Located within easy reach of Fredericksburg, Kerrville, and I-10, this ranch offers excellent regional accessibility while maintaining the privacy and quiet setting characteristic of western Gillespie County.

This versatile working ranch offers established infrastructure, scenic Hill Country terrain, and a long-term investment potential.

MLS #: A101869A (Active) List Price: \$2,250,000 (87 Hits)

2020 -- Wendel Rd Harper, TX 78631



Type: Ranch Land, Single Family Residential
Best Use: Grazing, Residential, Recreational
Topography: Rolling Slope, Wooded, Open Lot, Views
Surface Cover: Wooded/Native Pasture
Views: Yes
Apx \$/Acre: 0
Lot/Tract #:

Original List Price: \$2,250,000
Area: County-West
Subdivision: N/A
County: Gillespie
School District: Harper
Distance From City: Less than 6 miles
Apx Acreage: 174.8500
Seller's Est Tax: 1162.64
Showing Instructions: Call Listing Agent, Lockbox, Gate Locked-Combo
Days on Market 197

Tax Exemptions: Taxes w/o Exemptions: \$18,155.46 **Tax Info Source:** CAD **CAD Property ID #:** 38487, 8467, 5863 **Zoning:** None

Flood Plain: No **Deed Restrictions:** No **Easements:** Electric Service **Road Maintenance Agreement:** No

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

Items Not In Sale: Cooler, meat processing equipment

Documents on File: Topographical Map, Aerial Photo

Water: Well
Sewer: Septic Tank
Utilities: CTEC, Electricity Connected
Access/Location: County Road, Private
Minerals: Unknown

Improvements: Barn, House, Storage Building, Workshop, Working Pens
Misc Search: Livestock Permitted
Fence: Cross Fenced, Perimeter

TrmsFin: Cash, Conventional

Possessn: Closing/Funding

Excl Agy: No

Title Company: Hill Country Title

Attorney:

Refer to MLS#:

Location/Directions: From Harper head West on Hwy 290, approx 1.7miles, turn R onto Wendel Rd. Continue on Wendel Rd for 2 mi. Property will be directly ahead, at the first 90.

Owner: Marian Strackbein

Legal Description: ABS A0964 M E P & P RR CO #368, 69.1 ACRES ,ABS A1647 G F HARPER #418, 105.45 ACRES , ABS A1647 G F HARPER #418, 0.25 ACRES, -HOMESITE-

Instructions: Call listing agent - 24hr preferred, but not required

Public Remarks: Positioned just outside Harper with direct access to Hwy 290 and I-10, this 174.85± acre Gillespie County ranch has a lot going for it — good land, solid improvements, a working ag exemption, and the kind of regional accessibility that makes a property easy to get to and easy to hold. The land is gently rolling native pasture with scattered hardwoods and open grazing suited for cattle, goats, equine, or diversified livestock operations. Hill Country views open up across the property, and the fencing and cross-fencing are well maintained throughout. Everything is positioned directly off a paved county road, which keeps access easy and leaves the majority of the acreage open and uninterrupted. The improvements include a 3-bedroom, 2-bath brick home with approximately 2,145± square feet of living space — solid and ready to occupy. A 1,650± SF barn with workshop handles storage and covered workspace. A 640± SF shop/carport adds more covered capacity. A 384± SF meat room/smokehouse and livestock working pens round out an operation that doesn't need much before it's fully running. The ag exemption is current — \$1,162.64 a year on nearly 175 acres. The improvements are positioned at the road frontage, leaving the bulk of the acreage open — and for the right buyer, there's an opportunity to separate the improvements and build to your own vision on the land. Offered at \$2,250,000.

Agent Remarks: Cooler & meat processing equipment do NOT stay.

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: Krista Bennett (#:127)
Agent Email: krista@fredericksburgrealty.com
Contact #: (830) 998-0633
License Number: 0622568

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

WELL LOG NO. 118
 LICENSE NO. 1900

LANDOWNER Same ADDRESS _____

DATE STARTED 6-21-82 FINISHED 6-21-82 SIZE OF HOLE, TOP 6" BOTTOM 6"
WELL DRILLED FROM 0 TO 320' STATIC WATER LEVEL 190'

CASING

WATER

TYPE <u>steel</u>	OLD _____	NEW <u>X</u>	WATER <u>15 gpm</u>	DEPTH <u>unknown</u>
DIAMETER <u>6"</u>	FROM <u>+1</u>	TO <u>23-1/2</u>	(circulation loss)	
SCREEN TYPE: _____				
SCREEN _____	FROM _____	TO _____	METHOD OF TESTING <u>estimated</u>	
SCREEN _____	FROM _____	TO _____		
CEMENTED _____	FROM _____	TO _____	TOTAL G. P. M. <u>15</u>	

INVOICE

SOFT FORMATION _____ 320'

HARD FORMATION _____

CASING _____ 24-1/2'

SCREEN _____

GRAVEL _____

OTHER COST _____

TAX _____

TOTAL _____

WELL LOG

[illegible]

DRILLER Taylor Virdell
Taylor Virdell, Jr.

11/3/90

APPLICATION FOR PRIVATE SEWAGE SYSTEM
CONSTRUCTION PERMIT AND LICENSE

DATE 9-29-89 PERMIT NO. 1529 FEE \$150.00

I, hereby make an application for a license to construct and operate a private sewage disposal system in Gillespie County, Texas.

OWNER Kermit Stackbein PHONE NO. (512) 295-3878

MAILING ADDRESS 103 Lambs Trail Buda, Texas 78610 ✓

HOUSE NO. AND STREET ADDRESS 2020 Wendel Rd

SUBDIVISION, DESCRIBED LOCATION OR ATTACH A MAP/SKETCH

NAME Wendel Rd 2mi. Right Name on Gate

SIZE ACREAGE OR TRACT 175 Acres SECTION _____ BLOCK _____ LOT _____

DESCRIPTION OF STRUCTURE TO BE SERVED

House () Mobile Home (X) Other _____

Commercial _____

(Type of Business)

Living Area () Bedrooms (2) Bathrooms (1) Disposal ()

Washing Machine (✓) Dishwasher () Water Softner () Other _____

Water Supply By: Public System () Community () Individual (✓)

DATE 9-29-89 INSPECTOR-SANITARIAN Dave Bonom

Authorization is hereby given to the Private Sewage Facility, Gillespie County, Texas, Texas Department of Water Resources, the Texas State Department of Health Resources, or their agents or designees, singly or jointly, to enter upon the above described property for the purpose of making soil percolation tests, inspecting sewage systems, or for any reason consistent with the water quality program of the Texas Department of Water Resources, the Texas State Department of Health Resources and the Private Sewage Facility, Gillespie County, Texas.

(If signed by Owner, Authorized Agent, Contractor, provide name, address and phone #)

DATE 9-29-89 Kermit Stackbein

Signature of Owner or Authorized Agent

Authorization to proceed with construction will be provided after a joint (Owner or Installer and Inspector for the Private Sewage Facility, Gillespie County, Texas survey of the proposed site for the facility and analysis of percolation test data) (If Required)

THIS PERMIT TO CONSTRUCT IS VALID FOR 180 DAYS.
OFFICIAL USE ONLY

SITE INSPECTION OR PERCOLATION TEST

DATE _____ PERMIT NO. _____ FEE _____

TYPE SOIL - Rocky () Gravel () Sand () Other _____

SLOPE - Flat () Sloping () Other _____

PERCOLATION TEST RESULTS INCHES FALL/20 MINUTES

HOLES (1) _____ (2) _____ (3) _____ (4) _____ (5) _____ (6) _____

(7) _____ (8) _____ PERC. TEST AVERAGE Per. 3.2 USDA.

DATE 10-12-89 INSPECTOR-SANITARIAN Dave Bonom

COMMENTS:

Site Inspection Revealed:

0" To 14" Cobbly Clay

14" To 21" Fractured Lime Stone

1000 Divided Tank
550 sq ft D.F.

CERTIFICATION OF APPROVAL

FINAL INSPECTION

DATE 10-12-89 PERMIT NO. 1529 FEE 60⁰⁰

MANUFACTURER Wilbert Vault

TANK #1 SN# 10-2-89 TANK #2 SN# N/A

SIZE TANK #1 1000 GAL ^{Divided} TANK #2 N/A TYPE Concrete

ABSORPTION TRENCH () LENGTH _____ WIDTH _____

ABSORPTION BED AREA (✓) SQUARE FEET 625 sq ft

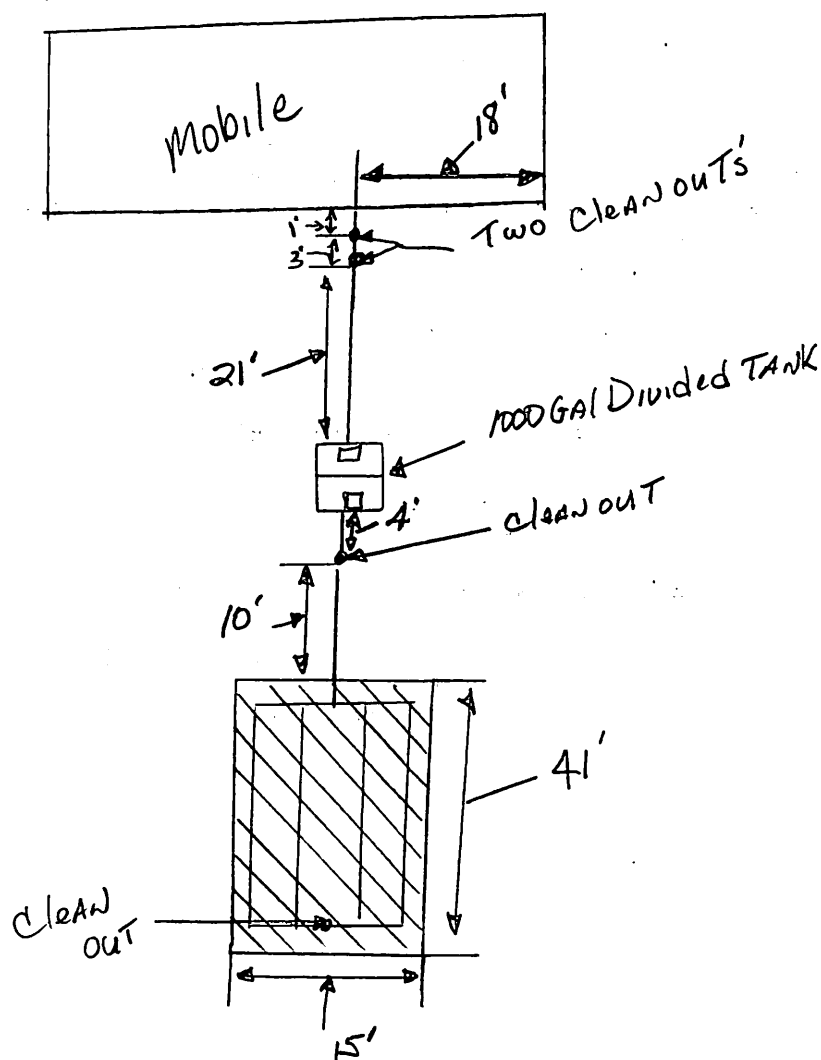
COMMERCIAL () PRIVATE RESIDENCE (✓)

INSTALLER OR CONTRACTOR Harry Wilke

ADDRESS HC 64 Box 420 Harper TX 78631 PHONE # 864-4575

DATE 10-13-89 FINAL INSPECTION MADE BY Dave Benson

(INSPECTION IS REQUIRED AFTER TANK AND PIPES ARE INSTALLED, BUT NOT COVERED)
MAKE A SKETCH OF SYSTEM
(NOT TO SCALE)



Gillespie CAD Property Search

Property ID: 38487 For Year 2026

📖 Property Details

Account		
Property ID:	38487	Geographic ID: A1647-0418-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	2020 WENDEL RD TX	
Map ID:	5-A	Mapsco:
Legal Description:	ABS A1647 G F HARPER #418, 105.45 ACRES	
Abstract/Subdivision:	A1647	
Neighborhood:	(H200) HARPER NORTH	
Owner		
Owner ID:	349489	
Name:	STRACKBEIN, MARIAN G	
Agent:		
Mailing Address:	2020 WENDEL HARPER, TX 78631	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

📖 Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$17,090 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$891,100 (+)

Market Value:	\$908,190 (=)
Agricultural Value Loss: ⓘ	\$879,770 (-)
Appraised Value: ⓘ	\$28,420 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$28,420
Ag Use Value:	\$11,330

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: STRACKBEIN, MARIAN G

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$908,190	\$28,420	\$76.31	
HUW	HILL CNTRY UWCD	\$908,190	\$28,420	\$1.39	
SHP	HARPER ISD	\$908,190	\$28,420	\$189.53	
WCD	GILLESPIE WCID	\$908,190	\$28,420	\$0.05	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$908,190	\$28,420	\$0.00	

Total Tax Rate: 0.940478

Estimated Taxes With Exemptions: \$373.84

Estimated Taxes Without Exemptions: \$8,541.33

Property Improvement - Building

Type: MISC IMP **Living Area:** 0 sqft **Value:** \$17,090

Type	Description	Class CD	Year Built	SQFT
BLDG	BUILDING	*	2004	384
BARN	BARN	*	1987	1650
CP	CARPORT	*	2004	640

 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	55.45	2,415,402.00	0.00	0.00	\$468,580	\$6,040
RN3	NATIVE PASTURE 3	43.00	1,873,080.00	0.00	0.00	\$363,370	\$4,490
RID2	IMPROVED PASTURE 2	7.00	304,920.00	0.00	0.00	\$59,150	\$800

 Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	\$17,090	\$891,100	\$11,330	\$28,420	\$0	\$28,420
2025	\$17,090	\$891,100	\$11,640	\$28,730	\$0	\$28,730
2024	\$17,090	\$891,100	\$10,790	\$27,880	\$0	\$27,880
2023	\$17,090	\$891,100	\$10,800	\$27,890	\$0	\$27,890
2022	\$17,090	\$790,880	\$10,060	\$27,150	\$0	\$27,150
2021	\$17,090	\$527,250	\$9,990	\$27,080	\$0	\$27,080
2020	\$17,090	\$461,440	\$8,270	\$25,360	\$0	\$25,360
2019	\$17,090	\$461,440	\$8,270	\$25,360	\$0	\$25,360
2018	\$17,090	\$461,440	\$7,840	\$24,930	\$0	\$24,930

 Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/29/2022	TOD	TRANSFER ON DEATH	STRACKBEIN, KERMIT R	STRACKBEIN, MARIAN G	20226461		

 ARB Data

Gillespie CAD Property Search

Property ID: 58630 For Year 2026

📖 Property Details

Account		
Property ID:	58630	Geographic ID: A1647-0418-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	2020 WENDEL RD TX	
Map ID:	5-A	Mapsco:
Legal Description:	ABS A1647 G F HARPER #418, 0.25 ACRES, -HOMESITE-	
Abstract/Subdivision:	A1647	
Neighborhood:	(H200) HARPER NORTH	
Owner		
Owner ID:	349489	
Name:	STRACKBEIN, MARIAN G	
Agent:		
Mailing Address:	2020 WENDEL HARPER, TX 78631	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

📖 Property Values

Improvement Homesite Value:	\$436,220 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$2,110 (+)
Land Non-Homesite Value:	\$0 (+)

Agricultural Market Valuation:	\$0 (+)
Market Value:	\$438,330 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$438,330 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$438,330
Ag Use Value:	\$0

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Property Taxing Jurisdiction

Owner: STRACKBEIN, MARIAN G

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$438,330	\$438,330	\$1,176.92	\$622.46
HUW	HILL CNTRY UWCD	\$438,330	\$438,330	\$21.48	
SHP	HARPER ISD	\$438,330	\$238,330	\$1,589.42	\$0.00
WCD	GILLESPIE WCID	\$438,330	\$438,330	\$0.78	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$438,330	\$438,330	\$0.00	

Total Tax Rate: 0.940478

Estimated Taxes With Exemptions: \$644.72

Estimated Taxes Without Exemptions: \$4,122.40

Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 2145.0 sqft **Value:** \$436,220

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	M5P	2005	2145
AGU2	ATT GARAGE UNFIN DOUBLE	M5P	2005	500
OP	OPEN PORCH	M5P	2005	520
OP	OPEN PORCH	M5P	2005	390
BLDG	BUILDING	*	2005	720

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	\$2,110	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	\$436,220	\$2,110	\$0	\$438,330	\$0	\$438,330
2025	\$464,410	\$2,110	\$0	\$466,520	\$0	\$466,520
2024	\$464,410	\$2,110	\$0	\$466,520	\$0	\$466,520
2023	\$464,410	\$2,110	\$0	\$466,520	\$26,957	\$439,563
2022	\$402,870	\$1,880	\$0	\$404,750	\$5,147	\$399,603
2021	\$365,810	\$1,250	\$0	\$367,060	\$3,785	\$363,275
2020	\$329,160	\$1,090	\$0	\$330,250	\$0	\$330,250
2019	\$329,160	\$1,090	\$0	\$330,250	\$0	\$330,250
2018	\$309,490	\$1,090	\$0	\$310,580	\$0	\$310,580

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/29/2022	TOD	TRANSFER ON DEATH	STRACKBEIN, KERMIT R	STRACKBEIN, MARIAN G	20226461		

Gillespie CAD Property Search

Property ID: 8467 For Year 2026

Property Details

Account		
Property ID:	8467	Geographic ID: A0964-0368-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	2020 WENDEL RD TX	
Map ID:	5-A	Mapsco:
Legal Description:	ABS A0964 M E P & P RR CO #368, 69.1 ACRES	
Abstract/Subdivision:	A0964	
Neighborhood:	(H200) HARPER NORTH	
Owner		
Owner ID:	349489	
Name:	STRACKBEIN, MARIAN G	
Agent:		
Mailing Address:	2020 WENDEL HARPER, TX 78631	
% 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:	\$583,930 (+)

Market Value:	\$583,930 (=)
Agricultural Value Loss: ⓘ	\$576,270 (-)
Appraised Value: ⓘ	\$7,660 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$7,660
Ag Use Value:	\$7,660

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: STRACKBEIN, MARIAN G

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$583,930	\$7,660	\$20.57	
HUW	HILL CNTRY UWCD	\$583,930	\$7,660	\$0.38	
SHP	HARPER ISD	\$583,930	\$7,660	\$51.08	
WCD	GILLESPIE WCID	\$583,930	\$7,660	\$0.01	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$583,930	\$7,660	\$0.00	

Total Tax Rate: 0.940478

Estimated Taxes With Exemptions: \$144.08

Estimated Taxes Without Exemptions: \$5,491.73

📌 Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN1	NATIVE PASTURE 1	28.10	1,224,036.00	0.00	0.00	\$237,460	\$3,210
RN2	NATIVE PASTURE 2	38.00	1,655,280.00	0.00	0.00	\$321,120	\$4,140
RN3	NATIVE PASTURE 3	3.00	130,680.00	0.00	0.00	\$25,350	\$310

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	\$0	\$583,930	\$7,660	\$7,660	\$0	\$7,660
2025	\$0	\$583,930	\$7,870	\$7,870	\$0	\$7,870
2024	\$0	\$583,930	\$7,300	\$7,300	\$0	\$7,300
2023	\$0	\$583,930	\$7,300	\$7,300	\$0	\$7,300
2022	\$0	\$518,250	\$6,800	\$6,800	\$0	\$6,800
2021	\$0	\$345,500	\$6,730	\$6,730	\$0	\$6,730
2020	\$0	\$302,380	\$5,320	\$5,320	\$0	\$5,320
2019	\$0	\$302,380	\$5,320	\$5,320	\$0	\$5,320
2018	\$0	\$302,380	\$5,030	\$5,030	\$0	\$5,030

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/29/2022	TOD	TRANSFER ON DEATH	STRACKBEIN, KERMIT R	STRACKBEIN, MARIAN G	20226461		

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:

09/16/2026

JUL 17