



10 AC MAYER CREEK

JUSTIN COP, BROKER, GRI, CNE | 830-997-6531



10 AC Mayer Creek

00 Ranch Rd 965 | Fredericksburg, Texas 78624 | Gillespie County

10.125+/- Acres

\$450,000

Agent

Justin Cop

Property Highlights

- **10.125± acres** just 4.37 miles north of Fredericksburg
- Paved frontage with private road access.
- **Rolling Hill Country terrain** with elevations from 1,800–1,820 ft
- **Seasonal Mayer Creek** running through the property
- Beautiful mix of oak trees, sycamores, and open meadows
- Multiple prime building sites with scenic views
- Suitable for residential use, grazing, recreation, or investment
- **CTEC electricity available**
- Quiet, natural setting just minutes from **Main Street, wineries, and Enchanted Rock**
- Strong long-term land appreciation potential in **Gillespie County**

Property Taxes:

\$4,354.92

Located just **4.37 miles north of Fredericksburg along Ranch Road 965**, this **10.125± acre** tract offers an exceptional opportunity to own a scenic slice of the Hill Country with outstanding convenience. Gently rolling terrain elevating from **1,800 to 1,820 feet** provides beautiful views, with a blend of open pasture and mature hardwoods—including oaks and sycamores—creating an ideal setting for a future homesite, recreational escape, or long-term investment.

The property features **Mayer Creek**, a seasonal waterway that meanders through the acreage and enhances the land's character, wildlife habitat, and natural beauty. Scattered trees, open meadows, and soft elevation contours offer multiple build sites and usable acreage suitable for **grazing, residential construction, or recreational use**. Whether you envision a quiet country retreat, a small ranch operation, or a land hold near one of Texas' most sought-after towns, this tract provides rare versatility.

With **CTEC electric available, paved road frontage**, and private road access, essential infrastructure is already in place, making development straightforward. Its proximity to Fredericksburg—just minutes from Main Street, Enchanted Rock, and the surrounding wine corridor—adds significant value for future appreciation. A property of this size, location, and usability is increasingly hard to find in Gillespie County, making this a compelling opportunity for investors and end-users alike.



Type: Single Family Residential, Vacant Land
Best Use: Grazing, Residential, Investment
Topography: Gentle Sloping, Flood Plain, Few Trees, Views
Surface Cover: Wooded/Native Pasture
Views: Yes
Apx \$/Acre: 0
Lot/Tract #:

Original List Price: \$450,000
Area: County-Northeast
Subdivision: N/A, Not in Sub
County: Gillespie
School District: Fredericksburg
Distance From City: Less than 6 miles
Property Size Range: 6-10 Acres
Apx Acreage: 10.1300
Seller's Est Tax: 4354.90
Showing Instructions: Call Listing Agent
Days on Market: 1

Tax Exemptions: Taxes w/o Exemptions: \$4,354.92 **Tax Info Source:** CAD **CAD Property ID #:** 83897 **Zoning:** None
Flood Plain: Yes **Deed Restrictions:** Yes **Easements:** ROW Easement **Road Maintenance Agreement:** No

HOA: No **HOA Fees:**

HOA Fees Pd:

Items Not In Sale:

Documents on File: Deed Restrictions, Legal Description, Aerial Photo

Water: None
Sewer: None
Utilities: CTEC Electric Available
Access/Location: Private, Paved
Minerals: Unknown

Improvements: None
Misc Search: None
Fence: Barbed Wire, Partial

TrmsFin: Cash, Conventional

Possessn: Closing/Funding

Excl Agy: No

Title Company: Hill Country Title

Attorney:

Refer to MLS#:

Location/Directions: From Fredericksburg Main St. Head northeast on N Milam St toward W Austin St 1.4 miles Continue onto Ranch Rd 965 for 4.3 miles and entrance will be on the right.

Owner: WILLIAMS, SCOTT TIMOTHY

Legal Description: ABS A0043 J C BURKE #187, 10.125 ACRES

Instructions: Call LA for instructions

Public Remarks: Located just 4.37 miles north of Fredericksburg along Ranch Road 965, this 10.125± acre tract offers an exceptional opportunity to own a scenic slice of the Hill Country with outstanding convenience. Gently rolling terrain elevating from 1,800 to 1,820 feet provides beautiful views, with a blend of open pasture and mature hardwoods—including oaks and sycamores—creating an ideal setting for a future homesite, recreational escape, or long-term investment. The property features Mayer Creek, a seasonal waterway that meanders through the acreage and enhances the land's character, wildlife habitat, and natural beauty. Scattered trees, open meadows, and soft elevation contours offer multiple build sites and usable acreage suitable for grazing, residential construction, or recreational use. Whether you envision a quiet country retreat, a small ranch operation, or a land hold near one of Texas' most sought-after towns, this tract provides rare versatility. With CTEC electric available, paved road frontage, and private road access, essential infrastructure is already in place, making development straightforward. Its proximity to Fredericksburg—just minutes from Main Street, Enchanted Rock, and the surrounding wine corridor—adds significant value for future appreciation. A property of this size, location, and usability is increasingly hard to find in Gillespie County, making this a compelling opportunity for investors and end-users alike.

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

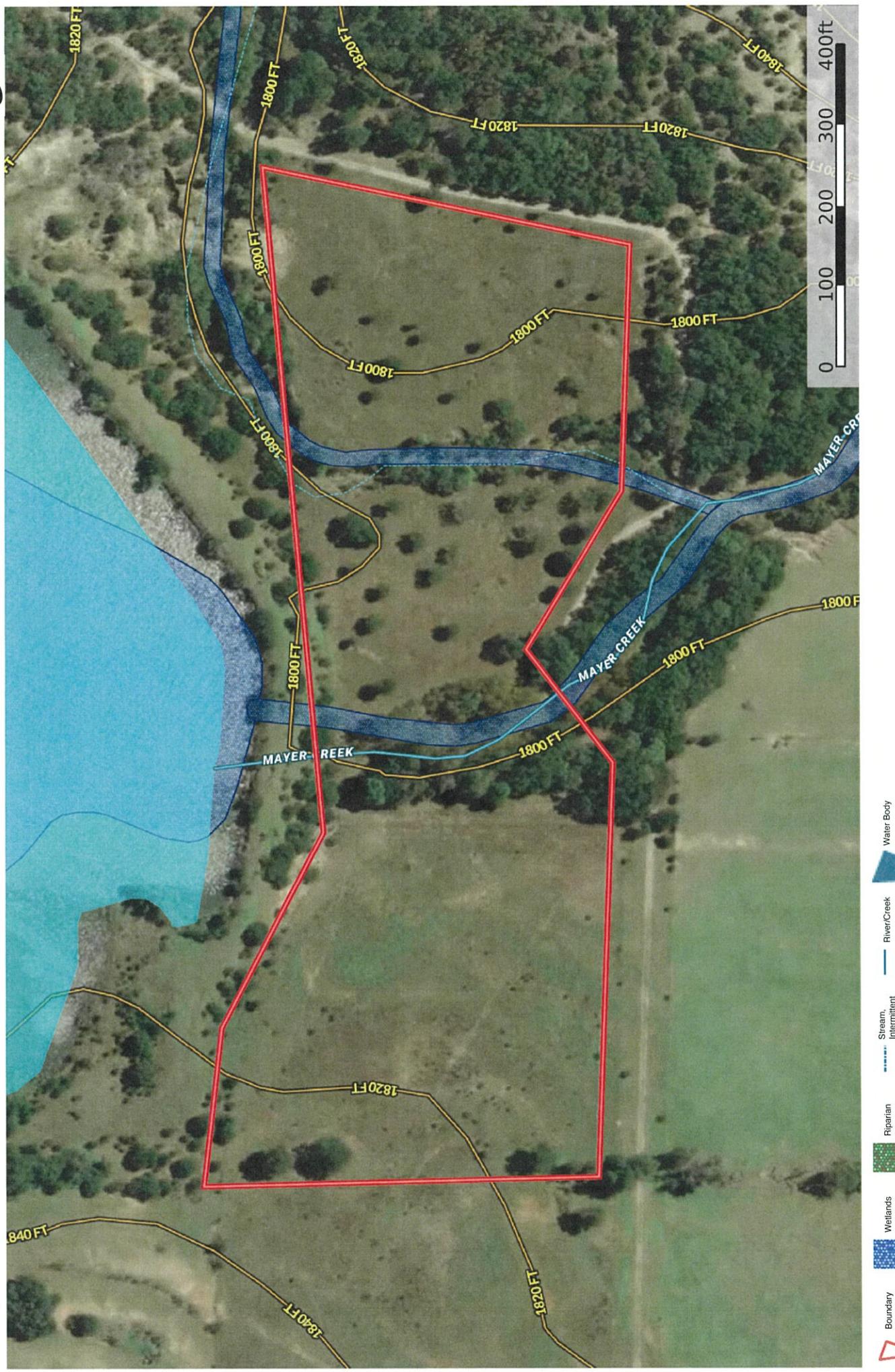
License Number: 0613372

EXHIBIT "C"

Deed Restrictions

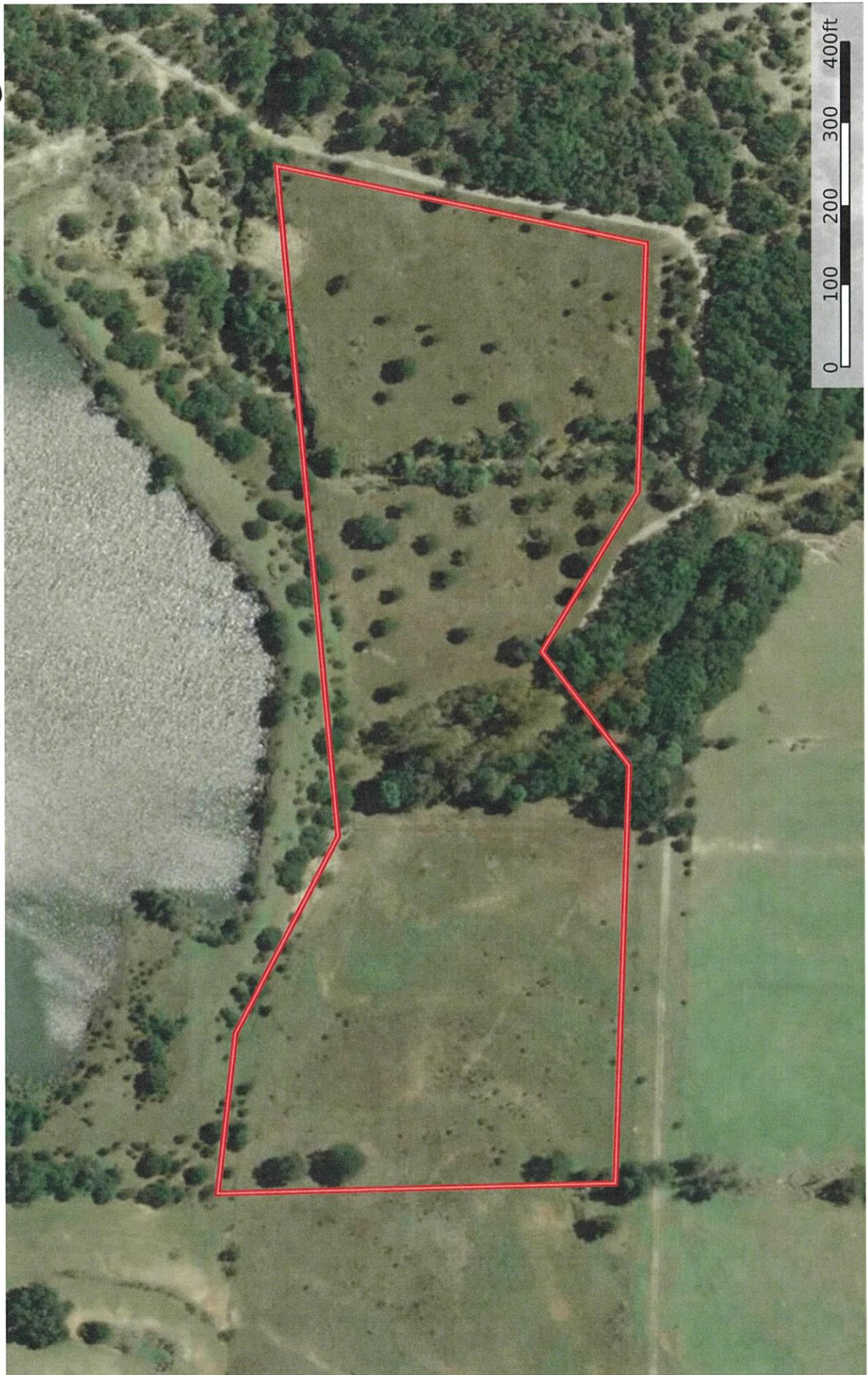
The following deed restrictions pertain to property of approximately 9.086 acres out of the 202 acres owned by Norma Jean Voigt.

1. This property is restricted to single family residential use exclusively and none of said property is to be used for commercial or business purposes with the exception of an office space within the residence.
2. The dwelling house shall contain no less than 1500 sq. ft. of living area; exclusive of garages, carports and porches. The dwelling house shall have two thirds exterior of masonry construction of brick, rock or stucco veneer wall area.
3. Only new construction material (except for use of brick or stone) shall be used in construction of any structure situated on property.
4. No swine or other animals that are noxious or offensive shall be kept on the property.
5. All outbuildings such as tool sheds, storage houses, trailer ports, etc. shall have the exterior walls constructed of standard material, including colored metal or painted concrete blocks.
6. The dwelling shall be provided with indoor plumbing and no permanent outdoor privies shall be permitted.
7. No trailer houses, modular homes, tents or shacks shall ever be used as a dwelling, temporary or permanent, this is in evasion of the restrictive agreement and condition. Motor Homes and travel trailers are excluded from this list and may be stored on property but not used as permanent dwelling.
8. Property shall not be used for a dumping site for household garbage, refuse or dead animals. There will be nothing used on the property to cause any water pollution in the creeks.
9. It will not be permitted to build a dam on the creeks whereas it will cause the water to be backed up on to the other owners property. Neither shall it be permitted to erected a dam that would stop the flow of water downstream.
10. Property cannot be sold or divided into multiple tracks until a time frame of ten years from date of sale has lapsed, unless it is passed to family members and then not divided into more than two and no less than each four acre tracts. The property after the ten years shall not be divided into less than four acre tracts.
11. The covenant and conditions set forth shall be covenant running with the title.
12. The Deed Restrictions may be subject to alterations and considerations.



CF

5585 Ranch Rd 965
Texas, AC +/-



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P. 830-997-6531

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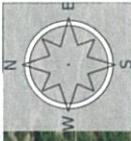
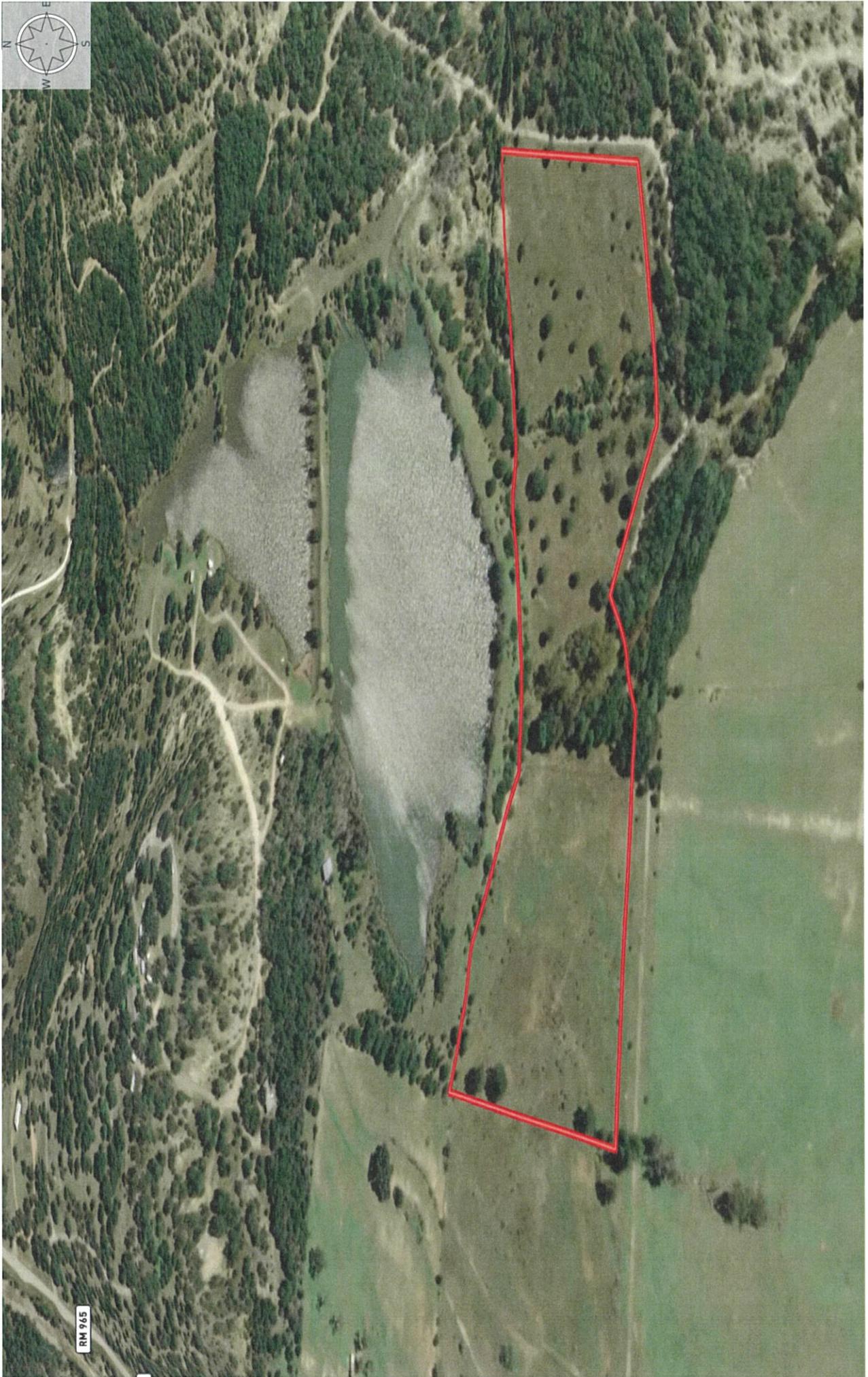
257 West Main St.

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



GT

5585 Ranch Rd 965
Texas, AC +/-



RM 965

Boundary
D

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P: 830-997-6531

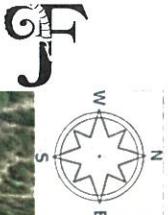
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257 West Main St.

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5585 Ranch Rd 965
Texas. AC +/-



 Boundary

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5585 Ranch Rd 965
Texas, AC +/-



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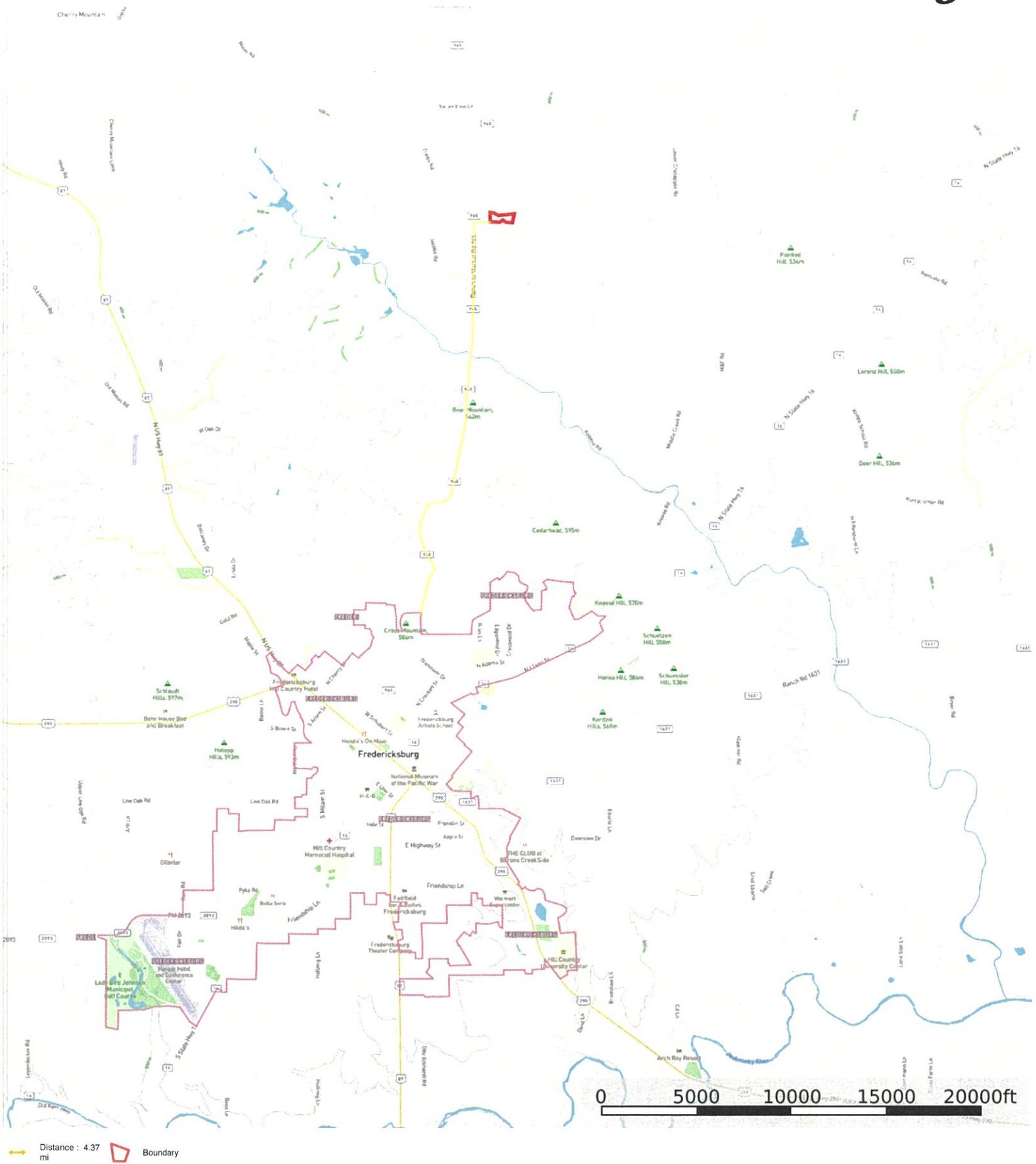
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5585 Ranch Rd 965

Texas, AC +/-

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257 West Main St.

Gillespie CAD Property Search

2025 values are now certified!

Property ID: 83897 For Year 2025

Property Details

Account

Property ID:	83897	Geographic ID:	A0043-0187-000000-00
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	RANCH ROAD 965 TX		
Map ID:	5-N	Mapsco:	
Legal Description:	ABS A0043 J C BURKE #187, 10.125 ACRES		
Abstract/Subdivision:	A0043		
Neighborhood:	(F300) FBG 965 NORTH CLOSE		

Owner

Owner ID:	342677
Name:	WILLIAMS, SCOTT TIMOTHY
Agent:	
Mailing Address:	PO BOX 3145 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:	\$416,070 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$416,070 (=)
Agricultural Value Loss: 	\$0 (-)
Appraised Value: 	\$416,070 (=)
HS Cap Loss: 	\$0 (-)
Circuit Breaker: 	\$0 (-)
Assessed Value:	\$416,070
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: WILLIAMS, SCOTT TIMOTHY

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$416,070	\$416,070	\$1,117.15	
HUW	HILL CNTRY UWCD	\$416,070	\$416,070	\$20.39	
SFB	FREDBG ISD	\$416,070	\$416,070	\$3,216.64	
WCD	GILLESPIE WCID	\$416,070	\$416,070	\$0.74	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$416,070	\$416,070	\$0.00	

Total Tax Rate: 1.046678

Estimated Taxes With Exemptions: \$4,354.92

Estimated Taxes Without Exemptions: \$4,354.92

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	10.13	441,045.00	0.00	0.00	\$416,070	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$416,070	\$0	\$416,070	\$0	\$416,070
2024	\$0	\$372,410	\$0	\$372,410	\$0	\$372,410
2023	\$0	\$372,410	\$0	\$372,410	\$0	\$372,410
2022	\$0	\$303,750	\$0	\$303,750	\$0	\$303,750
2021	\$0	\$252,810	\$0	\$252,810	\$0	\$252,810
2020	\$0	\$189,230	\$0	\$189,230	\$0	\$189,230
2019	\$0	\$163,270	\$0	\$163,270	\$0	\$163,270
2018	\$0	\$163,270	\$0	\$163,270	\$0	\$163,270
2017	\$0	\$163,270	\$0	\$163,270	\$0	\$163,270

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/1/2022	GWD	GENERAL WARRANTY DEED	WILLIAMS, SCOTT & SULLIVAN, ROBIN	WILLIAMS, SCOTT TIMOTHY	20222444		
12/9/2020	WDVL	WARRANTY DEED VENDORS LIEN	GILLESPIE, MICHAEL G & MARGARET	WILLIAMS, SCOTT & SULLIVAN, ROBIN	20207897		
8/12/2013	WDVL	WARRANTY DEED VENDORS LIEN	HARDY, BYRL W	GILLESPIE, MICHAEL G & MARGARET	20133825		

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: 11/19/2025

17

\$ Pay 2025 Taxes

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	At
2025	GILLESPIE COUNTY	0.268500	\$416,070	\$416,070	\$1,117.15	\$0.00	\$1,117.15		\$0.00
2025	HILL CNTRY UWCD	0.004900	\$416,070	\$416,070	\$20.39	\$0.00	\$20.39		\$0.00
2025	FREDBG ISD	0.773100	\$416,070	\$416,070	\$3,216.64	\$0.00	\$3,216.64		\$0.00
2025	GILLESPIE WCID	0.000178	\$416,070	\$416,070	\$0.74	\$0.00	\$0.74		\$0.00
2025 Total:		1.046678			\$4,354.92	\$0.00	\$4,354.92		\$0.00
2024	GILLESPIE COUNTY	0.268500	\$372,410	\$372,410	\$999.92	\$999.92	\$0.00		\$0.00
2024	HILL CNTRY UWCD	0.004800	\$372,410	\$372,410	\$17.88	\$17.88	\$0.00		\$0.00
2024	FREDBG ISD	0.773100	\$372,410	\$372,410	\$2,879.10	\$2,879.10	\$0.00		\$0.00
2024	GILLESPIE WCID	0.000174	\$372,410	\$372,410	\$0.65	\$0.65	\$0.00		\$0.00
2024 Total:		1.046574			\$3,897.55	\$3,897.55	\$0.00		\$0.00
2023	GILLESPIE COUNTY	0.279600	\$372,410	\$372,410	\$1,041.26	\$1,041.26	\$0.00		\$0.00
2023	HILL CNTRY UWCD	0.004700	\$372,410	\$372,410	\$17.50	\$17.50	\$0.00		\$0.00
2023	FREDBG ISD	0.775400	\$372,410	\$372,410	\$2,887.67	\$2,887.67	\$0.00		\$0.00
2023	GILLESPIE WCID	0.000176	\$372,410	\$372,410	\$0.66	\$0.66	\$0.00		\$0.00
2023 Total:		1.059876			\$3,947.09	\$3,947.09	\$0.00		\$0.00
2022	GILLESPIE COUNTY	0.332600	\$303,750	\$303,750	\$1,010.27	\$1,010.27	\$0.00		\$0.00