



## HOMESTEAD 24 LOT 4

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





# FREDERICKSBURG REALTY TEXAS RANCH REALTY

**Tract#4 Silas Trail | Fredericksburg, Texas 78624 | Gillespie County**

**6.565± Acres**

**\$345,000**

## **Agent**

Justin Cop

## **Property Highlights**

- 6.565± acres in **Homestead 24 Subdivision**
- Scenic setting in the **Pedernales River Valley**
- **Majestic oaks, cedar elms, and native grasses** across gently rolling terrain
- **Private well on site** + underground electricity available
- **Minimum 1,800 sq. ft. residence**; guest house, barn & pool permitted
- **Builder plans available** to suit different lifestyles
- Wildlife exemption in place – low property taxes
- **B&B rentals permitted** – potential income option
- Convenient location: 7 minutes to Hwy 290; 12 minutes to Fredericksburg's dining, wineries & shopping

## **Property Taxes:**

\$7.75

\$3,348 w/o exemption

\$600 HOA Yearly

Welcome to this thoughtfully designed new subdivision, where the Texas Hill Country's natural beauty takes center stage. Scattered with majestic oaks, graceful cedar elms, and lush native pastures, the landscape unfolds into gently rolling hills with sweeping long-range views.

A private well is already in place, and underground electricity is available, making it easy to bring your vision to life. The community requires a minimum 1,800 sq. ft. main residence, with the flexibility to add a guest house, pool, and barn or shop. The builder also offers ready-to-go plans designed to fit a variety of lifestyles. Just minutes from Fredericksburg along the picturesque Pedernales River Valley, this subdivision blends convenience with the tranquility of country living. Reasonable restrictions are in place to protect your investment while still offering the freedom to create a property that suits your needs. Currently under a wildlife exemption, the property provides the opportunity to enjoy local wildlife and even exotic species that roam the area. Bed & Breakfast rentals are permitted, making this not only an ideal homestead but also a potential income-generating property. Come experience the charm, the views, and the possibilities—this subdivision was designed with both beauty and practicality in mind.

MLS #: T98635A (Active) List Price: \$345,000 (8 Hits)

4--- -- Silas Trail Fredericksburg, TX 78624



**Type:** Ranch Land, Rural Subdivision  
**Best Use:** Grazing, Residential, Investment  
**Topography:** Sloping, Exceptional View  
**Surface Cover:** Wooded/Native Pasture  
**Views:** Yes  
**Apx \$/Acre:** 52,551  
**Lot/Tract #:** 4

**Original List Price:** \$345,000  
**Area:** County-East  
**Subdivision:** Homestead  
**County:** Gillespie  
**School District:** Fredericksburg  
**Distance From City:** 6-9 miles  
**Property Size Range:** 6-10 Acres  
**Apx Acreage:** 6.5650  
**Seller's Est Tax:** 7.75  
**Showing Instructions:** Vacant  
**Days on Market** 1

**Tax Exemptions:** Wildlife    **Taxes w/o Exemptions:** \$3,348.00    **Tax Info Source:** CAD    **CAD Property ID #:** 189704    **Zoning:** None  
**Flood Plain:** Yes    **Deed Restrictions:** Yes    **Easements:** Electric Service  
**HOA:** Yes    **HOA Fees:** 600.00    **HOA Fees Pd:** Yearly  
**Items Not In Sale:**  
**Documents on File:** Survey/Plat, Aerial Photo, Well Log

|                   |          |
|-------------------|----------|
| Land              |          |
| Leases            | Cropland |
| Rangeland/Pasture | Fenced   |

**Water:** Well  
**Sewer:** None  
**Utilities:** CTEC Electric on Property  
**Access/Location:** County Road  
**Minerals:** Unknown

**Improvements:** Other-See Remarks  
**Misc Search:** None  
**Surface Water:** None  
**Fence:** Barbed Wire, Partial

**TrmsFin:** Cash, Conventional    **Possessn:** Closing/Funding    **Excl Agy:** No  
**Title Company:** Fredericksburg Titles    **Attorney:**    **Refer to MLS#:**

**Location/Directions:** From Main St turn onto RR 1631, go approximately 6.75 miles then turn right onto Jung Lane then go approximately 1 mile and turn left into Homestead subdivision, and lot will be just down on the left.

**Owner:** Willowtree Fredericksburg LLC

**Legal Description:** 6.565 Acres Being all of Lot 4 of the Homestead 24 Subdivision in Gillespie County, Texas ,as shown on the Plat recorded in Volume 6, Page 196

**Instructions:** The lot is vacant

**Public Remarks:** Welcome to this thoughtfully designed new subdivision, where the Texas Hill Country's natural beauty takes center stage. Scattered with majestic oaks, graceful cedar elms, and lush native pastures, the landscape unfolds into gently rolling hills with sweeping long-range views. A private well is already in place, and underground electricity is available, making it easy to bring your vision to life. The community requires a minimum 1,800 sq. ft. main residence, with the flexibility to add a guest house, pool, and barn or shop. The builder also offers ready-to-go plans designed to fit a variety of lifestyles. Just minutes from Fredericksburg along the picturesque Pedernales River Valley, this subdivision blends convenience with the tranquility of country living. Reasonable restrictions are in place to protect your investment while still offering the freedom to create a property that suits your needs. Currently under a wildlife exemption, the property provides the opportunity to enjoy local wildlife and even exotic species that roam the area. Bed & Breakfast rentals are permitted, making this not only an ideal homestead but also a potential income-generating property. Come experience the charm, the views, and the possibilities—this subdivision was designed with both beauty and practicality in mind.

**Agent Remarks:**

**Withdraw Comments:**

**Display on Internet:** Yes    **Display Address:** Yes    **Allow AVM:** No    **Allow Comments:** No

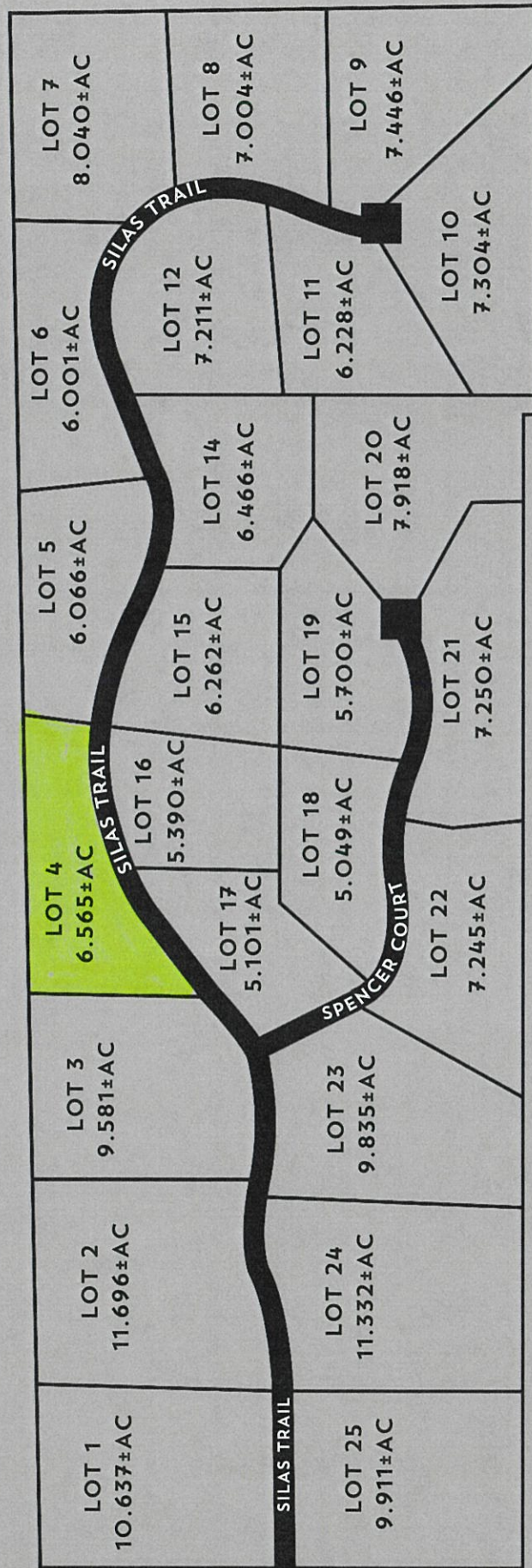
**Office Broker's Lic #:** 9003085

**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](mailto:justin@fredericksburgrealty.com)  
**Contact #:** (830) 998-2895  
**License Number:** 0613372

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

# HOMESTEAD 24 SUBDIVISION



JUNE LANE





## STATE OF TEXAS WELL REPORT for Tracking #620311

|                |                                                 |               |                          |
|----------------|-------------------------------------------------|---------------|--------------------------|
| Owner:         | PV HILL COUNTRY LLC                             | Owner Well #: | R-06130                  |
| Address:       | 611 W 5TH ST<br>AUSTIN, TX 78701                | Grid #:       | 57-43-7                  |
| Well Location: | 477 HEINER JAMES RD<br>FREDERICKSBURG, TX 78624 | Latitude:     | 30° 16' 38.47" N         |
|                | 4                                               | Longitude:    | 098° 44' 43" W           |
| Well County:   | Gillespie                                       | Elevation:    | 1619 ft. above sea level |

Type of Work: **New Well**

Proposed Use: **Domestic**

Drilling Start Date: **6/30/2022**

Drilling End Date: **6/30/2022**

|           | <i>Diameter (in.)</i> | <i>Top Depth (ft.)</i> | <i>Bottom Depth (ft.)</i> |
|-----------|-----------------------|------------------------|---------------------------|
| Borehole: | <b>12</b>             | <b>0</b>               | <b>4</b>                  |
|           | <b>8</b>              | <b>4</b>               | <b>100</b>                |

Drilling Method: **Air Hammer**

Borehole Completion: **Straight Wall**

|                    | <i>Top Depth (ft.)</i> | <i>Bottom Depth (ft.)</i> | <i>Description (number of sacks &amp; material)</i> |
|--------------------|------------------------|---------------------------|-----------------------------------------------------|
| Annular Seal Data: | <b>0</b>               | <b>2</b>                  | <b>Cement 2 Bags/Sacks</b>                          |
|                    | <b>2</b>               | <b>50</b>                 | <b>Bentonite 3 Bags/Sacks</b>                       |

Seal Method: **Tremie**

Distance to Property Line (ft.): **75**

Sealed By: **Driller**

Distance to Septic Field or other  
concentrated contamination (ft.): **No Data**

Distance to Septic Tank (ft.): **No Data**

Method of Verification: **No Data**

Surface Completion: **Surface Slab Installed**

**Surface Completion by Driller**

Water Level: **74 ft. below land surface on 2022-07-04** Measurement Method: **Weighted Line**

Packers: **RUBBER 1 @ 60'**  
**RUBBER 2 @ 50'**

Type of Pump: **No Data**

Well Tests: **Estimated** Yield: **20 GPM**

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|                |                                                                                                      |                                   |
|----------------|------------------------------------------------------------------------------------------------------|-----------------------------------|
|                | <i>Strata Depth (ft.)</i>                                                                            | <i>Water Type</i>                 |
| Water Quality: | <b>30 - 100</b>                                                                                      | <b>EDWARDS</b>                    |
|                |                                                                                                      | Chemical Analysis Made: <b>No</b> |
|                | Did the driller knowingly penetrate any strata which<br>contained injurious constituents?: <b>No</b> |                                   |

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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: **BUDDY'S SEPTIC & WATER WELL SVC LLC**  
**PO BOX 2655**  
**BANDERA, TX 78003**

Driller Name: **ROGER BYRD** License Number: **60316**

Comments: **NO SEPTIC INSTALLED AT THE TIME OF DRILLING**  
**NO PUMP INSTALLATION**

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| 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>Type</i>   | <i>Material</i>          | <i>Sch./Gage</i>   | <i>Top (ft.)</i> | <i>Bottom (ft.)</i> |
| <b>0</b>                                  | <b>60</b>           | <b>RED CLAY LIMESTONE WITH SAND</b>          | <b>4.5</b>                    | <b>Blank</b>  | <b>New Plastic (PVC)</b> | <b>SDR17</b>       | <b>0</b>         | <b>80</b>           |
| <b>60</b>                                 | <b>100</b>          | <b>BROKEN LIGHT BROWN AND GREY LIMESTONE</b> | <b>4.5</b>                    | <b>Screen</b> | <b>New Plastic (PVC)</b> | <b>SDR17 0.032</b> | <b>80</b>        | <b>100</b>          |

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**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

**2025 values are now certified!**

## Property ID: 189704 For Year 2025

### Property Details

|                       |                                                                   |                                     |
|-----------------------|-------------------------------------------------------------------|-------------------------------------|
| Account               |                                                                   |                                     |
| Property ID:          | 189704                                                            | Geographic ID: A0573-0021-000000-00 |
| Type:                 | R                                                                 | Zoning:                             |
| Property Use:         |                                                                   | Condo:                              |
| Location              |                                                                   |                                     |
| Situs Address:        | SILAS TRL OFF JUNG LN, TX                                         |                                     |
| Map ID:               | 7-Q                                                               | Mapsc0:                             |
| Legal Description:    | HOMESTEAD 24 LOT 4, 6.565                                         |                                     |
| Abstract/Subdivision: | S0793                                                             |                                     |
| Neighborhood:         | (F500) FBG 1631 & 2721                                            |                                     |
| Owner                 |                                                                   |                                     |
| Owner ID:             | 340167                                                            |                                     |
| Name:                 | PV HILL COUNTRY LLC                                               |                                     |
| Agent:                |                                                                   |                                     |
| Mailing Address:      | %HAY, JOHN A III MANAGER<br>611 W 5TH ST #300<br>AUSTIN, TX 78701 |                                     |
| % 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 (+) |

|                                       |               |
|---------------------------------------|---------------|
| <b>Agricultural Market Valuation:</b> | \$319,930 (+) |
| <b>Market Value:</b>                  | \$319,930 (=) |
| <b>Agricultural Value Loss:</b> ⓘ     | \$319,190 (-) |
| <b>Appraised Value:</b> ⓘ             | \$740 (=)     |
| <b>HS Cap Loss:</b> ⓘ                 | \$0 (-)       |
| <b>Circuit Breaker:</b> ⓘ             | \$0 (-)       |
| <b>Assessed Value:</b>                | \$740         |
| <b>Ag Use Value:</b>                  | \$740         |

### **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:** PV HILL COUNTRY LLC

| Entity | Description                          | Market Value | Taxable Value | Estimated Tax | Freeze Ceiling |
|--------|--------------------------------------|--------------|---------------|---------------|----------------|
| G086   | GILLESPIE COUNTY                     | \$319,930    | \$740         | \$1.99        |                |
| HUW    | HILL CNTRY UWCD                      | \$319,930    | \$740         | \$0.04        |                |
| SFB    | FREDBG ISD                           | \$319,930    | \$740         | \$5.72        |                |
| WCD    | GILLESPIE WCID                       | \$319,930    | \$740         | \$0.00        |                |
| CAD    | GILLESPIE CENTRAL APPRAISAL DISTRICT | \$319,930    | \$740         | \$0.00        |                |

**Total Tax Rate:** 1.046574

**Estimated Taxes With Exemptions:** \$7.75

**Estimated Taxes Without Exemptions:** \$3,348.31

## Property Improvement - Building

## Property Land

| Type | Description      | Acreage | Sqft       | Eff Front | Eff Depth | Market Value | Prod. Value |
|------|------------------|---------|------------|-----------|-----------|--------------|-------------|
| RN2  | NATIVE PASTURE 2 | 6.57    | 285,971.40 | 0.00      | 0.00      | \$319,930    | \$740       |

## Property Roll Value History

| Year | Improvements | Land Market | Ag Valuation | Appraised | HS Cap Loss | Assessed |
|------|--------------|-------------|--------------|-----------|-------------|----------|
| 2025 | \$0          | \$319,930   | \$740        | \$740     | \$0         | \$740    |
| 2024 | \$0          | \$319,930   | \$680        | \$680     | \$0         | \$680    |
| 2023 | \$0          | \$319,930   | \$680        | \$680     | \$0         | \$680    |

## Property Deed History

| Deed Date | Type | Description           | Grantor             | Grantee                       | Volume   | Page | Number |
|-----------|------|-----------------------|---------------------|-------------------------------|----------|------|--------|
| 6/10/2025 | SWD  | SPECIAL WARRANTY DEED | PV HILL COUNTRY LLC | WILLOWTREE FREDERICKSBURG LLC | 20252785 |      |        |

## 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: 09/04/2025



| Year | Taxing Jurisdiction | Tax Rate | Market Value | Taxable Value | Base Tax | Base Taxes Paid | Base Tax Due | Discount/Penalty & Interest | Attorney Fees | Amount |
|------|---------------------|----------|--------------|---------------|----------|-----------------|--------------|-----------------------------|---------------|--------|
| 2024 | GILLESPIE COUNTY    | 0.268500 | \$319,930    | \$680         | \$1.83   | \$1.83          | \$0.00       | \$0.00                      | \$0.00        | \$0    |
| 2024 | HILL CENTRY UWCD    | 0.004800 | \$319,930    | \$680         | \$0.03   | \$0.03          | \$0.00       | \$0.00                      | \$0.00        | \$0    |

|      |                       |          |           |       |        |        |        |        |        |     |
|------|-----------------------|----------|-----------|-------|--------|--------|--------|--------|--------|-----|
| 2024 | FREDBG<br>ISD         | 0.773100 | \$319,930 | \$680 | \$5.25 | \$5.25 | \$0.00 | \$0.00 | \$0.00 | \$0 |
| 2024 | GILLESPIE<br>WCID     | 0.000174 | \$319,930 | \$680 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0 |
|      | 2024 Total:           | 1.046574 |           |       | \$7.11 | \$7.11 | \$0.00 | \$0.00 | \$0.00 | \$0 |
| 2023 | GILLESPIE<br>COUNTY   | 0.279600 | \$319,930 | \$680 | \$1.91 | \$1.91 | \$0.00 | \$0.00 | \$0.00 | \$0 |
| 2023 | HILL<br>CNTRY<br>UWCD | 0.004700 | \$319,930 | \$680 | \$0.03 | \$0.03 | \$0.00 | \$0.00 | \$0.00 | \$0 |
| 2023 | FREDBG<br>ISD         | 0.775400 | \$319,930 | \$680 | \$5.27 | \$5.27 | \$0.00 | \$0.00 | \$0.00 | \$0 |
| 2023 | GILLESPIE<br>WCID     | 0.000176 | \$319,930 | \$680 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0 |
|      | 2023 Total:           | 1.059876 |           |       | \$7.21 | \$7.21 | \$0.00 | \$0.00 | \$0.00 | \$0 |