



ONION CREEK RANCH

CALEB HAIL, REALTOR®, GRI | 325-214-2764





FREDERICKSBURG REALTY TEXAS RANCH REALTY

Onion Creek Ranch

1825 Onion Creek Rd. | Doss, Texas 78618 | Mason County

73.3+/- Acres

\$1,822,222

Agent

Caleb Hail

Property Highlights

- 73.3± ag-exempt acres in Mason County
- Historic late-1800s 1.5-story German limestone farmhouse with windmill (needs restoration)
- Modern compound with five structures and a mechanical room:
 - Two bunk cottages with built-in bunks, sink & refrigerator (approx. 280 sq ft each)
 - Bath house with two full baths & kitchenette (approx. 264 sq ft)
 - Bunkhouse with lots of storage & half bathroom (approx. 130 sq ft)
 - Kitchen pavilion with vaulted ceilings, dining space & loft (approx. 336 sq ft)
- Mechanical/laundry room with water storage tank (approx. 156 sq ft)
- Concrete floors, custom cabinetry, upscale fixtures & countertops throughout
- Central firepit courtyard and concrete walkways
- Storage shed & multiple outdoor patios
- Rolling terrain, approx. 1,820–1,940 ft elevation
- Ideal for hunting, recreation, or retreat-style living
- Private, scenic, and secluded setting
- Just 28.5 miles to Fredericksburg | 20.8 miles to Harper
- Flexible potential for recreation, family retreat or future development

Property Taxes:

\$6959.26

Nestled along Onion Creek, this unique property blends the timeless appeal of a late-1800s German limestone farmhouse with the comfort and versatility of a modern family-style compound. The historic 1.5-story stone home—with its classic gabled roof and old windmill—stands as a testament to the area's heritage. Though in need of restoration, it radiates character and offers boundless potential to become a striking main residence, weekend retreat, or creative reimagining.

Beyond the charming farmhouse, five newer structures create a thoughtfully designed "camp-style" retreat, perfect for gatherings. The heart of this compound is a vaulted kitchen pavilion, featuring floor-to-ceiling windows, an airy loft, and ample space for dining and entertaining. Two bunk cottages offer built-in bunks, sinks, and mini-fridges, while a separate bathhouse provides two full bathrooms and a convenient kitchenette. A third bunkroom includes a half bath and generous storage, while a versatile bonus room serves as laundry, mechanical space, and water system housing. A barn adds to the practical charm of this rural getaway.

The rolling terrain, ranging from approx. 1,820–1,940 ft elevation, offers panoramic Hill Country views, including the town of Doss. Winding hiking trails traverse the property, providing endless exploration opportunities, and the diverse landscape makes it ideal for hunting and outdoor recreation. Located 28.5 miles from Fredericksburg and 20.8 miles from Harper, this property presents a rare chance to enjoy both privacy and convenience.

Whether you envision restoring the historic farmhouse to its former glory or savoring the compound just as it is, Onion Creek Ranch offers a distinctive blend of past and present—perfect for those seeking a unique place to gather, relax, make memories, and perhaps even capitalize on its long-term potential in the heart of the Hill Country.

MLS #: A98540A (Active) List Price: \$1,822,222 (47 Hits)

1825 -- Onion Creek Rd Doss, TX 78618



Type: Ranch Land, Single Family Residential
Best Use: Residential, Investment, Hunting
Topography: Sloping, Partially Wooded, Exceptional View, Hill Top View
Surface Cover: Wooded/Native Pasture
Views:
Apx \$/Acre: 0
Lot/Tract #:

Original List Price: \$1,822,222
Area: County-South
Subdivision: N/A
County: Mason
School District: Doss K-8
Distance From City: Over 20 miles
Property Size Range: 51-100 Acres
Apx Acreage: 80.0000
Seller's Est Tax: 35.12
Showing Instructions: Call LA
Appointment, Occupied
Days on Market 7

Tax Exemptions: Taxes w/o Exemptions: \$0.00 Tax Info Source: CAD Property ID #: 13758, 1205, 1723 Zoning: None
Flood Plain: No Deed Restrictions: No Easements: Electric Service
HOA: No HOA Fees: HOA Fees Pd:
Items Not In Sale:
Documents on File: Legal Description, Aerial Photo

Land		
Leases	Cropland	
Rangeland/Pasture	Fenced	

Water: Well
Sewer: Septic Tank
Utilities: City Electric-On Property
Access/Location: County Road
Minerals: None

Improvements: Cabin, Workshop, Storage Building, Other-See Remarks
Misc Search: Livestock Permitted
Surface Water: Pond
Fence: Wire, Partial

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

Location/Directions: From Fbg, head NW on W Main towards Hwy 87 for 9.6 mi, turn L on RM Rd 648 (at the corner of Hill Top Cafe).Continue for 11.5 mi, turn R on RR 783. Take L on Salt Branch Loop, then R on Onion Creek Rd

Owner: KAISER WANDA GRIFFIN

Legal Description: A-0154 CUNNINGHAM, SAMUEL S-332 71.997 ACRES (DOSS)A-0154 CUNNINGHAM, SAMUEL S-332 1 ACRE (DOSS),A-0154 CUNNINGHAM, SAMUEL S-332 (DOSS) 9.40 ACRES

Instructions: Call LA for instructions

Public Remarks: Onion Creek Ranch offers 73.3± ag-exempt acres in Mason County with a rare blend of historic character and versatile improvements. The 1886 German limestone home stands as a 1.5-story centerpiece, set alongside a traditional dry-stack rock fence and windmill. A modern compound nearby includes five thoughtfully designed structures: two bunk cottages with built-in bunks, sink and refrigerator; a bath house with two full baths and kitchenette; a laundry/utility cabin; and a spacious kitchen pavilion with vaulted ceilings, dining space, and loft. Concrete floors, custom cabinetry, and cohesive finishes tie the property together. Rolling terrain spans approx. 1,820-1,940 ft elevation with scenic outdoor areas, storage shed, and multiple patios. Located 28.5 miles from Fredericksburg and 20.8 miles from Harper, this property presents a rare opportunity for recreation, family gatherings, or future development.

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: Caleb Hail (#:133)
Agent Email: Caleb@FredericksburgRealty.com
Contact #: (325) 214-2764
License Number: 0621071

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

PERMIT # 230414

Mason County

AUTHORIZATION TO CONSTRUCT AN ON-SITE SEWERAGE FACILITY

Property Owner: Chris Kaiser / PATTI Penick

Mailing Address: 315 W. Centre

Fredericksburg, Texas 78624

Property Location: 1825 Oakland Creek Rd

Mason County: S. US Hwy 87 / K12 783 / Geisweid Rd

This serves to notify all persons that an on-site sewerage facility application, related technical data, and the appropriate fee have been received by the Designated Representative of Mason County, Texas from the property owner. The application has been reviewed for technical and administrative consideration against the standards set forth by the TCEQ and the Mason County Commissioners Court of Mason, Texas. Approval is hereby granted for the construction as shown on the submitted plans.

Any modifications to the submitted plans require approval by the Designated Representative prior to installation.

You or your installer must contact the Mason County, Designated Representative, FIVE (5) WORKING DAYS PRIOR to completion, to arrange the required final inspection. This authorization to construct is valid for one year from the date of issue. If a final inspection has not been performed within one year of issue, a new application and fee will be required.

Comments: Final Notice of Approval shall not be issued until proper maintenance contract and signed And notarized Affidavit is submitted.

Eh Cantal L

Application Reviewer 05000 8633

14 Apr 2023
Date

Form: DR 008 (07-01-00)

PERMIT # 230414

Mason County

NOTICE OF APPROVAL OF ON-SITE SEWERAGE FACILITY

Property Owner: Chris Kaiser / Patti Penick

Mailing Address: 315 W. Centre
Fredericksburg, Texas 78624

Property Location: 1825 Otter Creek Rd

Mason County: S: US Hwy 87 / RR 783 / Geiswer St Rd

This serves to notify all persons that the on-site sewerage facility owned by the above, has satisfied design, construction, and installation requirements of the TCEQ and the Mason County Commissioners Court of Mason, Texas. This On-Site Sewerage Facility Permit is issued for the operation of the above on-site sewerage facility.

ANY MODIFICATIONS TO THE STRUCTURE, SYSTEM COMPONENTS OR CHANGES OF OWNERSHIP MAY REQUIRE A NEW PERMIT. The owner must notify the Mason County Designated Representative of the aforementioned changes.

ADDITIONAL INFORMATION: The septic tank should be pumped every two (2) to three (3) years to keep the system operation at peak efficiency. This is not mandatory, just good maintenance practice.

Eli (Intel. D)
Inspector 05 000 8433

30 Aug 2024
Date

Mason CAD Property Search

Property ID: 13758 For Year 2025

Property Details

Account		
Property ID:	13758	Geographic ID: 01541-10-00000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	ONION CREEK RD MASON CO, TX	
Map ID:	ZONE B	Mapsco:
Legal Description:	A-0154 CUNNINGHAM, SAMUEL S-332 71.997 ACRES (DOSS)	
Abstract/Subdivision:	A0154	
Neighborhood:		
Owner		
Owner ID:	17007	
Name:	KAISER WANDA GRIFFIN	
Agent:		
Mailing Address:	101 SETTLEMENT DR FREDERICKSBURG, TX 78624	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$116,029 (+)
Improvement Non-Homesite Value:	\$378,258 (+)
Land Homesite Value:	\$18,000 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$354,985 (+)
Market Value:	\$867,272 (=)

Agricultural Value Loss: ⓘ	\$348,568 (-)
Appraised Value: ⓘ	\$518,704 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$518,704
Ag Use Value:	\$6,417

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: KAISER WANDA GRIFFIN

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CO	MASON COUNTY	0.642700	\$867,272	\$518,704	\$3,333.71	
DI	DOSS ISD	0.669200	\$867,272	\$518,704	\$3,471.17	
WD	WATER DISTRICT	0.029762	\$867,272	\$518,704	\$154.38	
CAD	MASON CENTRAL APPRAISAL DISTRICT	0.000000	\$867,272	\$518,704	\$0.00	

Total Tax Rate: 1.341662

Estimated Taxes With Exemptions: \$6,959.26

Estimated Taxes Without Exemptions: \$11,635.86

📌 Property Improvement - Building

Description: HOUSE **Type:** Residential **Living Area:** 1924.0 sqft **Value:** \$116,029

Type	Description	Class CD	Year Built	SQFT
NLA	HOUSE	RS2M	1950	1070
NLA	SEDCOND FLOOR	RS2M1.5	1950	594
PORCH	COVERED PORCH	NCP	1950	184

NLA	SMOKEHOUSE	RS2M	1950	260
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Description: SHED BARNS **Living Area:** 0 sqft **Value:** \$11,030

Type	Description	Class CD	Year Built	SQFT
NDG	BARN	DG2S	2018	600
NSTG	STORAGE	STG1S	0	143
NSHED	SHED	SHED1	0	176

Description: GUEST HOUSES **Type:** Residential **Living Area:** 2684.0 sqft **Value:** \$367,228

Type	Description	Class CD	Year Built	SQFT
PORCH	PORCH	NCP	2024	50
PORCH	PORCH	NCP	2024	50
PORCH	PORCH	NCP	2024	60
PORCH	PORCH	NCP	2024	35
PORCH	PORCH	NCP	2024	30
PORCH	PORCH	NCP	2024	144
PORCH	PORCH	OP2	2024	2248
NLA	LIVING AREA	RS2M	2024	352
NLA	LIVING AREA	RS2M	2024	352
NLA	LIVING AREA	RS2M	2024	224
NLA	LIVING AREA	RS2M	2024	196
NLA	LIVING AREA	RS2M	2024	300
NLA	LIVING AREA	RS2M	2024	600
NLA	LIVING AREA	RS2M1.5	2024	160
NLA	LIVING AREA	RS2M1.5	2024	340
NLA	LIVING AREA	RS2M1.5	2024	160

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RB	RB	61.60	2,683,165.32	0.00	0.00	\$307,985	\$5,567
HS23R	(HS23R)	1.00	43,560.00	0.00	0.00	\$18,000	\$0
RB	RB	9.40	409,464.00	0.00	0.00	\$47,000	\$850

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$494,287	\$372,985	\$6,417	\$518,704	\$0	\$518,704
2024	\$0	\$431,179	\$5,326	\$5,326	\$0	\$5,326
2023	\$0	\$554,373	\$5,624	\$5,624	\$0	\$5,624
2022	\$0	\$354,183	\$5,812	\$5,812	\$0	\$5,812
2021	\$0	\$320,304	\$5,651	\$5,651	\$0	\$5,651
2020	\$0	\$320,300	\$5,630	\$5,630	\$0	\$5,630
2019	\$0	\$314,140	\$3,650	\$3,650	\$0	\$3,650
2018	\$0	\$314,150	\$3,330	\$3,330	\$0	\$3,330
2017	\$0	\$314,150	\$3,400	\$3,400	\$0	\$3,400


Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/4/2024	GFT	GIFT DEED	PENICK PATTI	KAISER WANDA GRIFFIN	367	416	240798
6/24/2021	WD	WARRANTY DEED	OHMAN JEFFREY P & MARY JO	PENICK PATTI	336	219	211978
4/19/2012	WDV	WD WITH VENDORS LIEN	STOCKTON JAMES A	OHMAN JEFFREY P & MARY JO	256	578	

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: 07/28/2025 

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Am
2024	MASON COUNTY	0.642700	\$431,179	\$5,326	\$34.23	\$34.23	\$0.00	\$0.00	\$0.00	\$

Mason CAD Property Search

Property ID: 1205 For Year 2025

Property Details

Account		
Property ID:	1205	Geographic ID: 01541-04-00000HS
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	1825 ONION CREEK RD MASON CO, TX	
Map ID:	ZONE B	Mapsco:
Legal Description:	A-0154 CUNNINGHAM, SAMUEL S-332 1 ACRE (DOSS)	
Abstract/Subdivision:	A0154	
Neighborhood:	(RURAL) Rural Property	
Owner		
Owner ID:	17007	
Name:	KAISER WANDA GRIFFIN	
Agent:		
Mailing Address:	101 SETTLEMENT DR FREDERICKSBURG, TX 78624	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$79,395 (+)
Improvement Non-Homesite Value:	\$3,575 (+)
Land Homesite Value:	\$18,000 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$100,970 (=)

Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$100,970 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$100,970
Ag Use Value:	\$0

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: KAISER WANDA GRIFFIN

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CO	MASON COUNTY	0.642700	\$100,970	\$0	\$0.00	
DI	DOSS ISD	0.669200	\$100,970	\$0	\$0.00	
WD	WATER DISTRICT	0.029762	\$100,970	\$0	\$0.00	
CAD	MASON CENTRAL APPRAISAL DISTRICT	0.000000	\$100,970	\$0	\$0.00	

Total Tax Rate: 1.341662

Estimated Taxes With Exemptions: \$0.00

Estimated Taxes Without Exemptions: \$1,354.67

Property Improvement - Building

Description: HOUSE **Type:** Misc Imp **Living Area:** 1320.0 sqft **Value:** \$79,395

Type	Description	Class CD	Year Built	SQFT
NLA	HOUSE	RS2M1.5	1950	990
NLA	SEDCOND FLOOR	RS2M1.5	1950	330
PORCH	COVERED PORCH	NCP	1950	198

NSTG	SMOKEHOUSE	STG2M	1950	250
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Description: BARN **Type:** Misc Imp **Living Area:** 0 sqft **Value:** \$3,575

Type	Description	Class CD	Year Built	SQFT
NBARN	BARN	BARN2S	2000	200

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
HS23R	(HS23R)	1.00	43,560.00	0.00	0.00	\$18,000	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$82,970	\$18,000	\$0	\$100,970	\$0	\$100,970
2024	\$76,476	\$18,000	\$0	\$94,476	\$0	\$94,476
2023	\$98,025	\$18,000	\$0	\$116,025	\$0	\$116,025
2022	\$66,890	\$15,042	\$0	\$81,932	\$0	\$81,932
2021	\$66,890	\$10,530	\$0	\$77,420	\$0	\$77,420
2020	\$67,930	\$10,530	\$0	\$78,460	\$0	\$78,460
2019	\$36,500	\$3,280	\$0	\$39,780	\$0	\$39,780
2018	\$36,510	\$3,280	\$0	\$39,790	\$0	\$39,790
2017	\$36,510	\$3,280	\$0	\$39,790	\$0	\$39,790

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/4/2024	GFT	GIFT DEED	PENICK PATTI	KAISER WANDA GRIFFIN	367	416	240798
6/24/2021	WD	WARRANTY DEED	OHMAN JEFFREY P & MARY JO	PENICK PATTI	336	219	211978
4/19/2012	WDV	WD WITH VENDORS LIEN	GEISTWEIDT RUBY	OHMAN JEFFREY P & MARY JO	256	578	

ARB Data

Mason CAD Property Search

Property ID: 17239 For Year 2025

Property Details

Account		
Property ID:	17239	Geographic ID: 01541-11-00000
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	ONION CREEK RD MASON CO, TX	
Map ID:	ZONE B	Mapsco:
Legal Description:	A-0154 CUNNINGHAM, SAMUEL S-332 (DOSS) 9.40 ACRES	
Abstract/Subdivision:	A0154	
Neighborhood:	(RURAL) Rural Property	
Owner		
Owner ID:	17007	
Name:	KAISER WANDA GRIFFIN	
Agent:		
Mailing Address:	101 SETTLEMENT DR 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:	\$0 (+)
Agricultural Market Valuation:	\$47,000 (+)
Market Value:	\$47,000 (=)

Agricultural Value Loss:	\$46,150 (-)
Appraised Value:	\$850 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$850
Ag Use Value:	\$850

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Property Taxing Jurisdiction

Owner: KAISER WANDA GRIFFIN

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CO	MASON COUNTY	0.642700	\$47,000	\$0	\$0.00	
DI	DOSS ISD	0.669200	\$47,000	\$0	\$0.00	
WD	WATER DISTRICT	0.029762	\$47,000	\$0	\$0.00	
CAD	MASON CENTRAL APPRAISAL DISTRICT	0.000000	\$47,000	\$0	\$0.00	

Total Tax Rate: 1.341662

Estimated Taxes With Exemptions: \$0.00

Estimated Taxes Without Exemptions: \$630.58

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RB	RB	9.40	409,464.00	0.00	0.00	\$47,000	\$850

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$47,000	\$850	\$850	\$0	\$850
2024	\$0	\$65,800	\$813	\$813	\$0	\$813
2023	\$0	\$154,950	\$943	\$943	\$0	\$943
2022	\$0	\$129,125	\$975	\$975	\$0	\$975

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/4/2024	GFT	GIFT DEED	PENICK PATTI	KAISER WANDA GRIFFIN	367	416	240798
10/6/2021	WD	WARRANTY DEED	MACHEMEHL CHARLES W II	PENICK PATTI	340	317	212520
4/20/2012	WDV	WD WITH VENDORS LIEN	GEISTWEIDT RUBY	MACHEMEHL CHARLES W II	257	58	

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: 07/28/2025



Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amor
2024	MASON COUNTY	0.642700	\$65,800	\$813	\$5.23	\$5.23	\$0.00	\$0.00	\$0.00	\$0
2024	WATER DISTRICT	0.029762	\$65,800	\$813	\$0.24	\$0.24	\$0.00	\$0.00	\$0.00	\$0
	2024 Total:	0.672462			\$5.47	\$5.47	\$0.00	\$0.00	\$0.00	\$0
2023	MASON COUNTY	0.600700	\$154,950	\$943	\$5.66	\$5.66	\$0.00	\$0.00	\$0.00	\$0