



Pecan Creek Ranch Loudon Rd | Fredericksburg, Texas 78624 | Gillespie County 105+/- Acres \$1,942,500

Agent

Caleb Hail

Property Highlights

- 105± acres in sought-after Gillespie County
- Paved road frontage for easy access
- 2.7 miles to Hwy 87, 6.5 miles to Hwy 290, and just 11.5 miles to Fredericksburg
- Livestock permitted ideal for agricultural use
- Minimal restrictions flexibility for residential or recreational development
- CTEC electric available
- Year-round creek (Pecan Creek) runs through the property
- Spring on-site
- Windmill well in place
- Expansive Hill Country views with multiple ideal homesites
- Excellent potential for residential, recreational, investment, or hunting use
- Peaceful, private setting just 15 minutes from downtown Fredericksburg
- Additional acreage available
- Ag-exempt (Property taxes TBD)

Welcome to Pecan Creek Ranch – Where Your Vision Comes to Life

This exceptional 105± acre tract in Gillespie County offers a rare combination of Hill Country beauty, water features, and flexibility — just minutes from Fredericksburg. With Pecan Creek frontage, a year-round spring, and a windmill well, the property is well-suited for livestock, recreation, or development.

Located only 11.5 miles from Fredericksburg, and within easy reach of Austin and San Antonio (1.5 hours), this property is ideal for a weekend retreat, primary residence, or investment. Sweeping Hill Country views, minimal restrictions, and multiple prime homesites provide endless potential.

CTEC electric is available, and paved road frontage offers excellent year-round access. Hunting, residential, or recreational opportunities abound on this peaceful and private land. Additional acreage available.

Properties with water, views, and this proximity to Fredericksburg don't stay on the market long — schedule your private tour today!

MLS #: A98252A (Active) List Price: \$1,942,500 (4 Hits)



Type: Ranch Land Best Use: Grazing, Residential, Recreational

Topography: Gently Rolling, Partially

Wooded, Exceptional View

Surface Cover: Wooded, Wooded/Native

Pasture Views: Yes Apx \$/Acre: 0 Lot/Tract #:

0 -- Loudon Rd Fredericksburg, TX 78624

Original List Price: \$1.942.500 Area: County-Northwest Subdivision: N/A, Not in Sub

County: Gillespie

School District: Fredericksburg Distance From City: 10-15 miles Property Size Range: 101-250 Acres

Apx Acreage: 105.0000 Seller's Est Tax: 0.00

Showing Instructions: Call LA

Appointment Days on Market 2

Taxes w/o Exemptions: \$0.00 CAD Property ID #: TBD Tax Exemptions: Tax Info Source: Zoning: None Flood Plain: Yes Deed Restrictions: Yes Easements: Telephone HOA: No **HOA Fees:** HOA Fees Pd: Items Not In Sale: Documents on File: Topographical Map, Deed Restrictions, Legal Description, Aerial Photo Land Leases Cropland Rangeland/Pasture Fenced

Water: Spring Sewer: None

Utilities: CTEC Electric Available

Access/Location: County Road, Paved Road

Minerals: None

Improvements: None

Misc Search: Livestock Permitted Surface Water: Year Round Creek

Fence: None

TrmsFin: Cash, Conventional Possessn: After Closing/Funding Excl Agy: No Title Company: Coleman County Title Attorney: Refer to MLS#:

Location/Directions: From Fredericksburg, take 87N to Old Mason Rd. OMR to Pecan Creek Rd. Take a left. PCR to Loudon Rd, on your left. Cross over the first cattle guard and property will be on the right.

Owner: WW Ventures LLC

Legal Description: 110 Acres out of A0901 TYLER TAP RR CO #313, 237.8 ACRES, A0063 P BURG #789, 154.3 ACRES, A1464 A BASSE

#757, 22.0 ACRES, A0879 J METZGER #186, 16.9 ACRES, A0878 F METZGER #187, 10. ACRES

Instructions: Call LA

Public Remarks: This exceptional 105-acre property offers the perfect balance of Hill Country beauty and privacy. Situated just 15 minutes from Fredericksburg's restaurants, wineries, shopping, and charm, this property offers rural serenity with the convenience of town nearby. Austin and San Antonio are both within a 1.5-hour drive, making this an ideal location for a weekend getaway or permanent residence. Pecan Creek frontage and a spring makes it perfect for livestock, recreation, or simply enjoying the peaceful setting. There are expansive Hill Country views with ideal homesites throughout the property. Paved road frontage for easy access. Call today to schedule a private tour. Properties like this near Fredericksburg don't stay on the market long! Additional acreage available.

Agent Remarks:

Withdraw Comments:

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

Office Broker's Lic #: 9003085

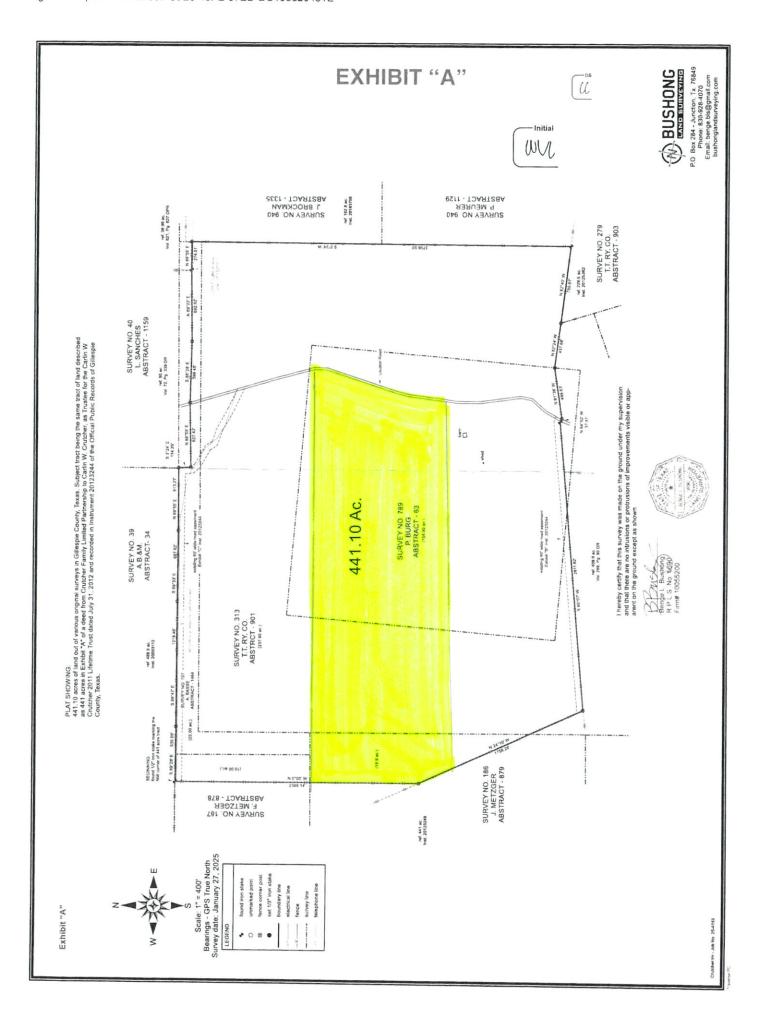
Listing Office: Fredericksburg Realty (#:14)

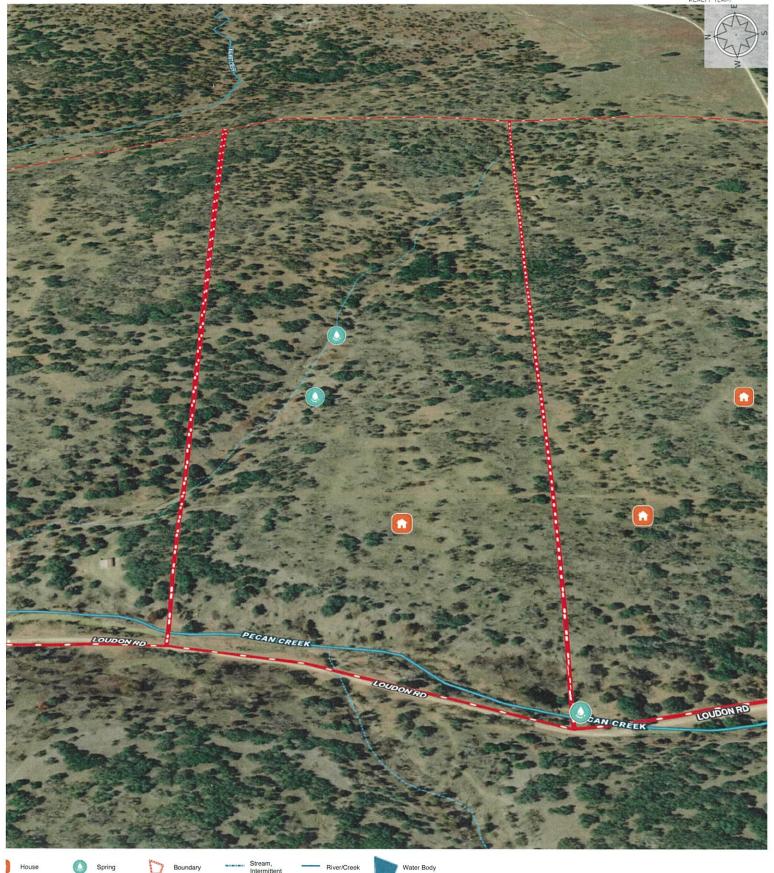
Main: (830) 997-6531 Mail Address 1: 257 W Main Street

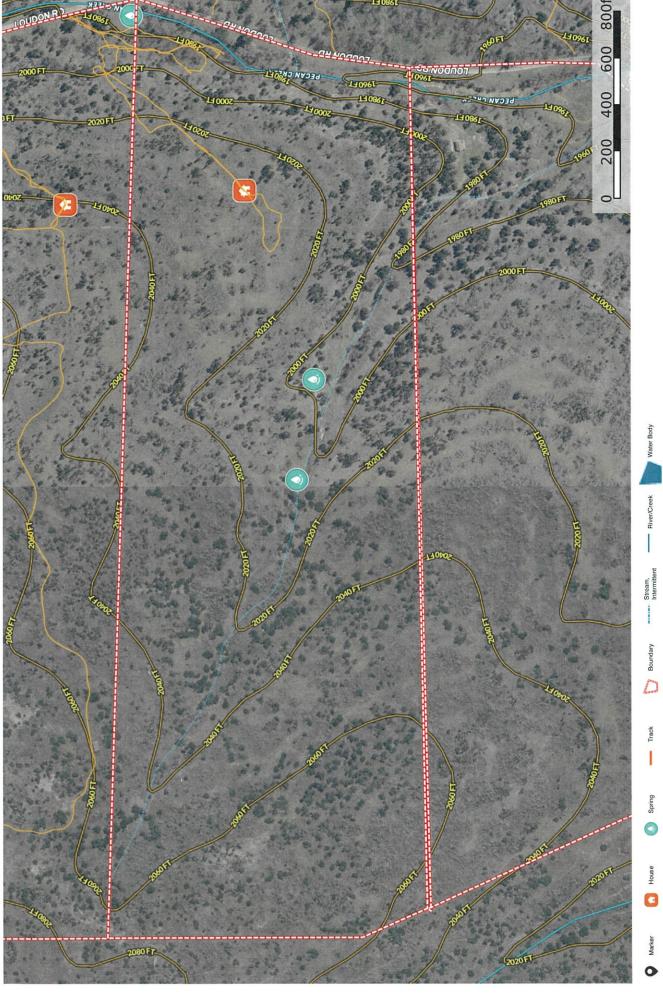
Mail City: Fredericksburg Mail Zip Code: 78624 Supervising Agent Name: Supervising Agent License #: Listing Agent: Caleb Hail (#:133)

Agent Email: Caleb@FredericksburgRealty.com Contact #: (325) 214-2764

License Number: 0621071







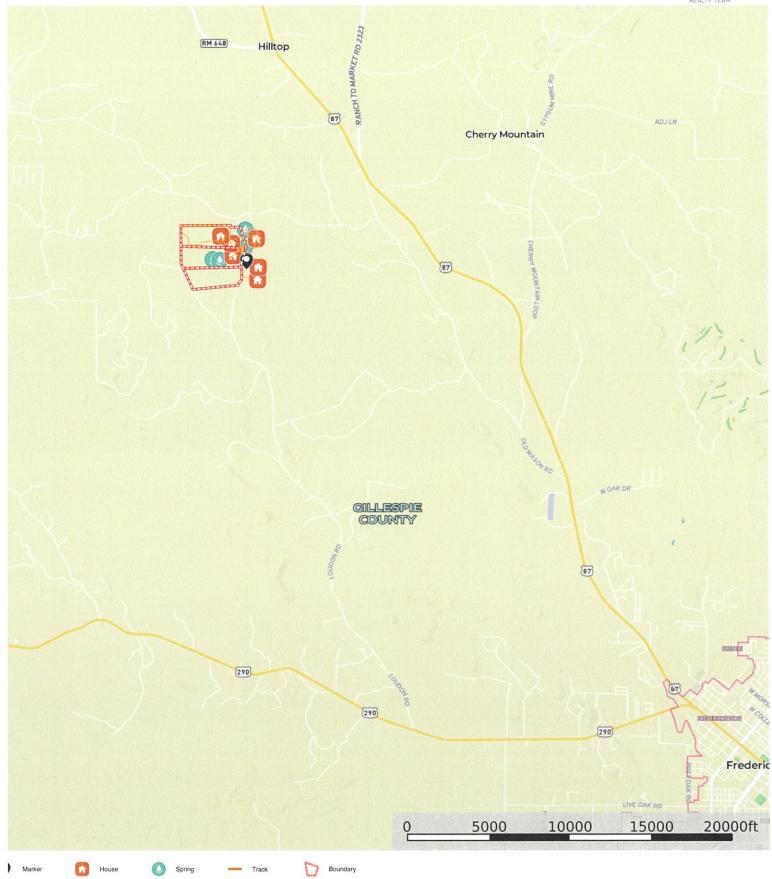


EXHIBIT "A" CONTINUED

WVL

BUSHONG LAND SURVEYING

Land Surveying Across The Lone Star State P.O. Box 284 • Junction, Texas 76849 Phone: (830) 928-4070 • Email: benge.bls@gmail.com www.bushonglandsurveying.com

DESCRIPTION OF 441.10 ACRES OF LAND OUT OF VARIOUS ORIGINAL SURVEYS IN GILLESPIE COUNTY, TEXAS.

Being all that certain tract or parcel of land, lying and being situated in Gillespie County, Texas, comprising 441.10 acres out of the following original surveys:

Survey	<u>Grantee</u>	Abst. No.	Acres+/-
186	J. Metzger	879	16.90
187	F. Metzger	878	10.00
313	T.T. Ry. Co.	901	237.80
757	A. Basse	1464	22.00
789	P. Burg	63	154.30

Subject tract being the same tract of land described as 441 acres in Exhibit "A" of a deed from Crutcher Family Limited Partnership to Carlin W. Crutcher, as Trustee for the Carlin W. Crutcher 2011 Lifetime Trust dated July 31, 2012 and recorded in Instrument 20123244 of the Official Public Records of Gillespie County, Texas. Subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron stake marked "BONN" found marking the northwest corner of said Carlin Crutcher 441 acre tract, northwest corner of an existing 60' wide road easement (exhibit "C", Inst. 20123244), and northeast corner of the David Crutcher 441 acre tract (Inst. 20123248)

THENCE (basis of bearings - GPS True North) along or near fence with the upper north line of said Carlin Crutcher 441 acre tract, north line of said road easement, and south line of a certain 488.9 acre tract (Inst. 20093112) as follows:

S 89° 29' E, 535.09 feet; pine post S 89° 47' E, 1218.46 feet; point in fence

S 89° 33' E, 687.62 feet; point in fence

N 89° 55' E, a distance of 613.27 feet to a pipe 3-way fence corner post taken as the most northerly northeast corner of said Carlin Crutcher 441 acre tract and southeast corner of said 488.9 acre tract:

THENCE S 3° 24' E along or near fence with the upper east line of said Carlin Crutcher 441 acre tract a distance of 114.25 feet to a pipe 2-way fence corner post marking a reentrant corner of said Carlin Crutcher 441 acre tract and southwest corner of a certain 80 acre tract (Vol. 72, Pg. 339 DR):

THENCE N 88° 59' E along or near fence with the lower north line of said Carlin Crutcher 441 acre tract a distance of 627.43 feet to a pipe post on the east side of Loudon Road:

THENCE along or near fence with the lower north line of said Carlin Crutcher 441 acre tract as follows:

S 88° 28' E, 598.45 feet; pipe fence angle post

N 89° 22' E, a distance of 692.52 feet to a found 1/2" iron stake taken as the southeast corner of said 80 acre tract and southwest corner of a certain 38.96 acre tract (Vol. 621, Pg. 627 OPR):

THENCE N 89° 55' E along or near fence with the lower north line of said Carlin Crutcher 441 acre tract and a south line of said 38.96 acre tract a distance of 274.01 feet to a pipe 3-way fence corner post taken as the most easterly northeast corner of said Carlin Crutcher 441 acre tract and a southeast corner of said 38.96 acre tract;

THENCE S 0° 24' W along or near fence with the lower east line of said Carlin Crutcher 441 acre tract and west line of a certain 162.8 acre tract (Inst. 20183706) a distance of 3706.50 feet to a 1/2" iron stake found next to a pipe 3-way fence corner post marking the southeast corner of said Carlin Crutcher 441 acre tract and southwest corner of said 162.8 acre tract;

EXHIBIT "A" CONTINUED





THENCE N 82° 40' W along or near fence with the south line of said Carlin Crutcher 441 acre tract and north line of a certain 229.5 acre tract (Inst. 20125382) a distance of 750.67 feet to a pipe 3-way fence corner post taken as the northwest corner of said 229.5 acre tract and northeast corner of a certain 409.0 acre tract (Vol. 299, Pg. 80 DR);

THENCE along or near fence with the south line of said Carlin Crutcher 441 acre tract and north line of said 409.0 acre tract as follows:

N 82° 24' W, 437.68 feet; pipe fence angle post

S 81° 38' W, a distance of 499.63 feet to a pipe fence angle post found on the east side of Loudon Road;

THENCE N 64° 52' W crossing Loudon Road with the south line of said Carlin Crutcher 441 acre tract, north line of said 409.0 acre tract, and south line of an existing 60' wide road easement (exhibit "B", Inst. 20123244) a distance of 37.41 feet to a 1/2" iron stake found next to a pipe gate post;

THENCE S 85° 07' W along or near fence with the south line of said Carlin Crutcher 441 acre tract, north line of said 409.0 acre tract, and south line of said existing 60' wide road easement a distance of 2811.62 feet to a pipe 3-way fence corner post marking the southwest corner of said Carlin Crutcher 441 acre tract, southwest corner of said road easement, and southeast corner of said David Crutcher 441 acre tract;

THENCE N 24° 10' W along or near fence with the common line between both 441 acre tracts a distance of 1758.28 feet to a pipe 3-way fence corner post;

THENCE N 0° 00' W along or near fence with the common line of both 441 acre tracts a distance of 2369.14 feet to the place of BEGINNING.

Surveyed on the ground January 27, 2025. Job No. 25-4193 (Crutcher.trv)

I, Benge L. Bushong certify that this survey was made on the ground, under my supervision, on the date shown

Benge L. Bushong R.P.L.S. No. 5690

Firm# 10055200

TELEPHONE LINE RIGHT-OF-WAY EASEMENT

TELEPHONE LINE RIGHT-OF-WAY SASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the under signed, (whether one or more) Gus A RASSE
(unmarried) (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto HILL COUNTRY TELEPHONE COOPERATIVE, INC., a cooperative corporation (hereinafter called the 'Cooperative') and to its successors or assigns the right to enter upon the lands of the undersigned, situated in the County of GILLESPIE, State of Texas, and more particularly described as follows:
A tract of land approximately acres, located
niles in a MORTH-WEST direction from the Town
of FREDERICKS BURG, County of GILLESPIE, State of
Texas, and bounded by land owned by
MRS. ESTELLA ICEYSER on the North; ALVIN MOELLERING
FRANK BASSE on the East; FRANK BASSE
on the South; and HAMRY JORDAN on the West,
and to construct, reconstruct, operate and maintain on or under the above- described lands and/or in, upon or under all streets, roads or highways abut- ting said lands, a telephone line or system, to cut and trim trees and shrub- pery that may interfere with or threaten to endanger the operation and maintenance of said line or system and to license, permit or otherwise agree to the joint use or occupancy of said line or system by any other person, irm or corporation for telephone or electrification purposes. The undersigned agree that all poles, wires and other facilities, in-
luding all telephone equipment, installed on the above-described premises to the Cooperative's expense shall remain the property of the Cooperative, emovable at the option of the Cooperative.
The undersugged covenant that they are the owners of the above locaribed ands and that the said lands are free and clear of encumberances and liens f whatseever character except those held by the following persons:
IN SITUAL HERCRY, the undersigned have set their hands and seals his 15 may of TONE 1954.
Just Bauc
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immer, maint on tolelivered nothe cremence of

13 - UNSATISFACTORY WHEN RECEIVED

The State of Texas Before me, the understand authority.
. unity of the Daspiel on this day personally appeared
Frank Deamedt in water me
to be the person whose name is subscribed as a witness to the forest
; ling instrument of writing, one ofter ocing duly sworn by me stoad
record that he saw the a. Basse
the grantor or person who executed the foregoing instrument, is b-
scribe the same and that he had signed the same as a witness at the request of the grantor.
Given under my hand and seal of office this the 18-6
you of March. 1953 -
Matter Pyka Jr
Motories Pyke Jr
Motore Pyke Jr 7 Washing Notary Public in and for Tulaspine
Motories Pyke Jr
Motore Pyke Jr 7 Washing Notary Public in and for Tulaspine
Motore Pyke Jr 7 Washing Notary Public in and for Tulaspine

The State of Taxas (Before me, the under the family Descriped and this day personally express.)
The this pressure whose many is in subscribed as a victima to the first re- contributions in the working, and after being daily a form by my stated
nearly than he saw
Chea under my hand and seal of office this the
day <i>Gl.</i>
Notary Public in and for

CERTIFICATE OF LEGALITY AND AUTHENTICITY

I, certify that the discrete numbered microfilm images between the Title Page and the Certificate of Legality and Authenticity have been made in strict accordance with Article 1941 (a) V.T.C.S., and that each image is a true, correct, and exact copy of the page or pages of the identified instrument of writing, legal document, paper, or record which had been filed for record on the date and at the time stamped on each; that no microfilm image or images were substituted for any original discrete microfilm image or images between the Title Page and this Certificate. Official Public Records of Real Property-DEED, Volume 149 Pages 912-913 , filmed on the 8th day of November , A.D. 1982

DORIS LANGE, Clerk, by Old J. Wahl Deputy.

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Work Order # 121412



WITNESS:

and & Reckandse

RIGHT OF WAY EASEMENT

THE STATE OF TEXAS § COUNTY OF GILLES PIE § KNOW ALL MEN BY THESE PRESENTS:
That <u>CRUTCHER FAMILY LIMITED PARTNERSHIP</u> , hereinafter called "Grantor", for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., a Texas corporation, hereinafter called "Cooperative", whose post office address is P.O. BOX 553, Fredericksburg, Texas 78624-0553, and its successors and assigns, the right to enter upon the lands of Grantor, situated in <u>OPLESPIE</u> County, Texas, more particularly described as follows:
A 441 acre tract of land owned by CRUTCHER FAMILY LIMITED PARTHERSHIP
Vol. 390 , Pages 326-330 ; Property ID: 14612
Deed Records of GILLES PIE County, Texas.
Subdivision / Development,, Lot/Tract No
inspecting, rebuilding, replacing, removing, and/or relocating electric lines, distribution facilities or equipment, as well as reading any meter or performing any act related to the provision of electric utility service. The easement shall be 20 feet wide, one half (½) of such distance on either side of the centerline of the easement. The Cooperative is specifically granted pedestrian and vehicular ingress and egress over the herein described land to or from said right-of-way.
The easement, rights and privileges herein granted shall be perpetual, unless abandoned, appurtenant to the land, and shall inure to the benefit of the Cooperative's successors and assigns. Grantor represents that he is the owner of the above-described tract of land and binds himself, and his heirs, successors and assigns to warrant and forever defend the easement and rights described herein to the Cooperative, its successors and assigns, except those held by the following persons:
The Cooperative shall have the right to use so much of the surface of the hereinbefore described property of Grantor as may be reasonably necessary to construct and install within the right-of-way granted hereby the facilities that may at any time be necessary for the purposes herein specified. The Cooperative shall have the right to clear, cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to clear, cut and trim from time to time all dead, weak leaning or dangerous trees that are tall enough to strike the wires in falling. Grantor shall be responsible for removal of any or all limbs, debris, branches or brush that must be cut in order to clear the right-of-way for new construction or maintenance of any lines constructed on the property.
Grantor further covenants that Grantor, his heirs, successors and assigns, shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all times and shall not build, construct, or cause to be erected, any building or other structure upon the easement right-of-way that may interfere with the provision of electric service or the exercise of the rights granted to the Cooperative herein.
SIGNED this 12 day of JULY . 20 12

GRANTOR(S):

Cutilor Favily Cinited Partnership

ACKNOWLEDGEMENT

THE STATE OF TEXAS	5	
COUNTY OF	5	
		the undersigned authority, on this the day
of, 20, by		*
•	· · · ·	• • • •
•		Notary Public, State of Texas
For the acknowledgement of multiple sign	ners:	
THE STATE OF TEXAS	§	•
COUNTY OF	999	.:
	red before me.	, the undersigned authority, on this the da
		an
		entermone.*
		Notary Public, State of Texas
For the acknowledgement of a person with	ho has signed i	in a representative capacity:
THE STATE OF TEXAS	5	16 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
COUNTY OF TRAVIS	5 5 6	
of July . 20 /2	ged before me	the undersigned authority, on this the 12 da
Manage	of D	und Coutches Tamiy limes Par mounts De half
J		
MARGARET HAWKII NOTARY PUBLIC State of Texas Comm. Exp. 12-14-20		Mary Public, State of Texas
WITH	NESS ACKNO	WLEDGEMENT .
THE STATE OF TEXAS	ş	
COUNTY OF TRATU &	9 5 5	e e e
	_	this the 12 day of July
		, appeared before me, and, after being du
swom by me, stated that he saw		
subscribe this instrument, and that he si		
MARGARET HAWKIII NOTARY PUBLIC State of Texas	NS NS	Notary Public, State of Texas

FILED AND RECORDED OFFICIAL PUBLIC RECORDS

Mary Lynn Rusche, County Clerk
Gillespie County Texas

May 07, 2013 09:30:33 Am

FEE: \$19.00

20132037

Property ID: 14608 For Year 2025

■ Property Detail	S					
Account						
Property ID:	14608	Geographic ID: A0063-0789-000000-00				
Туре:	R	Zoning:				
Property Use:		Condo:				
Location						
Situs Address:	LOUDON RD OFF W US HWY 290), TX				
Map ID:	5-J	Mapsco:				
Legal Description:	ABS A0063 P BURG #789, 154.3	ABS A0063 P BURG #789, 154.3 ACRES				
Abstract/Subdivision:	A0063					
Neighborhood:	(F900) FBG 290 WEST AREA					
Owner						
Owner ID:	217546					
Name:	CRUTCHER, CARLIN W 2011 LIFETIME TRUST ETAL					
Agent:						
Mailing Address:	612 INDEPENDENCE AVE SYCAMORE, IL 60178					
% Ownership:	100.0%					
Exemptions:	For privacy reasons not all exemp	tions are shown online.				

■ Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$1,000 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$1,269,160 (+)
Market Value:	\$1,270,160 (=)

Agricultural Value Loss:@	\$1,252,230 (-)
Appraised Value:	\$17,930 (=)
HS Cap Loss: ②	\$0 (-)
Circuit Breaker: 2	\$0 (-)
Assessed Value:	\$17,930
Ag Use Value:	\$16,930

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: CRUTCHER, CARLIN W 2011 LIFETIME TRUST ETAL

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$1,270,160	\$17,930	\$48.14	
HUW	HILL CNTRY UWCD	\$1,270,160	\$17,930	\$0.86	
SFB	FREDBG ISD	\$1,270,160	\$17,930	\$138.62	
WCD	GILLESPIE WCID	\$1,270,160	\$17,930	\$0.03	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$1,270,160	\$17,930	\$0.00	

Total Tax Rate: 1.046574

Estimated Taxes With Exemptions: \$187.65

Estimated Taxes Without Exemptions: \$13,293.17

■ Property Improvement - Building

Description: OLD CABIN Type: MISC IMP Living Area: 0 sqft Value: \$1,000

Туре	Description	Class CD	Year Built	SQFT
CAB	CABIN	*	0	0

■ Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN1	NATIVE PASTURE 1	16.50	718,740.00	0.00	0.00	\$135,720	\$1,940
RN2	NATIVE PASTURE 2	40.80	1,777,248.00	0.00	0.00	\$335,590	\$4,570
RN3	NATIVE PASTURE 3	97.00	4,225,320.00	0.00	0.00	\$797,850	\$10,420

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$1,000	\$1,269,160	\$16,930	\$17,930	\$0	\$17,930
2024	\$1,000	\$1,269,160	\$15,690	\$16,690	\$0	\$16,690
2023	\$1,000	\$1,241,960	\$15,700	\$16,700	\$0	\$16,700
2022	\$1,000	\$1,078,170	\$14,520	\$15,520	\$0	\$15,520
2021	\$1,000	\$905,550	\$14,390	\$15,390	\$0	\$15,390
2020	\$1,000	\$750,740	\$11,910	\$12,910	\$0	\$12,910
2019	\$1,000	\$750,740	\$11,910	\$12,910	\$0	\$12,910
2018	\$1,000	\$730,890	\$11,280	\$12,280	\$0	\$12,280
2017	\$1,000	\$730,890	\$11,090	\$12,090	\$0	\$12,090

■ Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
4/10/2025	WD	WARRANTY DEED	CRUTCHER, CARLIN W 2011 LIFETIME TRUST ETAL	WW VENTURES LLC	20251647		
7/31/2012	ED		CRUTCHER FAMILY LIMITED PARTNERSHIP	CRUTCHER, CARLIN W 2011 LIFETIME TRUST ETAL	20123244		
2/17/2000	SWD	SPECIAL WARRANTY DEED	CRUTCHER, IRENE ETAL	CRUTCHER FAMILY LIMITED PARTNERSHIP	390	326	0

■ ARB Data

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

Gillespie CAD Property Search

2025 values are now certified!

Property ID: 14611 For Year 2025

■ Property Details	S	
Account		
Property ID:	14611	Geographic ID: A0901-0313-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	LOUDON RD OFF W US HWY 290,	ΓX
Map ID:	5-J	Mapsco:
Legal Description:	ABS A0901 TYLER TAP RR CO #313	3, 237.8 ACRES
Abstract/Subdivision:	A0901	
Neighborhood:	(F900) FBG 290 WEST AREA	
Owner		
Owner ID:	217546	
Name:	CRUTCHER, CARLIN W 2011 LIFET	IME TRUST ETAL
Agent:		
Mailing Address:	612 INDEPENDENCE AVE SYCAMORE, IL 60178	
% Ownership:	100.0%	

■ Property Values

Exemptions:

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$200 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$1,955,970 (+)
Market Value:	\$1,956,170 (=)

For privacy reasons not all exemptions are shown online.

Agricultural Value Loss:0	\$1,929,760 (-)
Appraised Value: ②	\$26,410 (=)
HS Cap Loss: ②	\$0 (-)
Circuit Breaker: 2	\$0 (-)
Assessed Value:	\$26,410
Ag Use Value:	\$26,210

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: CRUTCHER, CARLIN W 2011 LIFETIME TRUST ETAL

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$1,956,170	\$26,410	\$70.91	
HUW	HILL CNTRY UWCD	\$1,956,170	\$26,410	\$1.27	
SFB	FREDBG ISD	\$1,956,170	\$26,410	\$204.18	
WCD	GILLESPIE WCID	\$1,956,170	\$26,410	\$0.05	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$1,956,170	\$26,410	\$0.00	

Total Tax Rate: 1.046574

Estimated Taxes With Exemptions: \$276.41

Estimated Taxes Without Exemptions: \$20,472.77

■ Property Improvement - Building

Description: MISC IMP Type: MISC IMP Living Area: 0 sqft Value: \$200

Туре	Description	Class CD	Year Built	SQFT
BARN	BARN	*	0	0

■ Property Land

Туре	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN1	NATIVE PASTURE 1	10.50	457,380.00	0.00	0.00	\$86,370	\$1,230
RN2	NATIVE PASTURE 2	125.00	5,445,000.00	0.00	0.00	\$1,028,160	\$13,990
RN3	NATIVE PASTURE 3	102.30	4,456,188.00	0.00	0.00	\$841,440	\$10,990

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$200	\$1,955,970	\$26,210	\$26,410	\$0	\$26,410
2024	\$200	\$1,955,970	\$24,290	\$24,490	\$0	\$24,490
2023	\$200	\$1,914,060	\$24,320	\$24,520	\$0	\$24,520
2022	\$200	\$1,661,630	\$22,540	\$22,740	\$0	\$22,740
2021	\$200	\$1,395,580	\$22,320	\$22,520	\$0	\$22,520
2020	\$200	\$1,157,020	\$18,490	\$18,690	\$0	\$18,690
2019	\$200	\$1,157,020	\$18,490	\$18,690	\$0	\$18,690
2018	\$200	\$1,157,020	\$17,500	\$17,700	\$0	\$17,700
2017	\$200	\$1,157,020	\$17,210	\$17,410	\$0	\$17,410

■ Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
4/10/2025	WD	WARRANTY DEED	CRUTCHER, CARLIN W 2011 LIFETIME TRUST ETAL	WW VENTURES LLC	20251647		
7/31/2012	ED		CRUTCHER FAMILY LIMITED PARTNERSHIP	CRUTCHER, CARLIN W 2011 LIFETIME TRUST ETAL	20123244		
2/17/2000	SWD	SPECIAL WARRANTY DEED	CRUTCHER, IRENE ETAL	CRUTCHER FAMILY LIMITED PARTNERSHIP	390	326	0

■ ARB Data

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

Property ID: 104868 For Year 2025

■ Property Details					
Account					
Property ID:	104868	Geographic ID: A0879-0186-000000-00			
Туре:	R	Zoning:			
Property Use:		Condo:			
Location					
Situs Address:	LOUDON RD OFF W US HWY 290,				
Map ID:	5-J	Mapsco:			
Legal Description:	ABS A0879 J METZGER #186, 16.9 ACRES				
Abstract/Subdivision:	A0879				
Neighborhood:	(F900) FBG 290 WEST AREA				
Owner					
Owner ID:	217546				
Name:	CRUTCHER, CARLIN W 2011 LIFETIM	ME TRUST ETAL			
Agent:					
Mailing Address:	612 INDEPENDENCE AVE SYCAMORE, IL 60178				
% Ownership:	100.0%				
Exemptions:	For privacy reasons not all exemptions	s 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:	\$139,010 (+)
Market Value:	\$139,010 (=)

Agricultural Value Loss:❷	\$137,150 (-)
Appraised Value:	\$1,860 (=)
HS Cap Loss: ②	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$1,860
Ag Use Value:	\$1,860

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: CRUTCHER, CARLIN W 2011 LIFETIME TRUST ETAL

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$139,010	\$1,860	\$4.99	
HUW	HILL CNTRY UWCD	\$139,010	\$1,860	\$0.09	
SFB	FREDBG ISD	\$139,010	\$1,860	\$14.38	
WCD	GILLESPIE WCID	\$139,010	\$1,860	\$0.00	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$139,010	\$1,860	\$0.00	

Total Tax Rate: 1.046574

Estimated Taxes With Exemptions: \$19.46

Estimated Taxes Without Exemptions: \$1,454.84

■ Property Improvement - Building

P	roperty Land						
Туре	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value

RN2	NATIVE PASTURE 2	8.00	348,480.00	0.00	0.00	\$65,800	\$900
RN3	NATIVE PASTURE 3	8.90	387,684.00	0.00	0.00	\$73,210	\$960

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$139,010	\$1,860	\$1,860	\$0	\$1,860
2024	\$0	\$139,010	\$1,720	\$1,720	\$0	\$1,720
2023	\$0	\$136,030	\$1,720	\$1,720	\$0	\$1,720
2022	\$0	\$118,090	\$1,590	\$1,590	\$0	\$1,590
2021	\$0	\$99,180	\$1,580	\$1,580	\$0	\$1,580
2020	\$0	\$82,220	\$1,300	\$1,300	\$0	\$1,300
2019	\$0	\$82,220	\$1,300	\$1,300	\$0	\$1,300
2018	\$0	\$82,220	\$1,240	\$1,240	\$0	\$1,240
2017	\$0	\$82,220	\$1,210	\$1,210	\$0	\$1,210

■ Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/10/2025	WD	WARRANTY DEED	CRUTCHER, CARLIN W 2011 LIFETIME TRUST ETAL	WW VENTURES LLC	20251647		
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2/17/2000	SWD	SPECIAL WARRANTY DEED	CRUTCHER, IRENE ETAL	CRUTCHER FAMILY LIMITED PARTNERSHIP	390	326	0

■ ARB Data

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

■ Estimated Tax Due

If Paid: 09/11/2025 17