



GREEN 92

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





FREDERICKSBURG REALTY TEXAS RANCH REALTY

Green 92

Friedrich Rd | Fredericksburg, Texas 78624 | Gillespie County

92.72+/- Acres

\$1,200,000

Agent

Krista Bennett

Property Highlights

- 92.72± acres of scenic Hill Country land
- Beautiful mature trees and hilltop views
- Dry creek bed adds natural charm
- Classic windmill on-site
- Perimeter fenced
- CTEC Electric available
- Agricultural exemption in place
- Convenient location:
 - 21.9 miles to downtown Fredericksburg
 - 16.5 miles to Kerrville
 - 9.6 miles to Harper

Property Taxes:

\$95.64

\$7,926.60

This 92.72± acre tract offers the perfect mix of Hill Country beauty, privacy, and potential — located just outside Fredericksburg in desirable Gillespie County. Whether you're planning to build a home, create a weekend retreat, or hold as a long-term investment, this property offers the flexibility and natural setting to make it your own.

The land features gently rolling terrain, sweeping views, and an abundance of mature hardwoods. A seasonal dry creek bed runs through the property, adding visual interest and enhancing the peaceful atmosphere. A traditional windmill, perimeter fencing, and agricultural exemption reflect the property's established utility and ongoing potential.

CTEC electric is available at the road, offering convenience for future development. With easy access to Fredericksburg, Kerrville, and Harper, this property combines the quiet charm of rural living with the practicality of a central location.

Don't miss the opportunity to own a beautiful piece of the Texas Hill Country.

MLS #: A98303A (Active) List Price: \$1,200,000 (56 Hits)

0 -- Friedrich Rd Fredericksburg, TX 78624



Type: Ranch Land
Best Use: Residential, Recreational, Hunting
Topography: Gentle Sloping, Gentle Sloping, Views
Surface Cover: Wooded/Native Pasture
Views: Yes
Apx \$/Acre: 0
Lot/Tract #:

Original List Price: \$1,500,000
Area: County-Southwest
Subdivision: N/A, Not in Sub
County: Gillespie
School District: Harper
Distance From City: Over 20 miles
Property Size Range: 51-100 Acres
Apx Acreage: 92.7200
Seller's Est Tax: 95.64
Showing Instructions: Call Listing Agent, Gate Locked-Combo
Days on Market 64

Tax Exemptions: Ag Exempt **Taxes w/o Exemptions:** \$7,926.60 **Tax Info Source:** CAD **CAD Property ID #:** 185419 **Zoning:** None
Flood Plain: No **Deed Restrictions:** No **Easements:** None **Road Maintenance Agreement:** No

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

Items Not In Sale:

Documents on File: Aerial Photo

Water: Windmill Well **Improvements:** None
Sewer: None **Misc Search:** None
Utilities: CTEC Electric Available **Fence:** Perimeter
Access/Location: County Road, Gravel
Minerals: Unknown

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

Location/Directions: From Fredericksburg, take Hwy 16 S. for approximately 2.2 miles. Turn right onto Tivydale Rd and continue for 16.3 mi. Turn left onto Friedrich Road and drive 3.2 miles, property will be on the left.

Owner: GREEN, DANA L

Legal Description: ABS A0380 W H KENNEDY #175, 92.72 ACRES, -INCLUDES 0.34 ACS A399-

Instructions: Call LA for instructions

Public Remarks: This 92.72± acre tract offers the perfect mix of Hill Country beauty, privacy, and potential — located just outside Fredericksburg in desirable Gillespie County. Whether you're planning to build a home, create a weekend retreat, or hold as a long-term investment, this property offers the flexibility and natural setting to make it your own. The land features gently rolling terrain, sweeping views, and an abundance of mature hardwoods. A seasonal dry creek bed runs through the property, adding visual interest and enhancing the peaceful atmosphere. A traditional windmill, perimeter fencing, and agricultural exemption reflect the property's established utility and ongoing potential. CTEC electric is available at the road, offering convenience for future development. With easy access to Fredericksburg, Kerrville, and Harper, this property combines the quiet charm of rural living with the practicality of a central location. Don't miss the opportunity to own a beautiful piece of the Texas Hill Country.

Agent Remarks:

Withdraw Comments:

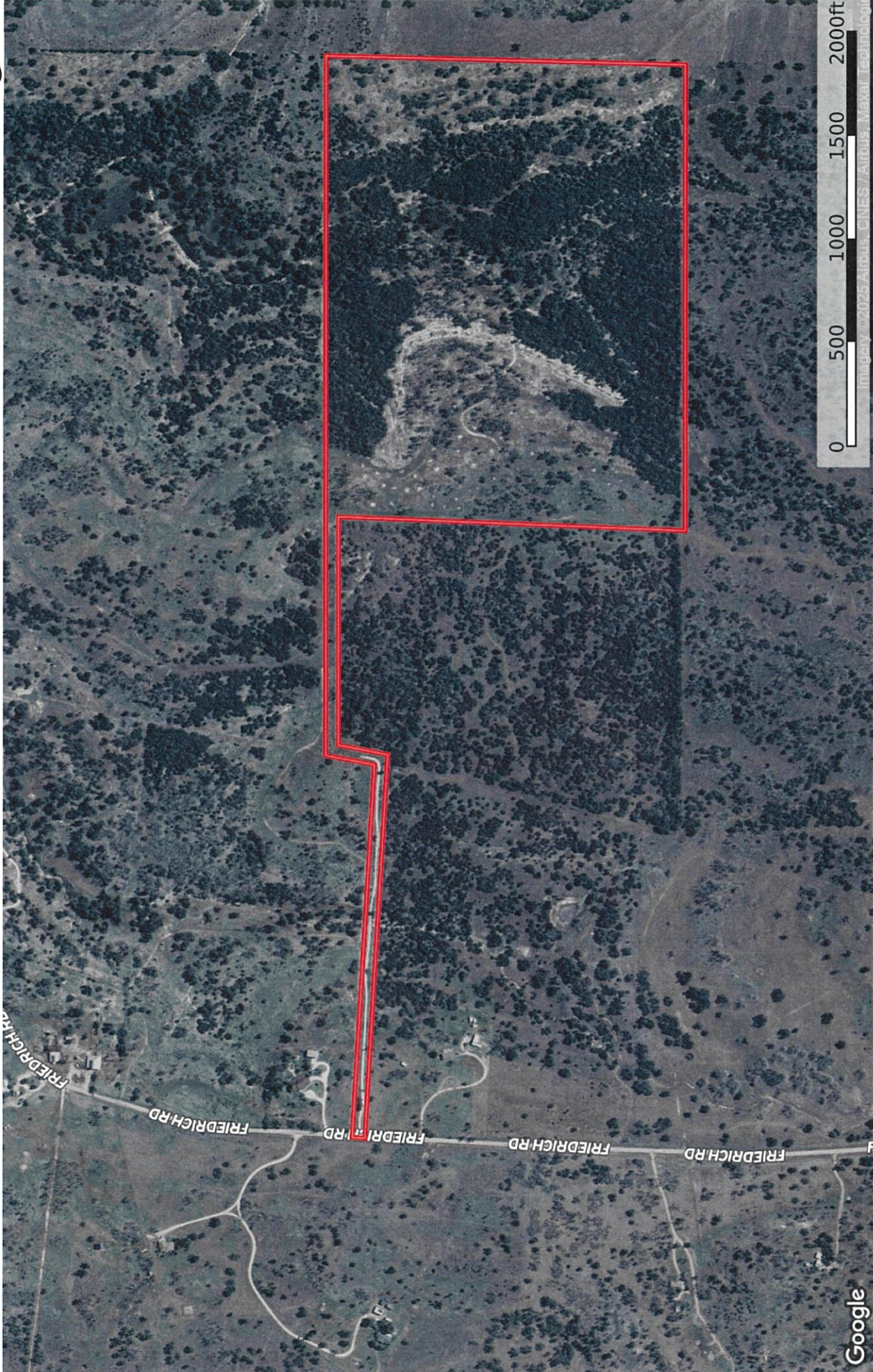
Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No

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: 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



Google

Boundary

Justin Cop
P: 830-997-6531

www.fredericksburgrealty.com

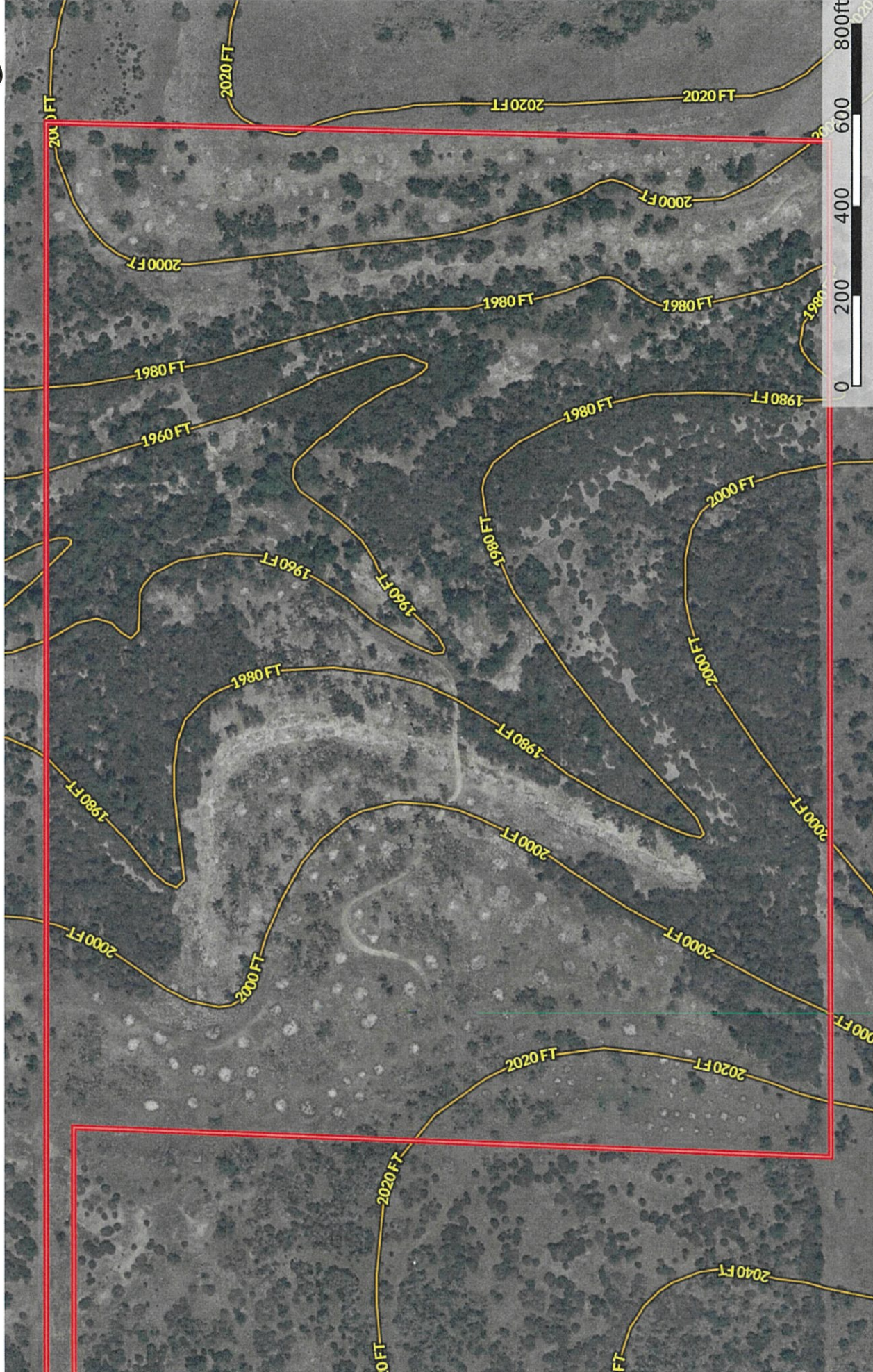
257 West Main St.



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

T

Texas, AC +/-



Boundary

id

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 P: 830-997-6531
www.fredericksburgreality.com
 257 West Main St.



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92.72 acre tract

STATE OF TEXAS, *
 COUNTY OF GILLESPIE. *

Field notes and accompanying map of a 92.72 acre tract of land prepared at the request of Dana Green, et al. Said land is situated in Gillespie County, Texas, comprising parts of the following surveys:

92.38 acres, more or lees, part of the Wm. H. Kennedy Survey No. 175, Abstract No. 380;

0.34 acre, more or lees, part of the John S. Lind Survey No. 176, Abstract No. 399;

and being part of that 51.35 acre tract of land described in a Partition Deed to Doris Edwards, dated May 22, 1992, found of record in Volume 234, pages 419-428 of the Real Property Records of Gillespie County, Texas, and being part of that 140.0 acre tract of land described in a Partition Deed to Doris Evelyn Edwards, dated November 21, 2001, found of record in Volume 442, pages 72-99 of the Official Public Records of Gillespie County, Texas.

Said 92.72 acre tract of land is described by metes and bounds as follows, to wit:

BEGINNING at a ½ inch rebar found set at a fence corner, for a westerly corner of Lot No. 35, Silver Wings Fly-In Ranch, plat found of record in Volume 3, pages 124-126 of the Plat Property Records of Gillespie County, Texas, for the S.E. corner of that 115.0 acre tract of land also described in said Partition Deed to Stephanie Dukes, for the N.E. corner of said 140.0 acre Edwards tract, for the N.E. corner of this tract of land;

THENCE with the West line of said Lot No. 35 and the East line of said 140.0 acre tract, S. 1 deg. 11 min. 50 sec. W., along the general course of a fence and at 302.6 feet passing the S.W. corner of said Lot No. 35 and the N.W. corner of Lot No. 34, of said Silver Wings Fly-In Ranch, and continuing with the West line of said Lot No. 34, 1723.14 feet in all to a ½ inch rebar found set at a fence corner, for a westerly corner of said Lot No. 34, for the N.E. corner of that 141.5 acre tract of land described in a Gift Deed to Sheila Gail Wehmeyer, et al, found of record in Instrument No. 20104968 of said Official Public Records, for the S.E. corner of said 140.0 acre tract, for the S.E. corner of this tract of land;

THENCE with the North line of said 141.5 acre tract and the South line of said 140.0 acre tract, S. 89 deg. 45 min. 55 sec. W., along the general course of a fence, 2246.02 feet to a ½ inch rebar set (all ½ inch rebars set are capped; BONN 4447), for the S.S.W. corner of this tract of land;

THENCE over and across said 140.0 & 51.35 acre tracts, as follows:

N. 2 deg. 04 min. 00 sec. E. (GPS Bearing Basis) 1663.99 feet to a ½ inch rebar set;

S. 89 deg. 46 min. 10 sec. W. 1099.92 feet to a ½ inch rebar set;

S. 10 deg. 50 min. 55 sec. W. 240.90 feet to a ½ inch rebar set;

N. 86 deg. 48 min. 05 sec. W. 1100.42 feet to a point near a fence corner, for the N.E. corner of that 10.0 acre tract of land described in a Deed to Virginia L. Merchant found of record in Instrument No. 20114067 of said Official Public Records, for a southerly corner of this tract of land, from which a pipe fence corner post bears N. 30 deg. E. 0.5 feet;

N. 86 deg. 48 min. 40 sec. W., with the North line of said 10.0 acre tract along the general course of a fence, 751.08 feet to a ½ inch rebar found set in the centerline of Friedrich (county) Road, being the East line of that 47.45 acre tract of land described in a Deed to Donna Croy found of record in Volume 234, pages 698-700 of said Real Property Records and being the West line of said 51.35 acre tract, for the N.W. corner of said 10.0 acre tract, for the W.S.W. corner of this tract of land;

Continued on page 2 of 2.

THENCE with the centerline of Friedrich Road, being the East line of said 47.45 acre Croy tract and the West line of said 51.35 acre tract, N. 3 deg. 11 min. 55 sec. E. 60.11 feet to a 1/2 inch rebar found set, for the S.W. corner of that 47.45 acre tract of land described in a Gift Deed to Stephanie Dukes found of record in Volume 332, pages 466-468 of said Real Property Records, for the N.W. corner of said 51.35 acre Edwards tract, for the W.N.W. corner of this tract of land;

THENCE with the South line of said 47.45 acre tract and the North line of said 51.35 acre tract, S. 86 deg. 48 min. 25 sec. E., along the general course of a fence, 1799.13 feet to a pipe corner post found set in the West line of said 140.0 acre tract, for the S.E. corner of said 47.45 acre tract, for the N.E. corner of said 51.35 acre tract, for a reentrant corner of this tract of land;

THENCE with the East line of said 47.45 acre tract and the West line of said 140.0 acre tract, N. 10 deg. 42 min. 40 sec. E., along the general course of a fence, 237.97 feet to a pipe corner post, for the S.W. corner of said 115.0 acre tract, for the N.W. corner of said 140.0 acre tract, for the N.N.W. corner of this tract of land;

THENCE with the South line of said 115.0 acre tract and the North line of said 140.0 acre tract, N. 89 deg. 46 min. 26 sec. E., along the general course of a fence, 3372.0 feet to the PLACE OF BEGINNING.

Field measurements September 29, 2020

Carey Bonn
Reg. Prof. Land Surveyor No. 4447
Bonn Surveying 830-997-3884
Firm Reg. No. 10055800



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Mary Lynn Rusche, County Clerk
Gillespie County Texas
February 09, 2021 02:04:51 PM



FEE: \$38.00 FELICIA 20211048
GD

Property ID: 185419 For Year 2025

Property Details

Account		
Property ID:	185419	Geographic ID: A0380-0175-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	FRIEDRICH RD OFF FM 2093, TX	
Map ID:	9-E	Mapsc0:
Legal Description:	ABS A0380 W H KENNEDY #175, 92.72 ACRES, -INCLUDES 0.34 ACS A399-	
Abstract/Subdivision:	A0380	
Neighborhood:	(H400) HARPER 783 SOUTH	
Owner		
Owner ID:	27515	
Name:	GREEN, DANA L	
Agent:		
Mailing Address:	P O BOX 62 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:	\$842,920 (+)
Market Value:	\$842,920 (=)
Agricultural Value Loss:	\$832,750 (-)
Appraised Value:	\$10,170 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Assessed Value:	\$10,170
Ag Use Value:	\$10,170

2025 values are preliminary and subject to change prior to certification.

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: GREEN, DANA L

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$842,920	\$10,170	\$27.31	
HUW	HILL CNTRY UWCD	\$842,920	\$10,170	\$0.49	
SHP	HARPER ISD	\$842,920	\$10,170	\$67.82	
WCD	GILLESPIE WCID	\$842,920	\$10,170	\$0.02	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$842,920	\$10,170	\$0.00	

Total Tax Rate: 0.940374

Estimated Taxes With Exemptions: \$95.64

Estimated Taxes Without Exemptions: \$7,926.60

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	0.34	14,810.40			\$3,090	\$40
RN3	NATIVE PASTURE 3	46.03	2,005,066.80	0.00	0.00	\$418,460	\$4,940
RN2	NATIVE PASTURE 2	46.35	2,019,006.00	0.00	0.00	\$421,370	\$5,190

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$842,920	\$10,170	\$10,170	\$0	\$10,170
2024	\$0	\$842,920	\$9,440	\$9,440	\$0	\$9,440
2023	\$0	\$842,920	\$9,440	\$9,440	\$0	\$9,440
2022	\$0	\$698,770	\$8,740	\$8,740	\$0	\$8,740
2021	\$0	\$619,550	\$8,650	\$8,650	\$0	\$8,650

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/2/2021	GD	GIFT DEED	EDWARDS, DORIS	GREEN, DANA L	20211048		

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: 07/21/2025 17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
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2024	GILLESPIE COUNTY	0.268500	\$842,920	\$9,440	\$25.34	\$25.34	\$0.00	\$0.00	\$0.00	\$0.00
2024	HILL CNTRY UWCD	0.004800	\$842,920	\$9,440	\$0.45	\$0.45	\$0.00	\$0.00	\$0.00	\$0.00
2024	HARPER ISD	0.666900	\$842,920	\$9,440	\$62.96	\$62.96	\$0.00	\$0.00	\$0.00	\$0.00
2024	GILLESPIE WCID	0.000174	\$842,920	\$9,440	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
	2024 Total:	0.940374			\$88.77	\$88.77	\$0.00	\$0.00	\$0.00	\$0.00
2023	GILLESPIE COUNTY	0.279600	\$842,920	\$9,440	\$26.40	\$26.40	\$0.00	\$0.00	\$0.00	\$0.00
2023	HILL CNTRY UWCD	0.004700	\$842,920	\$9,440	\$0.44	\$0.44	\$0.00	\$0.00	\$0.00	\$0.00
2023	HARPER ISD	0.669200	\$842,920	\$9,440	\$63.17	\$63.17	\$0.00	\$0.00	\$0.00	\$0.00
2023	GILLESPIE WCID	0.000176	\$842,920	\$9,440	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
	2023 Total:	0.953676			\$90.03	\$90.03	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE COUNTY	0.332600	\$698,770	\$8,740	\$29.07	\$29.07	\$0.00	\$0.00	\$0.00	\$0.00
2022	HILL CNTRY UWCD	0.005100	\$698,770	\$8,740	\$0.45	\$0.45	\$0.00	\$0.00	\$0.00	\$0.00
2022	HARPER ISD	0.854600	\$698,770	\$8,740	\$74.69	\$74.69	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE WCID	0.000184	\$698,770	\$8,740	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:	1.192484			\$104.23	\$104.23	\$0.00	\$0.00	\$0.00	\$0.00
2021	GILLESPIE COUNTY	0.357700	\$619,550	\$8,650	\$30.94	\$30.94	\$0.00	\$0.00	\$0.00	\$0.00
2021	HILL CNTRY UWCD	0.005700	\$619,550	\$8,650	\$0.49	\$0.49	\$0.00	\$0.00	\$0.00	\$0.00
2021	HARPER ISD	0.872000	\$619,550	\$8,650	\$75.43	\$75.43	\$0.00	\$0.00	\$0.00	\$0.00
2021	GILLESPIE WCID	0.000191	\$619,550	\$8,650	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
	2021 Total:	1.235591			\$106.88	\$106.88	\$0.00	\$0.00	\$0.00	\$0.00