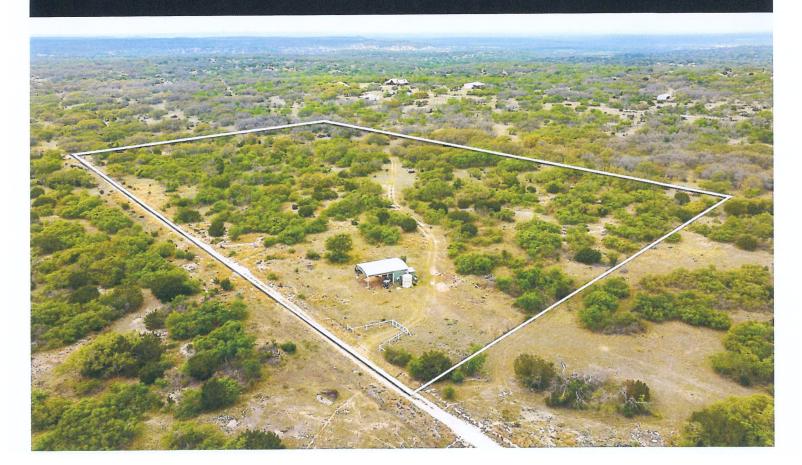


3276 LINK RD.

BRIDGET CHAPMAN, REALTOR® | CELL: 830-234-7141
GINNY TILLMAN, REALTOR®, GRI | CELL: 830-456-1235





3276 Link Rd. | Doss, Texas 78618 | Gillespie County 16.4+/- Acres \$349,500

Agent

Bridget Chapman Co listing agent: Ginny Tillman

Property Highlights

- 16.4± acres in scenic Gillespie County
- Located in a quiet rural subdivision near Doss, TX
- Ideal for a hunting camp or weekend retreat
- Includes a small barndo with rainwater catchment system
- Storage building on-site for equipment or supplies
- Gently rolling terrain with beautiful Hill Country views
- Abundant wildlife: whitetail deer, turkey, and hogs
- Off-grid living potential with natural water collection

Property Taxes:

\$1.326.21

Peaceful Hill Country Retreat with Endless Potential

Tucked away in the quiet hills of Gillespie County, this 16.4+/- acre property offers the perfect blend of seclusion, scenic beauty, and opportunity. Whether you're looking for a weekend hunting camp, a peaceful escape, or a chance to live off the grid, this versatile property delivers.

The gently rolling topography opens up to breathtaking Hill Country views, with a mix of open space and natural cover ideal for wildlife. It's not uncommon to spot whitetail deer, turkey, and even the occasional wild hog roaming the land—making it a dream for hunters and nature lovers alike.

A small barndominium sits on the property, equipped with a rainwater catchment system—an efficient and eco-friendly solution for rural living. The structure can also be used as a storage space for gear, tools, or supplies, making it a versatile setup for weekend getaways or hunting trips.

Located in a rural subdivision just outside of Doss, this property offers the kind of peace and privacy that's hard to find—yet it's still within reach of Fredericksburg and other Hill Country destinations.

Whether you're seeking a recreational getaway, a hunting retreat, or a future homestead, this property is ready for your vision.

MLS #: A97591A (Active) List Price: \$349,500 (1 Hits)



Type: Rural Subdivision Best Use: Vacation, Hunting Topography: Gently Rolling Surface Cover: Native Pasture

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

3276 -- Link Doss, TX 78618 Original List Price: \$349,500 Area: County-Northwest Subdivision: Doss Ranch

County: Gillespie

School District: Doss K-8

Distance From City: Over 20 miles Property Size Range: 11-25 Acres

Apx Acreage: 16.4000 Seller's Est Tax: 1326.20 Showing Instructions: Call LA Appointment, Gate Locked-Combo

Days on Market 1

Zoning: None CAD Property ID #: 6731 Tax Exemptions: Easements: None Known **Deed Restrictions:** Yes Flood Plain: No

HOA Fees Pd: HOA Fees: HOA: No

Items Not In Sale:

Documents on File: Survey/Plat

Land	
Leases	Cropland
Rangeland/Pasture	Fenced

Water: Cistern Sewer: None **Utilities: None**

Access/Location: County Road Minerals: Conveys All Owned

Improvements: Storage Building Misc Search: Other-See Remarks

Surface Water: None Fence: Barbed Wire

TrmsFin: Cash, Conventional, Owner Will Carry

Title Company: Hill Country Title

Possessn: After Closing/Funding

Excl Agy: No

Attorney:

Refer to MLS#:

Location/Directions: From Doss, Head north on N Ranch Rd 783, Turn left onto Salt Branch Loop, in 7.4 miles Turn left onto Link Rd.

Property will be on the right.

Owner: KABER-BARTLETT, JILL CHRISTINE

Legal Description: ABS A0141 CCSD & RGNG RR CO #129, TRACT 42, 43, 44, 16.4 ACRES, DOSS RANCH

Instructions: Call LA for instructions

Public Remarks: Tucked away in the quiet hills of Gillespie County, this 16.4+/- acre property offers the perfect blend of seclusion, scenic beauty, and opportunity. Whether you're looking for a weekend hunting camp, a peaceful escape, or a chance to live off the grid, this versatile property delivers. The gently rolling topography opens up to breathtaking Hill Country views, with a mix of open space and natural cover ideal for wildlife. It's not uncommon to spot whitetail deer, turkey, and even the occasional wild hog roaming the land-making it a dream for hunters and nature lovers alike. A small barndominium sits on the property, equipped with a rainwater catchment system—an efficient and eco-friendly solution for rural living. The structure can also be used as a storage space for gear, tools, or supplies, making it a versatile setup for weekend getaways or hunting trips. Located in a rural subdivision just outside of Doss, this property offers the kind of peace and privacy that's hard to find—yet it's still within reach of Fredericksburg and other Hill Country destinations

Agent Remarks:

Withdraw Comments:

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

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 #:

Co-Listing Office: Fredericksburg Realty (#:14)

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

Co-Mail City: Fredericksburg Co-Mail Zip Code: 78624 Co-Supervising Agent Name: Co-Supervising Agent License #: Listing Agent: Bridget Chapman (#:132) Agent Email: bridget@fredericksburgrealty.com

Contact #: (830) 234-7141 License Number: 0723159

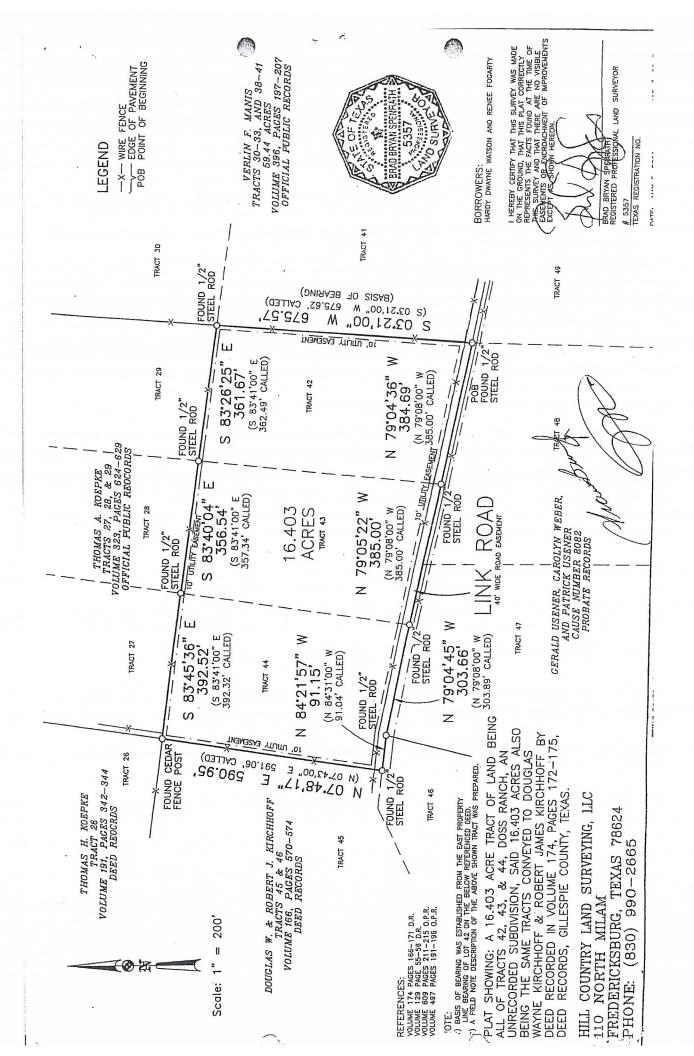
Co-Listing Agent: Virginia Tillman (#:134) Co-Agent Email: ginny@fredericksburgrealty.com Co-Contact #: (830) 456-1235

License Number: 0614714









Gillespie CAD Property Search

Property ID: 6731 For Year 2025

■ Property Details						
Account						
Property ID:	6731	Geographic ID: A0141-0129-000042-00				
Туре:	R	Zoning:				
Property Use:		Condo:				
Location						
Situs Address:	3276 LINK RD TX					
Map ID:	2-B	Mapsco:				
Legal Description:	ABS A0141 CCSD & RGNG RR CO #1 RANCH	29, TRACT 42, 43, 44, 16.4 ACRES, DOSS				
Abstract/Subdivision:	A0141					
Neighborhood:	(D501) DOSS RANCH SUBD					
Owner						
Owner ID:	350227					
Name:	KABER-BARTLETT, JILL CHRISTINE					
Agent:						
Mailing Address:	9122 LASATER ST SAN ANTONIO, TX 78254					
% Ownership:	100.0%					

■ Property Values

Exemptions:

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)

For privacy reasons not all exemptions are shown online.

Market Value:	N/A (=)
Agricultural Value Loss:0	N/A (-)
Appraised Value: Output Description:	N/A (=)
HS Cap Loss: O	N/A (-)
Circuit Breaker: 2	N/A (-)
Assessed Value:	N/A
Ag Use Value:	N/A

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: KABER-BARTLETT, JILL CHRISTINE

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	N/A	N/A	N/A	N/A
HUW	HILL CNTRY UWCD	N/A	N/A	N/A	N/A
SD	DOSS CCSD	N/A	N/A	N/A	N/A
WCD	GILLESPIE WCID	N/A	N/A	N/A	N/A
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Estimated Taxes With Exemptions: N/A

Estimated Taxes Without Exemptions: N/A

■ Property Improvement - Building

Description: MISC IMP Type: MISC IMP Living Area: 0 sqft Value: N/A

Type Description Class CD Year Built SQFT

STGE	STORAGE EXC	*	0	390
СР	CARPORT	*	0	598

■ Property Land

Туре	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN3	NATIVE PASTURE 3	16.40	714,384.00	0.00	0.00	N/A	N/A

■ Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$12,130	\$128,900	\$0	\$141,030	\$0	\$141,030
2023	\$12,130	\$128,900	\$0	\$141,030	\$0	\$141,030
2022	\$10,120	\$128,900	\$0	\$139,020	\$0	\$139,020
2021	\$10,120	\$82,000	\$0	\$92,120	\$0	\$92,120
2020	\$10,120	\$82,000	\$0	\$92,120	\$0	\$92,120
2019	\$10,120	\$82,000	\$0	\$92,120	\$0	\$92,120
2018	\$0	\$82,000	\$0	\$82,000	\$0	\$82,000
2017	\$0	\$61,500	\$0	\$61,500	\$0	\$61,500
2016	\$0	\$61,500	\$0	\$61,500	\$0	\$61,500

■ Property Deed History

Deed Date	Туре	Description	Grantor	Grantee	Volume	Page	Number
1/9/2025	SWD	SPECIAL WARRANTY DEED	BARTLETT, JONATHAN D & JILL K	KABER- BARTLETT, JILL CHRISTINE	20250413		
9/7/2012	WDVL	WARRANTY DEED VENDORS LIEN	BURRER, TRAVIS JR & TARA	BARTLETT, JONATHAN D & JILL K	20123655		
5/21/2007	WDVL	WARRANTY DEED VENDORS LIEN	KIRCHHOFF, DOUGLAS W & ROBERT	BURRER, TRAVIS JR & TARA	20072710		

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

■ Estimated Tax Due

If Paid:

04/16/2025

17

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2024	GILLESPIE COUNTY	\$141,030	\$378.66	\$378.66	\$0.00	\$0.00	\$0.00	\$0.00
2024	HILL CNTRY UWCD	\$141,030	\$6.77	\$6.77	\$0.00	\$0.00	\$0.00	\$0.00
2024	DOSS CCSD	\$141,030	\$940.53	\$940.53	\$0.00	\$0.00	\$0.00	\$0.00
2024	GILLESPIE WCID	\$141,030	\$0.25	\$0.25	\$0.00	\$0.00	\$0.00	\$0.00
	2024 Total:		\$1,326.21	\$1,326.21	\$0.00	\$0.00	\$0.00	\$0.00
2023	GILLESPIE COUNTY	\$141,030	\$394.32	\$394.32	\$0.00	\$0.00	\$0.00	\$0.00
2023	HILL CNTRY UWCD	\$141,030	\$6.63	\$6.63	\$0.00	\$0.00	\$0.00	\$0.00
2023	DOSS CCSD	\$141,030	\$943.77	\$943.77	\$0.00	\$0.00	\$0.00	\$0.00
2023	GILLESPIE WCID	\$141,030	\$0.25	\$0.25	\$0.00	\$0.00	\$0.00	\$0.00
	2023 Total:		\$1,344.97	\$1,344.97	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE COUNTY	\$139,020	\$462.38	\$462.38	\$0.00	\$0.00	\$0.00	\$0.00
2022	HILL CNTRY UWCD	\$139,020	\$7.09	\$7.09	\$0.00	\$0.00	\$0.00	\$0.00
2022	DOSS CCSD	\$139,020	\$1,188.06	\$1,188.06	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE WCID	\$139,020	\$0.26	\$0.26	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$1,657.79	\$1,657.79	\$0.00	\$0.00	\$0.00	\$0.00
2021	GILLESPIE COUNTY	\$92,120	\$329.51	\$329.51	\$0.00	\$0.00	\$0.00	\$0.00
2021	HILL CNTRY UWCD	\$92,120	\$5.25	\$5.25	\$0.00	\$0.00	\$0.00	\$0.00

2021	DOSS CCSD	\$92,120	\$803.29	\$803.29	\$0.00	\$0.00	\$0.00	\$0.00
2021	GILLESPIE WCID	\$92,120	\$0.18	\$0.18	\$0.00	\$0.00	\$0.00	\$0.00
	2021 Total:		\$1,138.23	\$1,138.23	\$0.00	\$0.00	\$0.00	\$0.00
2020	GILLESPIE COUNTY	\$92,120	\$372.54	\$372.54	\$0.00	\$0.00	\$0.00	\$0.00
2020	HILL CNTRY UWCD	\$92,120	\$5.71	\$5.71	\$0.00	\$0.00	\$0.00	\$0.00
2020	DOSS CCSD	\$92,120	\$878.55	\$878.55	\$0.00	\$0.00	\$0.00	\$0.00
2020	GILLESPIE WCID	\$92,120	\$0.18	\$0.18	\$0.00	\$0.00	\$0.00	\$0.00
	2020 Total:		\$1,256.98	\$1,256.98	\$0.00	\$0.00	\$0.00	\$0.00
2019	GILLESPIE COUNTY	\$92,120	\$379.99	\$379.99	\$0.00	\$0.00	\$0.00	\$0.00
2019	HILL CNTRY UWCD	\$92,120	\$5.71	\$5.71	\$0.00	\$0.00	\$0.00	\$0.00
2019	DOSS CCSD	\$92,120	\$853.68	\$853.68	\$0.00	\$0.00	\$0.00	\$0.00
2019	GILLESPIE WCID	\$92,120	\$0.18	\$0.18	\$0.00	\$0.00	\$0.00	\$0.00
	2019 Total:		\$1,239.56	\$1,239.56	\$0.00	\$0.00	\$0.00	\$0.00
2018	GILLESPIE COUNTY	\$82,000	\$334.64	\$334.64	\$0.00	\$0.00	\$0.00	\$0.00
2018	HILL CNTRY UWCD	\$82,000	\$5.49	\$5.49	\$0.00	\$0.00	\$0.00	\$0.00
2018	DOSS CCSD	\$82,000	\$759.89	\$759.89	\$0.00	\$0.00	\$0.00	\$0.00
2018	GILLESPIE WCID	\$82,000	\$0.16	\$0.16	\$0.00	\$0.00	\$0.00	\$0.00
	2018 Total:		\$1,100.18	\$1,100.18	\$0.00	\$0.00	\$0.00	\$0.00
2017	GILLESPIE COUNTY	\$61,500	\$245.94	\$245.94	\$0.00	\$0.00	\$0.00	\$0.00
2017	HILL CNTRY UWCD	\$61,500	\$4.37	\$4.37	\$0.00	\$0.00	\$0.00	\$0.00
2017	DOSS CCSD	\$61,500	\$569.92	\$569.92	\$0.00	\$0.00	\$0.00	\$0.00
2017	GILLESPIE WCID	\$61,500	\$0.12	\$0.12	\$0.00	\$0.00	\$0.00	\$0.00
	2017 Total:		\$820.35	\$820.35	\$0.00	\$0.00	\$0.00	\$0.00

2016	GILLESPIE COUNTY	\$61,500	\$267.04	\$267.04	\$0.00	\$0.00	\$0.00	\$0.00
2016	HILL CNTRY UWCD	\$61,500	\$4.80	\$4.80	\$0.00	\$0.00	\$0.00	\$0.00
2016	DOSS CCSD	\$61,500	\$569.92	\$569.91	\$0.00	\$0.00	\$0.00	\$0.00
2016	GILLESPIE WCID	\$61,500	\$0.12	\$0.12	\$0.00	\$0.00	\$0.00	\$0.00
	2016 Total:		\$841.88	\$841.87	\$0.00	\$0.00	\$0.00	\$0.00
2015	GILLESPIE COUNTY	\$61,500	\$255.04	\$255.04	\$0.00	\$0.00	\$0.00	\$0.00
2015	HILL CNTRY UWCD	\$61,500	\$4.80	\$4.80	\$0.00	\$0.00	\$0.00	\$0.00
2015	DOSS CCSD	\$61,500	\$569.92	\$569.92	\$0.00	\$0.00	\$0.00	\$0.00
2015	GILLESPIE WCID	\$61,500	\$0.12	\$0.12	\$0.00	\$0.00	\$0.00	\$0.00
	2015 Total:		\$829.88	\$829.88	\$0.00	\$0.00	\$0.00	\$0.00
2014	GILLESPIE COUNTY	\$61,500	\$244.22	\$244.22	\$0.00	\$0.00	\$0.00	\$0.00
2014	HILL CNTRY UWCD	\$61,500	\$5.23	\$5.23	\$0.00	\$0.00	\$0.00	\$0.00
2014	DOSS CCSD	\$61,500	\$569.92	\$569.92	\$0.00	\$0.00	\$0.00	\$0.00
2014	GILLESPIE	\$61,500	\$0.12	\$0.12	\$0.00	\$0.00	\$0.00	\$0.00
	2014 Total:		\$819.49	\$819.49	\$0.00	\$0.00	\$0.00	\$0.00
2013	GILLESPIE COUNTY	\$61,500	\$234.01	\$234.01	\$0.00	\$0.00	\$0.00	\$0.00
2013	HILL CNTRY UWCD	\$61,500	\$4.92	\$4.92	\$0.00	\$0.00	\$0.00	\$0.00
2013	DOSS CCSD	\$61,500	\$569.92	\$569.92	\$0.00	\$0.00	\$0.00	\$0.00
2013	GILLESPIE WCID	\$61,500	\$0.12	\$0.12	\$0.00	\$0.00	\$0.00	\$0.00
	2013 Total:		\$808.97	\$808.97	\$0.00	\$0.00	\$0.00	\$0.00
2012	GILLESPIE COUNTY	\$21,150	\$65.58	\$65.58	\$0.00	\$0.00	\$0.00	\$0.00
2012	HILL CNTRY UWCD	\$21,150	\$1.59	\$1.59	\$0.00	\$0.00	\$0.00	\$0.00

2012	DOSS CCSD	\$21,150	\$196.00	\$196.00	\$0.00	\$0.00	\$0.00	\$0.00
2012	GILLESPIE WCID	\$21,150	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
	2012 Total:		\$263.19	\$263.19	\$0.00	\$0.00	\$0.00	\$0.00
2011	GILLESPIE COUNTY	\$21,150	\$59.01	\$59.01	\$0.00	\$0.00	\$0.00	\$0.00
2011	HILL CNTRY UWCD	\$21,150	\$1.52	\$1.52	\$0.00	\$0.00	\$0.00	\$0.00
2011	DOSS CCSD	\$21,150	\$196.00	\$196.00	\$0.00	\$0.00	\$0.00	\$0.00
2011	GILLESPIE WCID	\$21,150	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
	2011 Total:		\$256.55	\$256.55	\$0.00	\$0.00	\$0.00	\$0.00
2010	GILLESPIE COUNTY	\$21,150	\$55.43	\$55.43	\$0.00	\$0.00	\$0.00	\$0.00
2010	HILL CNTRY UWCD	\$21,150	\$1.48	\$1.48	\$0.00	\$0.00	\$0.00	\$0.00
2010	DOSS CCSD	\$21,150	\$196.00	\$196.00	\$0.00	\$0.00	\$0.00	\$0.00
2010	GILLESPIE WCID	\$21,150	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
	2010 Total:		\$252.93	\$252.93	\$0.00	\$0.00	\$0.00	\$0.00
2009	GILLESPIE COUNTY	\$21,150	\$54.52	\$54.52	\$0.00	\$0.00	\$0.00	\$0.00
2009	HILL CNTRY UWCD	\$21,150	\$1.44	\$1.44	\$0.00	\$0.00	\$0.00	\$0.00
2009	DOSS CCSD	\$21,150	\$196.00	\$196.00	\$0.00	\$0.00	\$0.00	\$0.00
2009	GILLESPIE WCID	\$21,150	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
	2009 Total:		\$251.98	\$251.98	\$0.00	\$0.00	\$0.00	\$0.00
2008	GILLESPIE COUNTY	\$21,150	\$54.59	\$54.59	\$0.00	\$0.00	\$0.00	\$0.00
2008	HILL CNTRY UWCD	\$21,150	\$1.44	\$1.44	\$0.00	\$0.00	\$0.00	\$0.00
2008	DOSS CCSD	\$21,150	\$196.00	\$196.00	\$0.00	\$0.00	\$0.00	\$0.00
2008	GILLESPIE WCID	\$21,150	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
	2008 Total:		\$252.05	\$252.05	\$0.00	\$0.00	\$0.00	\$0.00

2007	GILLESPIE COUNTY	\$340	\$0.94	\$0.94	\$0.00	\$0.00	\$0.00	\$0.00
2007	HILL CNTRY UWCD	\$340	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
2007	DOSS CCSD	\$340	\$3.15	\$3.15	\$0.00	\$0.00	\$0.00	\$0.00
2007	GILLESPIE WCID	\$340	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2007 Total:		\$4.11	\$4.11	\$0.00	\$0.00	\$0.00	\$0.00
2006	GILLESPIE COUNTY	\$340	\$1.01	\$1.01	\$0.00	\$0.00	\$0.00	\$0.00
2006	HILL CNTRY UWCD	\$340	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$0.00
2006	DOSS CCSD	\$340	\$4.19	\$4.19	\$0.00	\$0.00	\$0.00	\$0.00
2006	GILLESPIE WCID	\$340	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2006 Total:		\$5.23	\$5.23	\$0.00	\$0.00	\$0.00	\$0.00
2005	GILLESPIE COUNTY	\$340	\$1.04	\$1.04	\$0.00	\$0.00	\$0.00	\$0.00
2005	HILL CNTRY UWCD	\$340	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$0.00
2005	DOSS CCSD	\$340	\$4.73	\$4.73	\$0.00	\$0.00	\$0.00	\$0.00
2005	GILLESPIE WCID	\$340	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2005 Total:		\$5.80	\$5.80	\$0.00	\$0.00	\$0.00	\$0.00
2004	GILLESPIE COUNTY	\$340	\$1.08	\$1.08	\$0.00	\$0.00	\$0.00	\$0.00
2004	HILL CNTRY UWCD	\$340	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$0.00
2004	DOSS CCSD	\$340	\$4.62	\$4.62	\$0.00	\$0.00	\$0.00	\$0.00
2004	GILLESPIE WCID	\$340	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2004 Total:		\$5.73	\$5.73	\$0.00	\$0.00	\$0.00	\$0.00