



## RANCHES AT OVERHILLS LOT 19

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







# FREDERICKSBURG REALTY TEXAS RANCH REALTY

0 Reeh Rd. Lot 19 | Fredericksburg, Texas 78624 | Gillespie County

10.18+/- Acres

\$255,000

## Agent

Krista Bennett

## Property Highlights

- 10.18+/- acres located on Reeh Road in the Ranches at Overhills subdivision
- Agricultural Exemption
- CTEC Electric already on the property
- Includes a well
- Livestock Permitted
- Level topography to sloping with native pastures
- County road access
- Just 4.4 miles from Hwy 290, offering easy access to Fredericksburg and Harper
- Offers a perfect blend of rural tranquility and convenient location
- Suitable for a permanent residence or a peaceful retreat

## Property Taxes:

\$11.02

HOA: \$600

## Ad Copy

If you've been looking for a quiet slice of Hill Country with room to breathe, this 10.18± acre tract in the Ranches at Overhills might be just the spot. Located off Reeh Road and only 4.4 miles from Hwy 290, this property offers the perfect mix of peaceful rural living and convenient access to Fredericksburg, Harper, and everything in between.

This land is already equipped with a **private well** and **CTEC electric**, and it carries an **agricultural exemption** to help keep property taxes low. **Livestock is permitted**, and the terrain features **level to gently sloping pastures** — great for grazing, gardening, or building your dream home.

With **county road frontage**, and open skies all around, this is a great option whether you're planning a full-time residence, a weekend getaway, or a long-term investment in the Hill Country lifestyle.

Opportunities like this don't come around often — come see what makes this property special!

MLS #: T98278A (Active) List Price: \$255,000 (49 Hits)

Lot 19 -- Reeh Rd Fredericksburg, TX 78624



**Type:** Rural Subdivision, Single Family Residential  
**Best Use:** Residential, Recreational  
**Topography:** Level, Gentle Sloping, Gentle Sloping  
**Surface Cover:** Native Pasture  
**Views:** Yes  
**Apx \$/Acre:** 0  
**Lot/Tract #:** 19

**Original List Price:** \$289,000  
**Area:** County-Northwest  
**Subdivision:** Ranches at Overhills  
**County:** Gillespie  
**School District:** Fredericksburg  
**Distance From City:** 16-20 miles  
**Property Size Range:** 11-25 Acres  
**Apx Acreage:** 10.1800  
**Seller's Est Tax:** 11.02  
**Showing Instructions:** Call Listing Agent  
**Days on Market** 55

**Tax Exemptions:** **Taxes w/o Exemptions:** \$2,760.03 **Tax Info Source:** CAD **CAD Property ID #:** 185549 **Zoning:** None  
**Flood Plain:** No **Deed Restrictions:** Yes **Easements:** Electric Distribution **Road Maintenance Agreement:** Yes  
**HOA:** Yes **HOA Fees:** 600.00 **HOA Fees Pd:** Yearly  
**Items Not In Sale:**  
**Documents on File:** Survey/Plat, Deed Restrictions

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

**Improvements:** None  
**Misc Search:** Livestock Permitted  
**Fence:** None

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

**Location/Directions:** From W Main St head turn left onto US-290 W for 12.7 miles Turn right onto Reeh Rd for 4.4 miles Property will be on the left

**Owner:** PRINCE, DON EDWARD JR & LOUISE BACOM

**Legal Description:** ABS A0650 S P RR CO #991, TRACT 19, 10.018 ACRES, -RANCHES AT OVERHILLS -

**Instructions:** Show anytime. Call/text agent to notify of showings

**Public Remarks:** If you've been looking for a quiet slice of Hill Country with room to breathe, this 10.18± acre tract in the Ranches at Overhills might be just the spot. Located off Reeh Road and only 4.4 miles from Hwy 290, this property offers the perfect mix of peaceful rural living and convenient access to Fredericksburg, Harper, and everything in between. This land is already equipped with a private well and CTEC electric, and it carries an agricultural exemption to help keep property taxes low. Livestock is permitted, and the terrain features level to gently sloping pastures — great for grazing, gardening, or building your dream home. With county road frontage, and open skies all around, this is a great option whether you're planning a full-time residence, a weekend getaway, or a long-term investment in the Hill Country lifestyle. Opportunities like this don't come around often — come see what makes this property special!

**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](mailto: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



# Reeh Rd. Lot 19

Gillespie County, Texas, 10.18 AC +/-



Boundary

Justin Cop

P: 830-997-6531

[www.fredericksburgrealty.com](http://www.fredericksburgrealty.com)

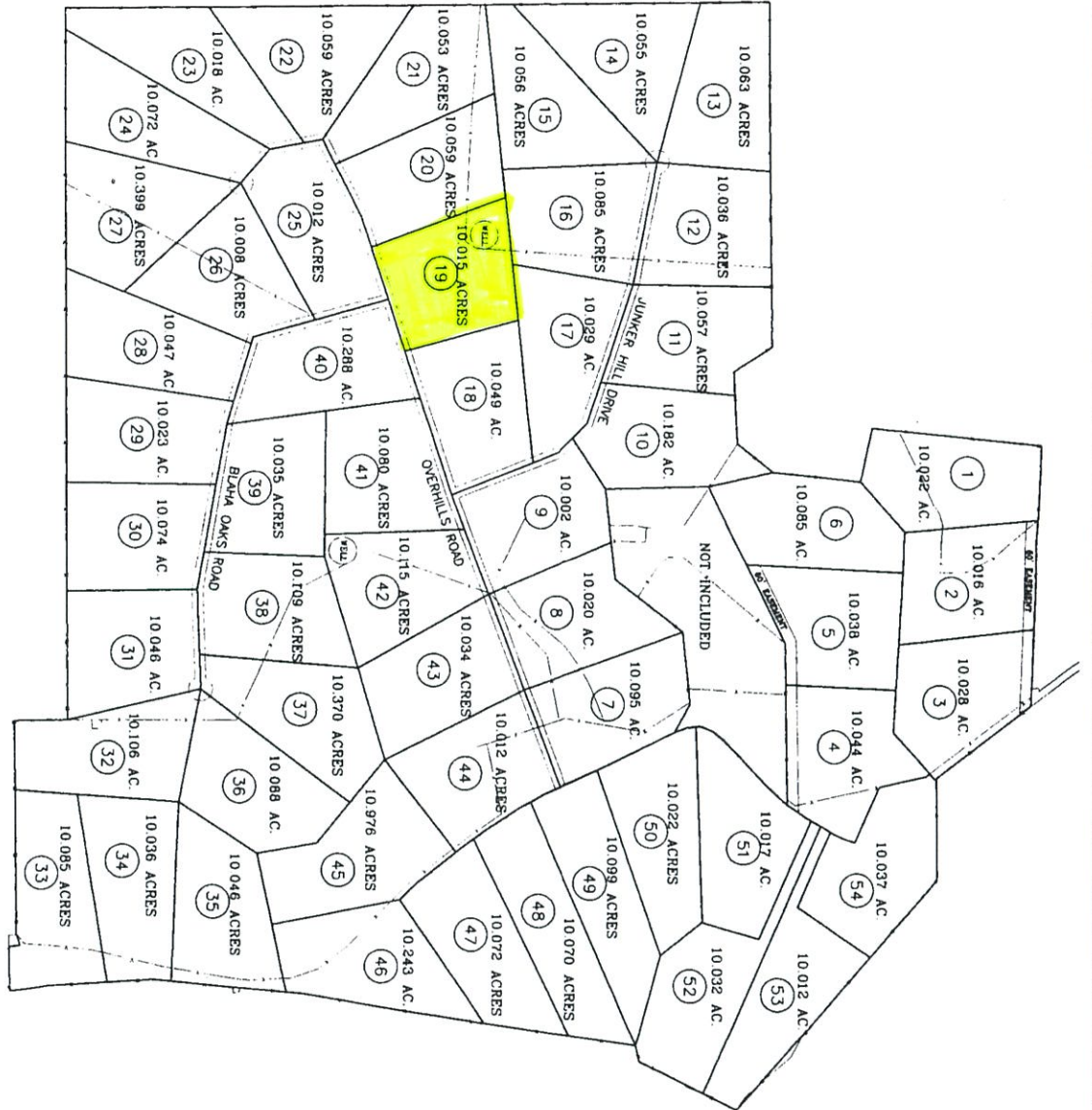
257 West Main St.



This is not a legal description. It is a visual representation of the property. The actual boundaries and area should be verified by a professional surveyor. The information is provided for informational purposes only.



# EXHIBIT "A"





Property ID: 185549 For Year 2024

Map



Property Details

Account		
Property ID:	185549	Geographic ID: A0650-0991-000000-00
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:	REEH RD TX	
Map ID:	5-G	Mapsco:
Legal Description:	ABS A0650 S P RR CO #991, TRACT 19, 10.018 ACRES, -RANCHES AT OVERHILLS -	
Abstract/Subdivision:	A0650 - S P RR CO #991	
Neighborhood:	F900	
Owner		
Owner ID:	343859	
Name:	PRINCE, DON EDWARD JR & LOUISE BACOM	
Agent:		



<b>Mailing Address:</b>	18011 ANTERO MT HELOTES, TX 78023
<b>% Ownership:</b>	100.0%
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$260,410 (+)
<b>Market Value:</b>	\$260,410 (=)
<b>Agricultural Value Loss: ⓘ</b>	\$259,370 (-)
<b>Appraised Value:</b>	\$1,040 (=)
<b>Homestead Cap Loss: ⓘ</b>	\$0 (-)
<b>Assessed Value:</b>	\$1,040
<b>Ag Use Value:</b>	\$1,040

**PLEASE SEARCH USING THE PROPERTY ID OR OWNER'S NAME**

**VALUES SHOWN ARE 2024 PRELIMINARY VALUES AND ARE 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:** PRINCE, DON EDWARD JR & LOUISE BACOM **%Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
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CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$260,410	\$1,040	\$0.00	
G086	GILLESPIE COUNTY	\$260,410	\$1,040	\$2.91	
HUW	HILL CNTRY UWCD	\$260,410	\$1,040	\$0.05	
SFB	FREDBG ISD	\$260,410	\$1,040	\$8.06	
WCD	GILLESPIE WCID	\$260,410	\$1,040	\$0.00	

**Total Tax Rate:** 1.059876

**Estimated Taxes With Exemptions:** \$11.02

**Estimated Taxes Without Exemptions:** \$2,760.03

## Property Improvement - Building

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	10.0180	436,384.08	0.00	0.00	\$260,410	\$1,040

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$260,410	\$1,040	\$1,040	\$0	\$1,040
2023	\$0	\$240,400	\$1,040	\$1,040	\$0	\$1,040
2022	\$0	\$210,270	\$0	\$210,270	\$0	\$210,270
2021	\$0	\$180,230	\$960	\$960	\$0	\$960

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/30/2022	WDVL	WARRANTY DEED VENDORS LIEN	MACDONNELL, NANCY RAYLEEN & GJERDE, TROY ALLEN	PRINCE, DON EDWARD JR & LOUISE BACOM	20226913		

2/26/2021	WDVL	WARRANTY DEED VENDORS LIEN	RANCHES AT OVERHILLS SERIES II	MACDONNELL, NANCY RAYLEEN & GJERDE, TROY ALLEN	20211417		
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## ARB Data

Data will be available in October 2024.

## Estimated Tax Due

### \*\*ATTENTION\*\*

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

If Paid:

05/08/2024



Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Amount Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees
2023	GILLESPIE COUNTY	0.279600	\$240,400	\$1,040	\$2.91	\$0.00	\$0.00	\$0.00	\$0.00
2023	HILL CENTRY UWCD	0.004700	\$240,400	\$1,040	\$0.05	\$0.00	\$0.00	\$0.00	\$0.00
2023	FREDBG ISD	0.775400	\$240,400	\$1,040	\$8.06	\$0.00	\$0.00	\$0.00	\$0.00
	2023 Total:	1.059700			\$11.02	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE COUNTY	0.332600	\$210,270	\$210,270	\$699.36	\$0.00	\$0.00	\$0.00	\$0.00
2022	HILL CENTRY UWCD	0.005100	\$210,270	\$210,270	\$10.72	\$0.00	\$0.00	\$0.00	\$0.00
2022	FREDBG ISD	0.960800	\$210,270	\$210,270	\$2,020.28	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE WCID	0.000184	\$210,270	\$210,270	\$0.39	\$0.00	\$0.00	\$0.00	\$0.00



	2022 Total:	1.298684			\$2,730.75	\$0.00	\$0.00		\$0.00	\$0.00
2021	GILLESPIE COUNTY	0.357700	\$180,230	\$960	\$3.43	\$0.00	\$0.00		\$0.00	\$0.00
2021	HILL CNTRY UWCD	0.005700	\$180,230	\$960	\$0.05	\$0.00	\$0.00		\$0.00	\$0.00
2021	FREDBG ISD	0.978200	\$180,230	\$960	\$9.39	\$0.00	\$0.00		\$0.00	\$0.00
	2021 Total:	1.341600			\$12.87	\$0.00	\$0.00		\$0.00	\$0.00