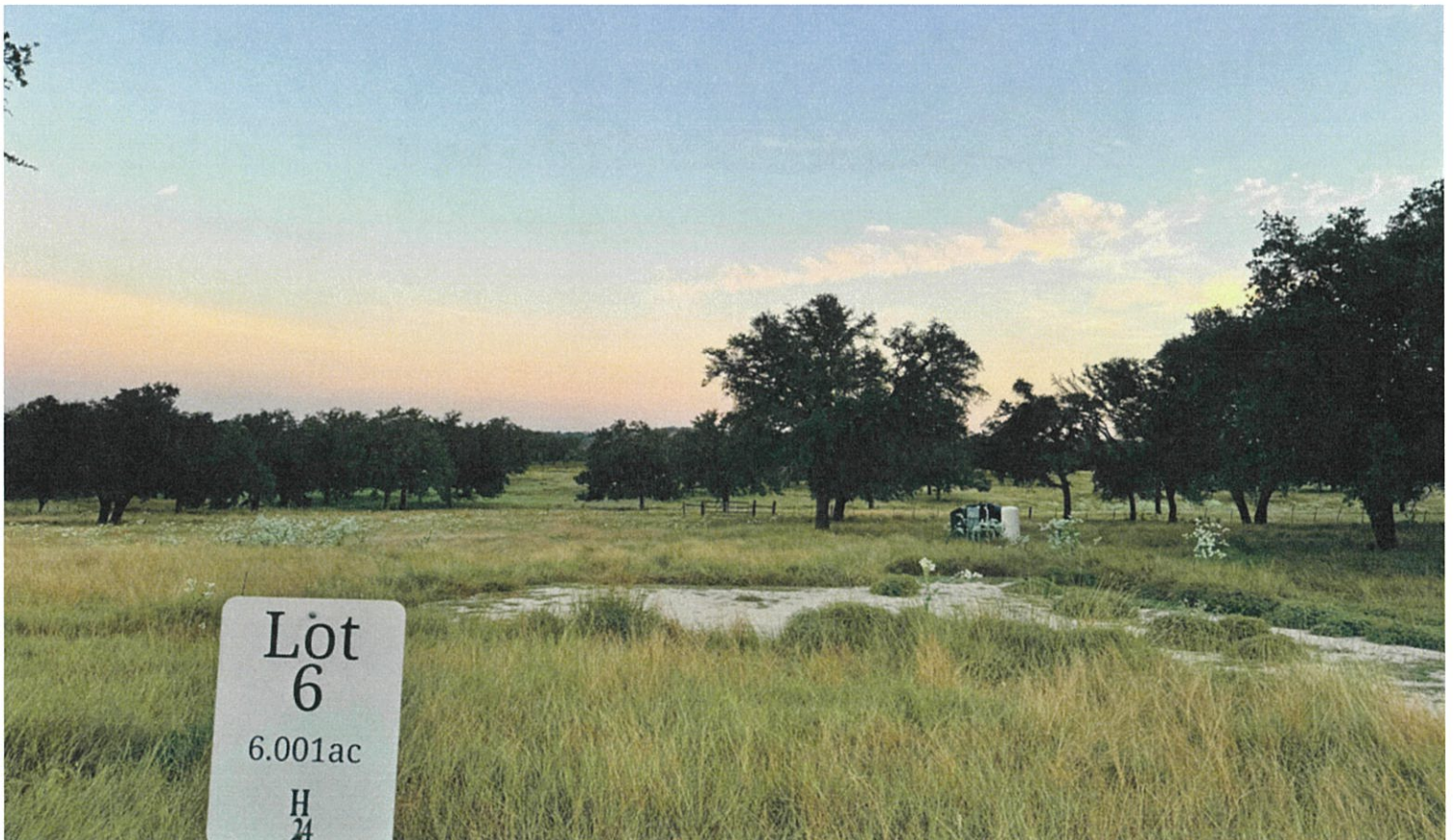




HOMESTEAD 24 LOT 6

JUSTIN COP, BROKER, GRI, CNE | 830-997-6531





FREDERICKSBURG REALTY TEXAS RANCH REALTY

Tract#6 Silas Trail | Fredericksburg, Texas 78624 | Gillespie County

6.001± Acres

\$480,000

Agent

Justin Cop

Property Highlights

- 6.066± acres in **Homestead 24 Subdivision**
- Scenic setting in the **Pedernales River Valley**
- **Majestic oaks, cedar elms, and native grasses** across gently rolling terrain
- **Private well on site** + underground electricity available
- Small tank/pond on property
- **Minimum 1,800 sq. ft. residence**; guest house, barn & pool permitted
- **Builder plans available** to suit different lifestyles
- Wildlife exemption in place – low property taxes
- **B&B rentals permitted** – potential income option
- Convenient location: 7 minutes to Hwy 290; 12 minutes to Fredericksburg's dining, wineries & shopping

Property Taxes:

\$8

\$3,348

\$600 HOA Yr

Welcome to this thoughtfully designed new subdivision, where the Texas Hill Country's natural beauty takes center stage. Scattered with majestic oaks, graceful cedar elms, and lush native pastures, the landscape unfolds into gently rolling hills with sweeping long-range views. Equipped operating well in place, along with a 2500-gallon storage tank already in place. The community requires a minimum 1,800 sq. ft. main residence, with the flexibility to add a guest house, pool, and barn or shop. The builder also offers ready-to-go plans designed to fit a variety of lifestyles. Just minutes from Fredericksburg along the picturesque Pedernales River Valley, this subdivision blends convenience with the tranquility of country living. Reasonable restrictions are in place to protect your investment while still offering the freedom to create a property that suits your needs. Currently under a wildlife exemption, the property provides the opportunity to enjoy local wildlife and even exotic species that roam the area. Bed & Breakfast rentals are permitted, making this not only an ideal homestead but also a potential income-generating property. Come experience the charm, the views, and the possibilities—this subdivision was designed with both beauty and practicality in mind.

MLS #: T98641A (Active) List Price: \$480,000

6-- -- Silas Trail Fredericksburg, TX 78624



Type: Ranch Land, Rural Subdivision
Best Use: Grazing, Residential, Investment
Topography: Sloping, Exceptional View
Surface Cover: Wooded/Native Pasture
Views: Yes
Apx \$/Acre: 52,551
Lot/Tract #: 6

Original List Price: \$480,000
Area: County-East
Subdivision: Homestead
County: Gillespie
School District: Fredericksburg
Distance From City: 6-9 miles
Property Size Range: 6-10 Acres
Apx Acreage: 6.0010
Seller's Est Tax: 7.01
Showing Instructions: Vacant
Days on Market 1

Tax Exemptions: Wildlife **Taxes w/o Exemptions:** \$3,812.00 **Tax Info Source:** CAD **CAD Property ID #:** 189706 **Zoning:** None

Flood Plain: No **Deed Restrictions:** Yes **Easements:** Electric Service

HOA: Yes **HOA Fees:** 600.00 **HOA Fees Pd:** Yearly

Items Not In Sale:

Documents on File: Survey/Plat, Aerial Photo, Well Log

Land	
Leases	Cropland
Rangeland/Pasture	Fenced

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

Improvements: Other-See Remarks
Misc Search: None
Surface Water: None
Fence: Barbed Wire, Partial

TrmsFin: Cash, Conventional

Possessn: Closing/Funding

Excl Agy: No

Title Company: Fredericksburg Titles

Attorney:

Refer to MLS#:

Location/Directions: From Main St turn onto RR 1631, go approximately 6.75 miles then turn right onto Jung Lane then go approximately 1 mile and turn left into Homestead subdivision, and lot will be just down on the left.

Owner: Willowtree Fredericksburg LLC

Legal Description: 6.001 Acres Being all of Lot 6 of the Homestead 24 Subdivision in Gillespie County, Texas, as shown on the Plat recorded in Volume 6, Page 196

Instructions: The lot is vacant

Public Remarks: Welcome to this thoughtfully designed new subdivision, where the Texas Hill Country's natural beauty takes center stage. Scattered with majestic oaks, graceful cedar elms, and lush native pastures, the landscape unfolds into gently rolling hills with sweeping long-range views. Equipped operating well in place, along with a 2500-gallon storage tank already in place. The community requires a minimum 1,800 sq. ft. main residence, with the flexibility to add a guest house, pool, and barn or shop. The builder also offers ready-to-go plans designed to fit a variety of lifestyles. Just minutes from Fredericksburg along the picturesque Pedernales River Valley, this subdivision blends convenience with the tranquility of country living. Reasonable restrictions are in place to protect your investment while still offering the freedom to create a property that suits your needs. Currently under a wildlife exemption, the property provides the opportunity to enjoy local wildlife and even exotic species that roam the area. Bed & Breakfast rentals are permitted, making this not only an ideal homestead but also a potential income-generating property. Come experience the charm, the views, and the possibilities—this subdivision was designed with both beauty and practicality in mind.

Agent Remarks: Good tree cover with some long-range views. operational well and electric in place.

Withdraw Comments:

Display on Internet: Yes

Display Address: Yes

Allow AVM: No

Allow Comments: No

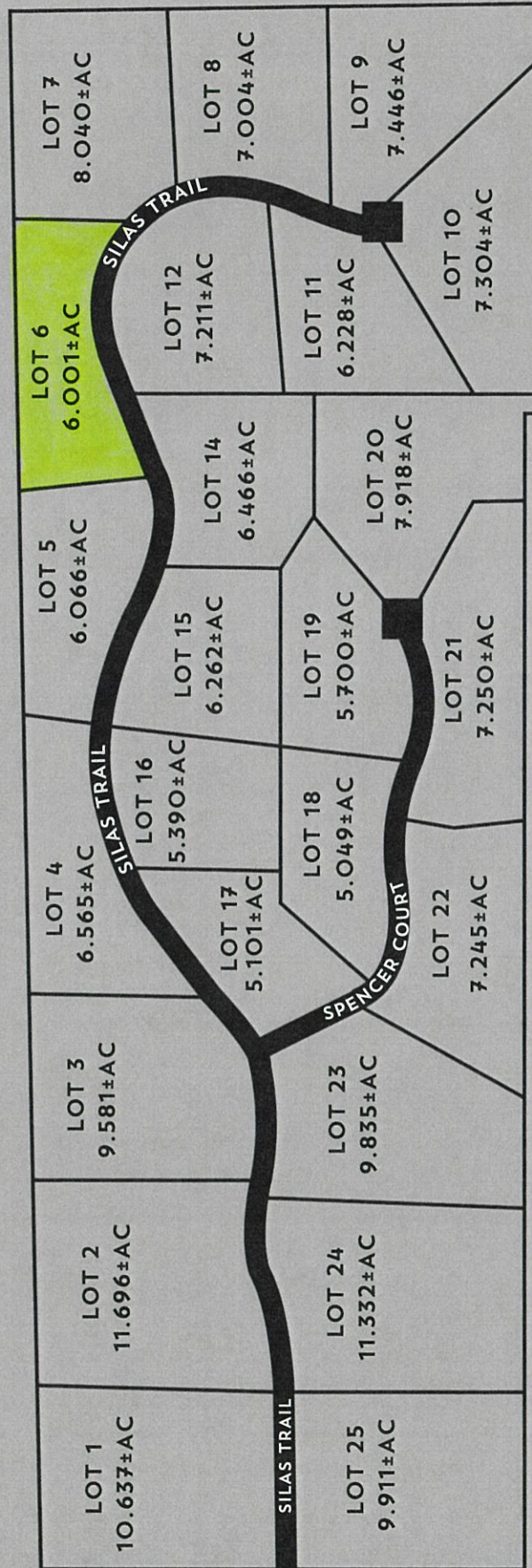
Office Broker's Lic #: 9003085

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: Justin Cop (#:130)
Agent Email: justin@fredericksburgrealty.com
Contact #: (830) 998-2895
License Number: 0613372

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

HOMESTEAD 24 SUBDIVISION



JUNE LANE



STATE OF TEXAS WELL REPORT for Tracking #620467

Owner:	PV HILL COUNTRY LLC	Owner Well #:	R-06132
Address:	611 W 5TH ST AUSTIN , TX 78701	Grid #:	57-43-7
Well Location:	477 HEINER JAMES RD FREDERICKSBURG, TX 78624	Latitude:	30° 16' 38.75" N
	6	Longitude:	098° 44' 42" W
Well County:	Gillespie	Elevation:	1619 ft. above sea level

Type of Work:	New Well	Proposed Use:	Domestic
---------------	----------	---------------	----------

Drilling Start Date: 7/12/2022 Drilling End Date: 7/12/2022

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	12	0	4
	8	4	180

Drilling Method: Air Hammer

Borehole Completion: Straight Wall

	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>	<i>Description (number of sacks & material)</i>
Annular Seal Data:	0	2	Cement 2 Bags/Sacks
	2	60	Bentonite 7 Bags/Sacks

Seal Method: Tremie

Sealed By: Driller

Distance to Property Line (ft.): 75

Distance to Septic Field or other
concentrated contamination (ft.): No Data

Distance to Septic Tank (ft.): No Data

Method of Verification: No Data

Surface Completion:	Surface Slab Installed	Surface Completion by Driller
---------------------	------------------------	-------------------------------

Water Level: 105 ft. below land surface on 2022-08-24 Measurement Method: Weighted Line

Packers: RUBBER 1 @ 70'
RUBBER 2 @ 60'

Type of Pump: No Data

Well Tests: Estimated Yield: 7 GPM

	<i>Strata Depth (ft.)</i>	<i>Water Type</i>
Water Quality:	30 - 180	EDWARDS
		Chemical Analysis Made: No
	Did the driller knowingly penetrate any strata which contained injurious constituents?: No	

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **BUDDY'S SEPTIC & WATER WELL SVC LLC**
PO BOX 2655
BANDERA, TX 78003

Driller Name: **ROGER BYRD** License Number: **60316**

Comments: **NO SEPTIC INSTALLED AT TIME OF DRILLING**
NO PUMP INSTALLED

Lithology:				Casing:				
DESCRIPTION & COLOR OF FORMATION MATERIAL				BLANK PIPE & WELL SCREEN DATA				
<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>	<i>Dia (in.)</i>	<i>Type</i>	<i>Material</i>	<i>Sch./Gage</i>	<i>Top (ft.)</i>	<i>Bottom (ft.)</i>
0	10	CLAY AND CALICHE	4.5	Blank	New Plastic (PVC)	SDR17	0	140
10	100	RED AND TAN SAND WITH SOME CLAY		Screen	New Plastic (PVC)	SDR17	140	180
100	180	BROKEN LIGHT BROWN AND GREY LIMESTONE			0.032			

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

Texas Department of Licensing and Regulation
P.O. Box 12157
Austin, TX 78711
(512) 334-5540

2025 values are now certified!

Property ID: 189706 For Year 2025

Property Details

Account		
Property ID:	189706	Geographic ID: A0573-0021-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	831 SILAS TRL OFF JUNG LN, TX	
Map ID:	7-Q	Mapsco:
Legal Description:	HOMESTEAD 24 LOT 6, 6.001	
Abstract/Subdivision:	S0793	
Neighborhood:	(F500) FBG 1631 & 2721	
Owner		
Owner ID:	349397	
Name:	WILLOWTREE FREDERICKSBURG LLC	
Agent:		
Mailing Address:	680 N. CARROLL AVE SUITE 100 SOUTH LAKE, TX 76091	
% 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:	\$364,330 (+)

Market Value:	\$364,330 (=)
Agricultural Value Loss: ⓘ	\$363,660 (-)
Appraised Value: ⓘ	\$670 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$670
Ag Use Value:	\$670

2025 values are now certified!

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: WILLOWTREE FREDERICKSBURG LLC

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$364,330	\$670	\$1.80	
HUW	HILL CNTRY UWCD	\$364,330	\$670	\$0.03	
SFB	FREDBG ISD	\$364,330	\$670	\$5.18	
WCD	GILLESPIE WCID	\$364,330	\$670	\$0.00	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$364,330	\$670	\$0.00	

Total Tax Rate: 1.046574

Estimated Taxes With Exemptions: \$7.01

Estimated Taxes Without Exemptions: \$3,812.99

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	6.00	261,403.56	0.00	0.00	\$364,330	\$670

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$364,330	\$670	\$670	\$0	\$670
2024	\$0	\$316,810	\$620	\$620	\$0	\$620
2023	\$0	\$316,810	\$620	\$620	\$0	\$620

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/6/2025	SWD	SPECIAL WARRANTY DEED	T6 H24 LLC	WILLOWTREE FREDERICKSBURG LLC	20251294		
2/21/2024	GWD	GENERAL WARRANTY DEED	PV HILL COUNTRY LLC	T6 H24 LLC	20240862		

ARB Data

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

Estimated Tax Due

If Paid:

09/04/2025

17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amor D
2024	GILLESPIE COUNTY	0.268500	\$316,810	\$620	\$1.66	\$1.66	\$0.00	\$0.00	\$0.00	\$0
2024	HILL CNTRY UWCD	0.004800	\$316,810	\$620	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$0

2024	FREDBG ISD	0.773100	\$316,810	\$620	\$4.79	\$4.79	\$0.00	\$0.00	\$0.00	\$0
2024	GILLESPIE WCID	0.000174	\$316,810	\$620	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2024 Total:	1.046574			\$6.48	\$6.48	\$0.00	\$0.00	\$0.00	\$0
2023	GILLESPIE COUNTY	0.279600	\$316,810	\$620	\$1.73	\$1.73	\$0.00	\$0.00	\$0.00	\$0
2023	HILL CNTRY UWCD	0.004700	\$316,810	\$620	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$0
2023	FREDBG ISD	0.775400	\$316,810	\$620	\$4.81	\$4.81	\$0.00	\$0.00	\$0.00	\$0
2023	GILLESPIE WCID	0.000176	\$316,810	\$620	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
	2023 Total:	1.059876			\$6.57	\$6.57	\$0.00	\$0.00	\$0.00	\$0