



RED OAK MOUNTAIN LOT 21

GINNY TILLMAN, REALTOR®, GRI | CELL: 830-456-1235





FREDERICKSBURG REALTY TEXAS RANCH REALTY

Red Oak Mountain Lot 21

189 Fallen Acorn Dr. | Blanco, Texas 78606 | Blanco County

6.21+/- Acres

\$319,000

Agent

Ginny Tillman

Property Highlights

- 6.21± acres in gated **Red Oak Mountain** subdivision
- Prime **corner lot** with rolling terrain & multiple building sites
- Mature trees, long-range views & partially cleared areas
- **Private pond** on property
- **High-speed internet, paved roads, underground utilities**
- **Minimum build size:** 1,200 sq. ft. residence / 500 sq. ft. guest quarters
- Barn/workshop/storage building permitted
- Leasing allowed: **6+ month minimum** (no STRs)
- Livestock/horses permitted
- Community wildlife exemption for low property taxes
- Convenient location:
 - 11.8 mi to Blanco & Stonewall
 - 25.6 mi to Johnson City
 - 28 mi to Fredericksburg or Sisterdale
 - 37 mi to Boerne

Property Taxes:

\$582.39

\$2573.76 w/o

\$400 HOA/yr

Red Oak Mountain Lot 21 offers 6.21± acres in a gated Hill Country subdivision along the coveted Texas Wine Corridor. This corner lot showcases rolling terrain, mature trees, private pond, and long-range views, with multiple prime building sites to create your ideal retreat. Infrastructure is already in place, including paved roads, underground utilities, and high-speed internet, making the building process seamless.

The subdivision's thoughtful restrictions balance community quality with owner flexibility. Single-family residences require a minimum of 1,200 sq. ft., with one guesthouse (500 sq. ft. minimum) permitted per tract. Barns, workshops, or storage buildings are allowed, and domestic livestock or horses are permitted as well.

Perfectly positioned, Lot 21 sits in the heart of the Hill Country Wine Corridor—just 11.8 miles to Blanco or Stonewall, 25.6 miles to Johnson City, 28.2 miles to Fredericksburg, 28 miles to Sisterdale, and 37 miles to Boerne. With its prime location, serene setting, and versatile use options, this property presents a rare opportunity to own an exceptional piece of the Hill Country.

MLS #: T98764A (Active) List Price: \$319,000 (69 Hits)

189 -- Fallen Acorn Dr Blanco, TX 78606



Type: Rural Subdivision, Gated Subdivision
Best Use: Residential, Investment, Vacation
Topography: Gentle Sloping, Gentle Sloping, Few Trees, Views
Surface Cover: Mature Orchard, Improved Pasture, Improved Grasses
Views:
Apx \$/Acre: 0
Lot/Tract #: 21

Original List Price: \$429,000
Area: County-East
Subdivision: Red Oak Mountain
County: Blanco
School District: Blanco
Distance From City: 10-15 miles
Apx Acreage: 6.2100
Seller's Est Tax: 582.39
Showing Instructions: Call Listing Agent, Vacant, Gate Locked-Combo
Days on Market: 231

Tax Exemptions: **Taxes w/o Exemptions:** \$2,573.76 **Tax Info Source:** Other **CAD Property ID #:** 86584 **Zoning:** None

Flood Plain: No **Deed Restrictions:** Yes **Easements:** None Known **Road Maintenance Agreement:** Yes

HOA: Yes **HOA Fees:** 400.00 **HOA Fees Pd:** Annually

Items Not In Sale:

Documents on File: Survey/Plat, Deed Restrictions, Legal Description, Aerial Photo

Water: None
Sewer: None
Utilities: Electricity Available, PEC
Access/Location: County Road, Paved
Minerals: None

Improvements: None
Misc Search: None
Fence: None

TrmsFin: Cash, Conventional, FHA, VA Loan

Possessn: Closing/Funding

Excl Agy: No

Title Company: TBD

Attorney:

Refer to MLS#:

Location/Directions: Located off FM 1888 to Maenius approx 2.3 miles, gated entry on right. Head up to stop sign after entering gate and take R, property will be on the left look for sign.

Owner: Brian and Kristen Swearingen

Legal Description: RED OAK MOUNTAIN, LOT 21 ACRES 6.21

Instructions: Call LA for instructions

Public Remarks: Red Oak Mountain Lot 21 offers 6.21± acres in a gated Hill Country subdivision along the coveted Texas Wine Corridor. This corner lot showcases rolling terrain, mature trees, private pond, and long-range views, with multiple prime building sites to create your ideal retreat. Infrastructure is already in place, including paved roads, underground utilities, and high-speed internet, making the building process seamless. The subdivision's thoughtful restrictions balance community quality with owner flexibility. Single-family residences require a minimum of 1,200 sq. ft., with one guesthouse (500 sq. ft. minimum) permitted per tract. Barns, workshops, or storage buildings are allowed, and domestic livestock or horses are permitted as well. Perfectly positioned, Lot 21 sits in the heart of the Hill Country Wine Corridor—just 11.8 miles to Blanco or Stonewall, 25.6 miles to Johnson City, 28.2 miles to Fredericksburg, 28 miles to Sisterdale, and 37 miles to Boerne. With its prime location, serene setting, and versatile use options, this property presents a rare opportunity to own an exceptional piece of the Hill Country.

Agent Remarks:

Withdraw Comments:

Display on Internet: Yes

Display Address: Yes

Allow AVM: No

Allow Comments: 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 #:

Listing Agent: Virginia Tillman (#:134)

Agent Email: ginny@fredericksburgrealty.com

Contact #: (830) 456-1235

License Number: 0614714

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



RED OAK MOUNTAIN

SUMMATION OF COVENANTS

1. RESIDENTIAL ONLY:

- A) All dwellings shall have a minimum of 1200 square feet of living area excluding porches, and be built with new construction materials.
- B) All dwellings shall have a 3 ft. masonry requirement.
- C) No lots shall be subdivided.
- D) All dwellings shall be site-built dwellings only.
- E) No mobile or modular homes will be allowed.
- F) ACC approved log homes allowed.

2. WATER:

- A) All residences will be required to install individual water well.
- B) All residences will be required to install an aerobic septic system or county approved system.

3. EASEMENTS:

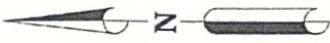
All lots have dedicated build back lines/easements per the recorded plat map.

4. ROADS:

Roads are comprised of private roads in a gated community and county road entry.

5. ANNUAL ASSOCIATION MEMBERSHIP AND DUES:

Every person or entity who is a record owner of any tract must be a member of the association. Association dues are [REDACTED] for interior tracts and [REDACTED] for county road entry tracks. Lot owner's that purchase more than one tract are eligible to combine and only be responsible for 1 maintenance fee with the board's approval and county approval.



RO
RED OAK
MOUNTAIN

LOT 38 6.05 AC

LOT 37 5.09 AC

LOT 33 5.45 AC

LOT 34 5.01 AC

LOT 36 5.18 AC

LOT 35 5.15 AC

LOT 32 5.38 AC

LOT 40 14.46 AC

LOT 31 5.05 AC

LOT 15 5.01 AC

LOT 14 5.01 AC

LOT 46 11.34 AC

LOT 42 10.70 AC

LOT 41 5.74 AC

LOT 30 5.01 AC

LOT 16 5.01 AC

LOT 43 8.37 AC

LOT 29 5.02 AC

LOT 17 5.01 AC

LOT 12 5.01 AC

LOT 45 5.40 AC

LOT 28 6.31 AC

LOT 18 5.01 AC

LOT 11 5.01 AC

LOT 44 6.49 AC

LOT 27 11.58 AC

LOT 19 7.52 AC

LOT 10 5.01 AC

LOT 26 8.65 AC

LOT 20 7.52 AC

LOT 9 5.01 AC

LOT 25 6.77 AC

LOT 18 5.01 AC

LOT 8 5.01 AC

LOT 24 6.78 AC

LOT 23 8.14 AC

LOT 22 6.70 AC

LOT 21 6.21 AC

LOT 7 5.01 AC

LOT 20 7.52 AC

LOT 6 5.01 AC

LOT 49 12.34 AC

LOT 51 6.87 AC

LOT 50 10.23 AC

LOT 5 5.01 AC

LOT 47 11.25 AC

LOT 48 9.42 AC

LOT 52 11.01 AC

LOT 4 5.01 AC

LOT 65 10.73 AC

LOT 64 10.34 AC

LOT 63 10.01 AC

LOT 55 8.01 AC

LOT 54 10.01 AC

LOT 53 10.91 AC

LOT 3 5.01 AC

LOT 62 8.67 AC

LOT 56 5.01 AC

LOT 57 5.31 AC

LOT 58 5.28 AC

LOT 2 7.01 AC

LOT 61 7.72 AC

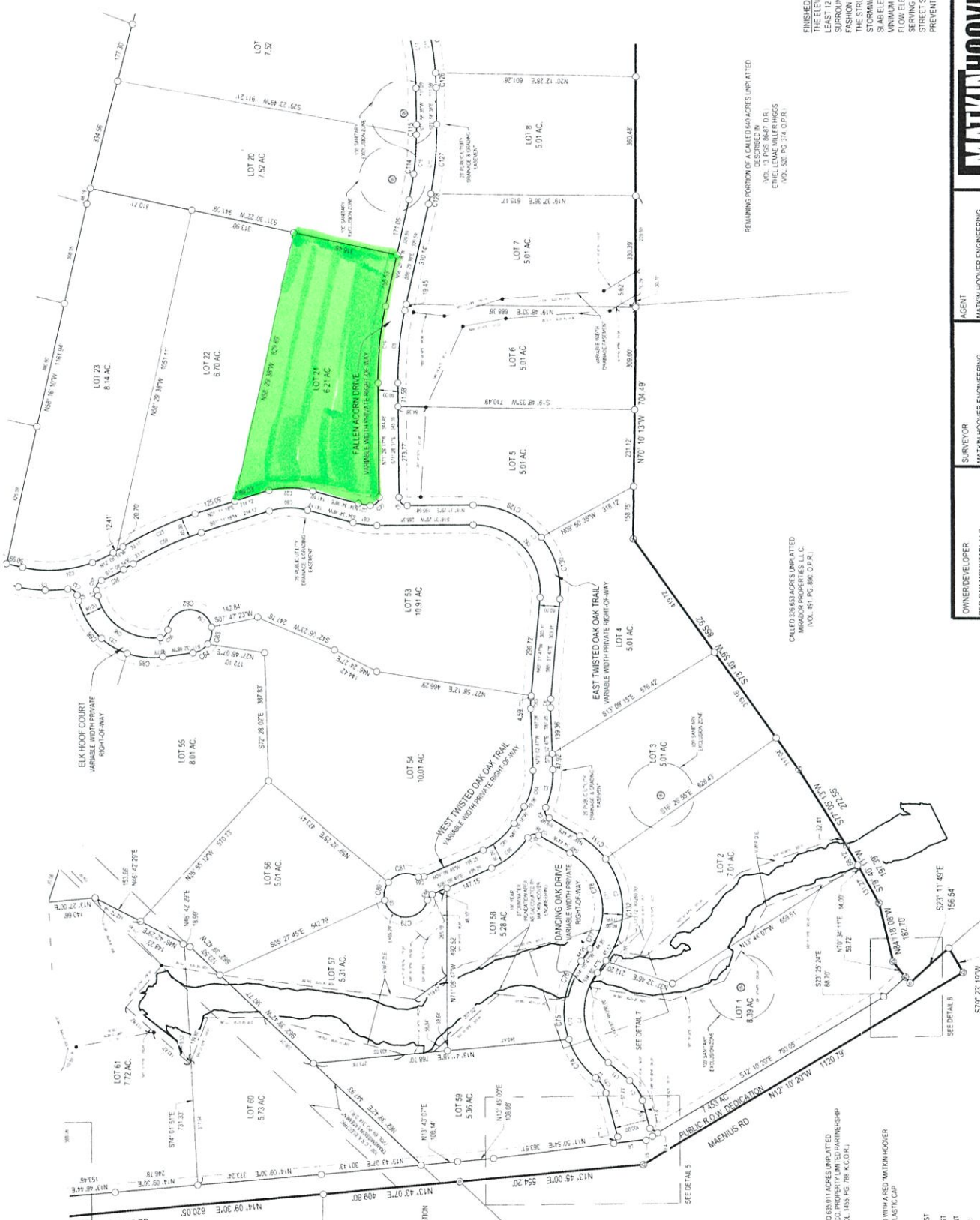
LOT 60 5.73 AC

LOT 59 5.36 AC

LOT 1 8.39 AC

Vol. 3, pg. 299

REPLAT FOR RED OAK MOUNTAIN



REMAINDER OF CALLED 11.94 ACRES UNPLATTED
 JESSICA DOUGLASS GALLAGHER
 (VOL. 30 PG. 102 K.C.D.P.)
 (VOL. 78 PG. 102 K.C.D.P.)

CALLER 17.2 ACRES UNPLATTED
 UCRB TRANSMISSION SERVICES CORPORATION
 (DOCUMENT NO. 17328 B.C.O.P.F.)

CALLER 25.63 ACRES UNPLATTED
 MAENIUS PROPERTIES, L.L.C.
 (VOL. 49 PG. 86 K.C.D.P.)

REMAINING PORTION OF CALLED 60 ACRES UNPLATTED
 DESCRIBED IN O.E.
 ETHEL LEWIS MILLER HIGGS
 (VOL. 50 PG. 374 O.P.F.)

REMAINDER OF CALLED 11.94 ACRES UNPLATTED
 HART BARNARD PROPERTY LIMITED PARTNERSHIP
 (VOL. 145 PG. 78 K.C.O.P.)

SET 17' FROM ROAD WITH A RED MATKINHOOVER
 ENG. & SURVEYING PLASTIC CAP
 IRON ROD

METAL FENCE POST
 WOOD FENCE POST
 CALCULATED POST
 MPTI REFLECTOR
 ALUMINUM DISK
 EXISTING WELL
 V.M.P.D.E.
 PUBLIC UTILITY DRAINAGE EMBANKMENT BACKSLOPE EASEMENT
 PUBLIC UTILITY DRAINAGE EMBANKMENT BACKSLOPE EASEMENT
 TYPE (TYP)

STORMWATER CONVEYANCE LINE
 25' PUBLIC UTILITY DRAINAGE & GRADING EASEMENT

MATKINHOOVER
 ENGINEERING
 & SURVEYING
 8300 244-0600
 8 SPENCER ROAD, SUITE 100
 BOERNE, TEXAS 78006
 KYLE.PRESSLER@MATKINHOOVER.COM
 KYLE.PRESSLER@MATKINHOOVER.COM

DATE: OCTOBER 12, 2020
 MHEES JOB NO. - 3157

SHEET 2 OF 6

REMAINING PORTION OF CALLED 60 ACRES UNPLATTED
 DESCRIBED IN O.E.
 ETHEL LEWIS MILLER HIGGS
 (VOL. 50 PG. 374 O.P.F.)

CALLER 25.63 ACRES UNPLATTED
 MAENIUS PROPERTIES, L.L.C.
 (VOL. 49 PG. 86 K.C.D.P.)

OWNER/DEVELOPER
 RED OAK MOUNTAIN, LLC
 C/O DAW ROBERTS
 110 COUNTY ROAD 260
 BURNET, TX 78611
 DROBERTS@B
 LONESTARLANDPARTNERS.COM

SURVEYOR
 MATKINHOOVER ENGINEERING
 & SURVEYING
 C/O KYLE PRESSLER, R.P.L.S.
 8 SPENCER ROAD, SUITE 100
 BOERNE, TEXAS 78006
 (830) 244-0600
 KYLE.PRESSLER@MATKINHOOVER.COM

AGENT
 MATKINHOOVER ENGINEERING
 & SURVEYING
 C/O GARRETT KELLER, P.E.
 8 SPENCER ROAD, SUITE 100
 BOERNE, TEXAS 78006
 (830) 244-0600
 GKELLER@MATKINHOOVER.COM

THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT
 LEAST 12 INCHES ABOVE THE FINISHED GRADE OF THE
 LOT. THE FINISHED GRADE SHALL BE MAINTAINED IN
 SUCH A MANNER AS TO PREVENT STORMWATER FROM
 THE STRUCTURE PROPERTIES ADJACENT TO ANY
 STORMWATER CONVEYANCE AREAS MUST HAVE FLOOR
 SLAB ELEVATION OR BOTTOM OF FLOOR JOIST'S A
 MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER
 FLOW ELEVATION IN THE STRUCTURE DRIVEWAYS
 OF HOUSES OF THE DOWNHILL SIDE OF THE
 STRUCTURE. THE FINISHED GRADE SHALL BE MAINTAINED
 PREVENTING RUNOFF FROM ENTERING THE STRUCTURE.



 Gate  Boundary

Red Oak Mountain, Lot 21
Blanco County, Texas, 6.21 AC +/-



 Gate  Boundary

Red Oak Mountain, Lot 21
Blanco County, Texas, 6.21 AC +/-



- Gate
- Boundary
- Boundary
- Boundary



Red Oak Mountain, Lot 21

Blanco County, Texas, 6.21 AC +/-



- Gate
- Boundary
- Boundary
- Boundary

Red Oak Mountain, Lot 21
Blanco County, Texas, 6.21 AC +/-



 Gate  Boundary

Blanco CAD Property Search

Property ID: 86584 For Year 2025

Property Details

Account		
Property ID:	86584	Geographic ID: 8810086564021
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	189 FALLEN ACORN DR BLANCO, TX 78606	
Map ID:		Mapsco:
Legal Description:	RED OAK MOUNTAIN , LOT 21 , ACRES 6.21	
Abstract/Subdivision:	ROM	
Neighborhood:		
Owner		
Owner ID:	129990	
Name:	SWEARINGEN BRIAN & KRISTEN	
Agent:		
Mailing Address:	12504 MULBERRY CREEK CT AUSTIN, TX 78732	
% 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:	\$45,000 (+)
Agricultural Market Valuation:	\$156,300 (+)
Market Value:	\$201,300 (=)

Agricultural Value Loss:	\$155,750 (-)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$0 (-)
Appraised Value:	\$45,550
Ag Use Value:	\$550

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.

Please search "Last Name First Name" no comma or "Last Name Only"

Property Taxing Jurisdiction

Owner: SWEARINGEN BRIAN & KRISTEN

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
FBL	ESD #2	0.100000	\$201,300	\$45,550	\$45.55	
GBL	BLANCO COUNTY	0.375232	\$201,300	\$45,550	\$170.92	
GWD	BL-PED GROUNDWATER CONS DIST	0.016176	\$201,300	\$45,550	\$7.37	
SBL	BLANCO ISD	0.858000	\$201,300	\$45,550	\$390.82	

Total Tax Rate: 1.349408

Estimated Taxes With Exemptions: \$614.66

Estimated Taxes Without Exemptions: \$2,716.35

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
ROM	RED OAK MOUNTAIN	5.21	226,947.60	0.00	0.00	\$156,300	\$550
ROM	RED OAK MOUNTAIN	1.00	43,560.00	0.00	0.00	\$45,000	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	HS Cap Loss	Appraised
2025	\$0	\$201,300	\$550	\$0	\$45,550
2024	\$0	\$216,930	\$540	\$0	\$45,540
2023	\$0	\$227,350	\$540	\$0	\$45,540
2022	\$0	\$217,240	\$530	\$0	\$30,210
2021	\$0	\$133,880	\$530	\$0	\$30,210

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/19/2021	WV	WARRANTY W/ VENDORS LIEN	RED OAK MOUNTAIN LLC	SWEARINGEN BRIAN & KRISTEN			210369
12/6/2019	C	SPECIAL WARRANTY	WILLIAMSON BERTON L	RED OAK MOUNTAIN LLC			194189
7/2/2015	W	WARRANTY	S & J WILLIAMSON LAND AND CATTLE LTD	WILLIAMSON BERTON L	510	398	

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:

09/25/2025

17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees
2024	ESD #2	0.100000	\$216,930	\$45,540	\$45.54	\$45.54	\$0.00	\$0.00	\$0.00
2024	BLANCO COUNTY	0.370000	\$216,930	\$45,540	\$168.50	\$168.50	\$0.00	\$0.00	\$0.00
2024	BL-PED GROUNDWATER CONS DIST	0.016671	\$216,930	\$45,540	\$7.59	\$7.59	\$0.00	\$0.00	\$0.00