



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

\$419,000

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: \$429,000 (8 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
Property Size Range: 6-10 Acres
Apx Acreage: 6.2100
Seller's Est Tax: 582.39
Showing Instructions: Call Listing Agent, Vacant, Gate Locked-Combo
Days on Market: 21

Tax Exemptions: Flood Plain: No
Taxes w/o Exemptions: \$2,573.76
Deed Restrictions: Yes
Easements: None Known
Tax Info Source: Other
CAD Property ID #: 86584
Zoning: None
Road Maintenance Agreement: Yes

HOA: Yes
HOA Fees: 400.00
HOA Fees Pd: Yearly

Items Not In Sale:

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

Water: None
Sewer: None
Utilities: PEC Electric Available
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



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:

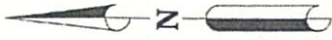
All lots have dedicated build back lines/easements per the recorded plat map.

4. ROADS:

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

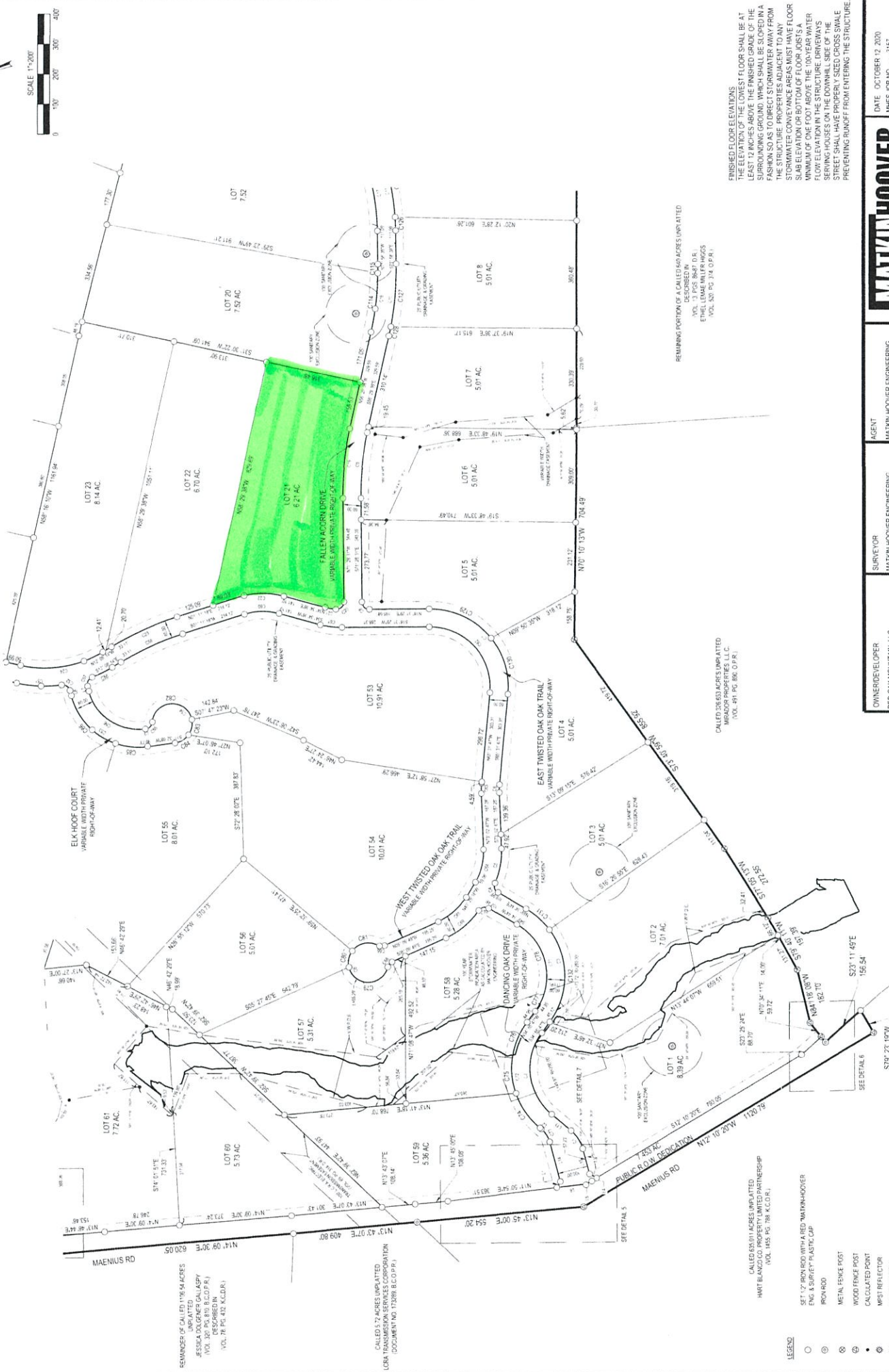
5. ANNUAL ASSOCIATION MEMBERSHIP AND DUES:

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.



Vol. 3, pg. 299

REPLAT FOR RED OAK MOUNTAIN



FINISHED FLOOR ELEVATIONS
THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT
LEAST 12 INCHES ABOVE THE FINISHED GRADE OF THE
ADJACENT STREET OR DRIVEWAY. THE ELEVATION SHALL
BE SHOWN IN THE FOLLOWING MANNER: FINISHED FLOOR
ELEVATION SHALL BE SHOWN IN THE FOLLOWING MANNER:
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
ADJACENT TO THE STRUCTURE. THE ELEVATION OF THE
STREET OR DRIVEWAY SHALL BE SHOWN IN THE FOLLOWING
MANNER: FINISHED FLOOR ELEVATION SHALL BE SHOWN
PREVENTING RUNOFF FROM ENTERING THE STRUCTURE.

REMAINING PORTION OF A CALLED 640 ACRES UNPLATTED
DESCRIBED IN:
VOL. 502 PG. 374 (O.P.R.)
ETHEL LEWIS MILLER HIGGS

CALLED 29.650 ACRES UNPLATTED
MADON PROPERTIES, L.L.C.
(VOL. 491 PG. 886, O.P.R.)

LEGEND

- ENGINEER'S PLASTIC CAP
- IRON ROD
- METAL FENCE POST
- WOOD FENCE POST
- CALCULATED POST
- MPTI REFLECTOR
- ALUMINUM MARK
- EXISTING WELL
- V.M.P.D.E.
- PUBLIC UTILITY DRAINAGE EASEMENT
- PUBLIC UTILITY DRAINAGE EASEMENT BACKSLOPE
- EASEMENT
- TYPE C

SEE DETAIL 5

SEE DETAIL 6

SEE DETAIL 7

SEE DETAIL 8

SEE DETAIL 9

SEE DETAIL 10

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Gate Boundary



 Gate  Boundary

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



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



- Gate
- Boundary
- Boundary



 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
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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