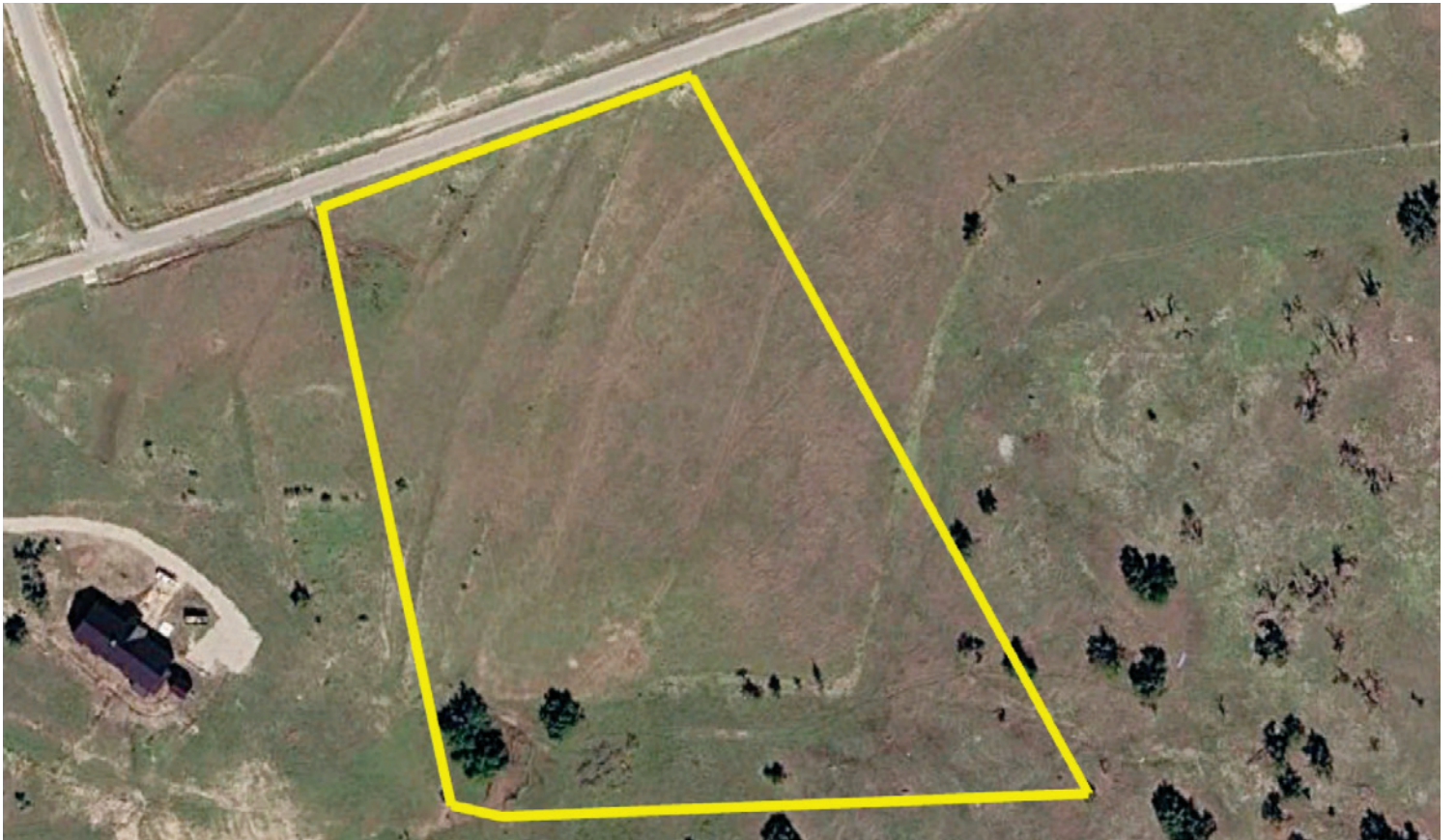




TRACT 42 THE RANCHES AT OVERHILLS

KEELY CORONA, REALTOR® | CELL: 210-788-6150





FREDERICKSBURG REALTY TEXAS RANCH REALTY

Tract 42 The Ranches at Overhills

Lot 42 - Reeh Rd. | Fredericksburg, Texas 78624 | Gillespie County

10.115+/- Acres

\$239,500

Agent

Keely Corona

Property Highlights

- **10.115± acres** in Gillespie County
- Located in **The Ranches at Overhills** (gated community)
- **Long-range Hill Country views**
- Gently rolling terrain with multiple homesite options
- **CTEC electric available**
- Primary single-family residence required
- Up to **four total structures allowed** (including main home)
- Additional structures may include **guest house, cabin, barndominium, or storage**
- **Short-term rentals permitted in secondary dwellings**
- Minimum build sizes:
 - **1,200 SF main residence**
 - **800 SF secondary structures**
- **Livestock permitted**
- **Ag exempt** for lower property taxes
- Quiet, private Hill Country setting
- Approximately **4 miles to Hwy 290**
- **18 miles to Fredericksburg | 13 miles to Harper**
- Easy access to wineries, dining, and outdoor recreation
- Suitable for **primary residence, weekend retreat, or investment property**

Property Taxes:

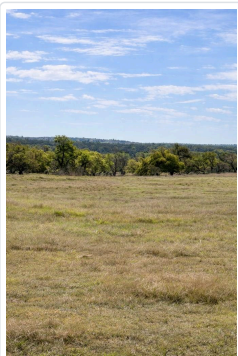
\$14.23 Ag exempt

\$2,749 w/o exemptions

HOA \$600 annual

Discover the perfect blend of privacy, convenience, and Hill Country charm with this 10-acre tract located between Harper and Fredericksburg in the gated community of The Ranches at Overhills. This gently rolling to mostly level property offers an ideal build site with scattered mature oak trees and long-range Hill Country views. The usable topography makes it easy to envision your custom home, weekend retreat, or investment property.

Enjoy the peace and quiet of a private, gated community while still being just a short drive to Fredericksburg's shopping, dining, and wineries. Sensible restrictions help protect your investment, while the natural beauty of the land provides the perfect backdrop for your future plans. Whether you're looking to build now or hold for the future, this tract offers a rare opportunity to own a manageable acreage in a highly desirable location.



Type: Rural Subdivision, Vacant Land
Best Use: Residential, Recreational, Investment, Vacation
Topography: Level, Few Trees, Open Lot, Views
Surface Cover: Native Pasture
Views:
Apx \$/Acre: 0
Lot/Tract #: 42

Original List Price: \$245,000
Area: County-Northwest
Subdivision: Ranches at Overhills
County: Gillespie
School District: Fredericksburg
Distance From City: 10-15 miles
Apx Acreage: 10.1150
Seller's Est Tax: 14.23
Showing Instructions: Call Listing Agent, Vacant, Gate Locked-Combo
Days on Market 120

Tax Exemptions: **Taxes w/o Exemptions:** \$2,749.00 **Tax Info Source:** CAD **CAD Property ID #:** 185240 **Zoning:** None

Flood Plain: No **Deed Restrictions:** Yes **Easements:** Electric Distribution, ROW Easement **Road Maintenance Agreement:** Yes

HOA: Yes **HOA Fees:** 600.00

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, CTEC

Access/Location: County Road, Private, Paved

Minerals: None

Improvements: None

Misc Search: Livestock Permitted

Fence: None

TrmsFin: Cash, Conventional

Possessn: Closing/Funding

Excl Agy: No

Title Company: Fredericksburg Titles

Attorney:

Refer to MLS#:

Location/Directions: Take HWY 290 West for 13 miles turn right onto Reeh Rd follow to Ranches at Overhills Subdivision. Property will be on the left.

Owner: GALASSO-LIBERTY, MARGARET M

Legal Description: ABS A0650 S P RR CO #991, TRACT 42, 10.115 ACRES, -RANCHES AT OVERHILLS

Instructions: Call LA for instructions

Public Remarks: Discover the perfect blend of privacy, convenience, and Hill Country charm with this 10-acre tract located between Harper and Fredericksburg in the gated community of The Ranches at Overhills. This gently rolling to mostly level property offers an ideal build site with scattered mature oak trees and long-range Hill Country views. The usable topography makes it easy to envision your custom home, weekend retreat, or investment property. Enjoy the peace and quiet of a private, gated community while still being just a short drive to Fredericksburg's shopping, dining, and wineries. Sensible restrictions help protect your investment, while the natural beauty of the land provides the perfect backdrop for your future plans. Whether you're looking to build now or hold for the future, this tract offers a rare opportunity to own a manageable acreage in a highly desirable location.

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:

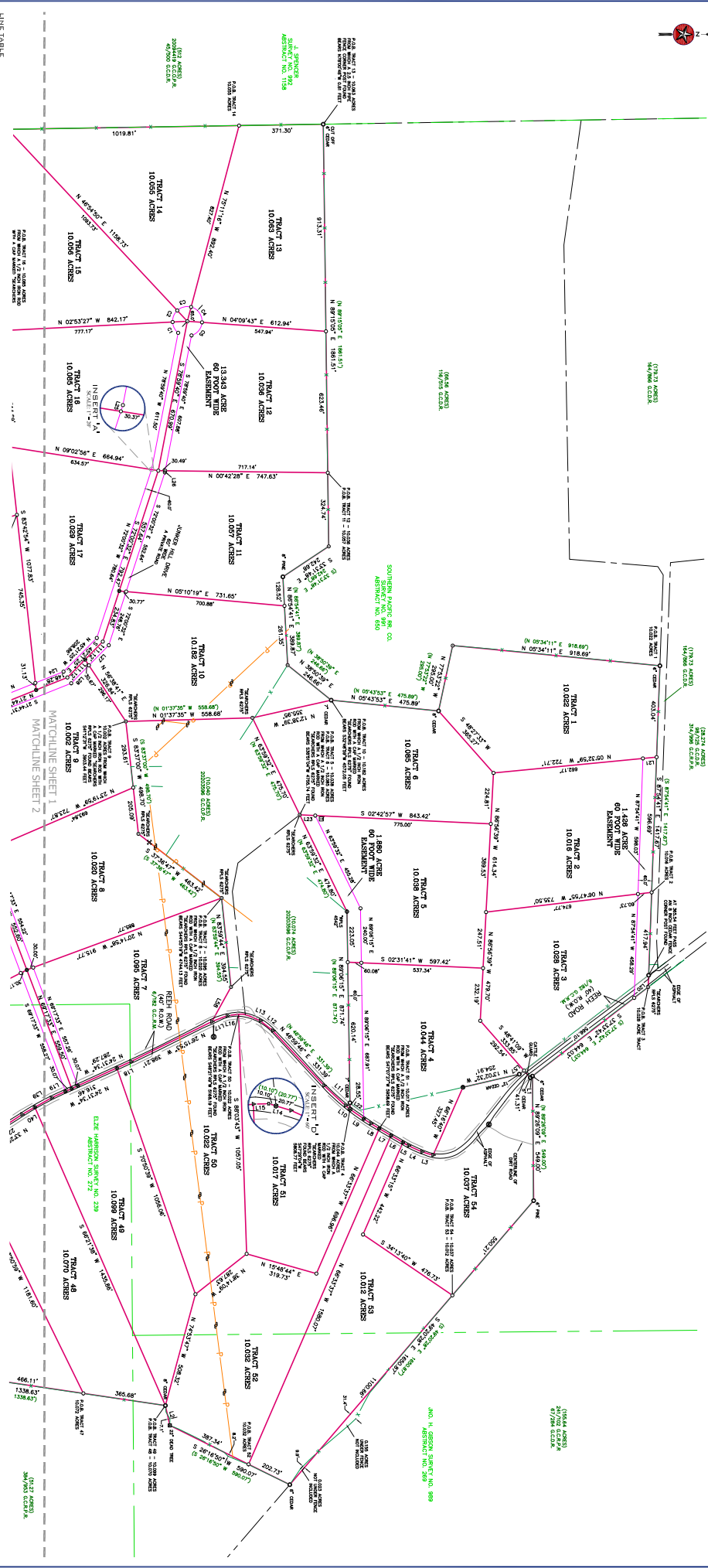
Supervising Agent License #:

Listing Agent: Keely C. Corona (#:131)

Agent Email: keely@fredericksburgrealty.com

Contact #: (210) 788-6150

License Number: 0660013





 Boundary  Crude Oil  Natural Gas  Other



 Boundary  Crude Oil  Natural Gas  Other

Gillespie CAD Property Search

Property ID: 185240 For Year 2025

📖 Property Details

Account		
Property ID:	185240	Geographic ID: A0650-0991-000000-00
Type:	R	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 42, 10.115 ACRES, -RANCHES AT OVERHILLS-	
Abstract/Subdivision:	A0650	
Neighborhood:	(F900) FBG 290 WEST AREA	
Owner		
Owner ID:	338635	
Name:	GALASSO-LIBERTY, MARGARET M	
Agent:		
Mailing Address:	402 SUNSHINE RISE DR BROUSSARD, LA 70518-7828	
% 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:	\$262,650 (+)
Market Value:	\$262,650 (=)
Agricultural Value Loss: ⓘ	\$261,290 (-)
Appraised Value: ⓘ	\$1,360 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$1,360
Ag Use Value:	\$1,360

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: GALASSO-LIBERTY, MARGARET M

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$262,650	\$1,360	\$3.65	
HUW	HILL CNTRY UWCD	\$262,650	\$1,360	\$0.07	
SFB	FREDBG ISD	\$262,650	\$1,360	\$10.51	
WCD	GILLESPIE WCID	\$262,650	\$1,360	\$0.00	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$262,650	\$1,360	\$0.00	

Total Tax Rate: 1.046678

Estimated Taxes With Exemptions: \$14.23

Estimated Taxes Without Exemptions: \$2,749.11

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	1.00	43,560.00	0.00	0.00	\$25,970	\$110
RID1	IMPROVED PASTURE 1	9.12	397,049.40	0.00	0.00	\$236,680	\$1,250

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$262,650	\$1,360	\$1,360	\$0	\$1,360
2024	\$0	\$262,650	\$1,260	\$1,260	\$0	\$1,260
2023	\$0	\$242,530	\$1,260	\$1,260	\$0	\$1,260
2022	\$0	\$212,070	\$1,250	\$1,250	\$0	\$1,250
2021	\$0	\$181,780	\$1,270	\$1,270	\$0	\$1,270

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/5/2020	WDVL	WARRANTY DEED VENDORS LIEN	RANCHES AT OVERHILLS SERIES I	GALASSO-LIBERTY, MARGARET M	20207068		

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:

04/02/2026

JUL 17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Am
2025	GILLESPIE COUNTY	0.268500	\$262,650	\$1,360	\$3.65	\$3.65	\$0.00	\$0.00	\$0.00	\$