



453 REEVES LANE

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





FREDERICKSBURG REALTY GROUP
TEXAS RANCH REALTY TEAM

453 Reeves Ln. | Harper, Texas | Gillespie County

3.74+/- Acres

\$250,000

Agent

Krista Bennett

Property Highlights

- 3.74± acres in Gillespie County
- Located in Harper ISD
- 1,232 sq ft home
- 2 bedrooms / 2 bathrooms
- Paved road access
- Cross-fenced for animals
- Stables on-site
- Horses permitted
- Mobile homes allowed
- No HOA
- Minimal restrictions
- Easy access to Hwy 290

Property Taxes:

\$1551.70 HS Exempt

Looking for a little space to breathe in the Hill Country? This 3.74± acre property in Harper ISD offers just that—plus paved road access, cross fencing for animals, and no HOA!

With minimal restrictions, this property gives you flexibility—bring your horses, bring your mobile home, and bring your vision. The existing home sits on a generous lot with stables already in place, making it ideal for those wanting to live the small-town lifestyle with room for animals or hobbies.

Conveniently located just off Hwy 290, you're only minutes from Harper and within easy reach of Fredericksburg and Kerrville. Whether you're looking for a place to settle down, a weekend getaway, or a little land to make your own, this property is full of potential.

Don't miss this opportunity to own a piece of the Hill Country at an affordable price!

MLS #: R97545A (Active) List Price: \$250,000 (110 Hits)

453 -- Reeves Lane Harper, TX 78631



New Construction: No
Bedrooms: 2
Full Baths: 2
Half Baths: 0
Main House Living SqFt : 1,232
Apx Total SqFt: 1,232
Price Per SQFT: \$202.92
Source SqFt: GCAD
Appx Year Built: 1999
Type & Style: Manufactured Home 1977+
Current B&B: No
Stories: One
Heating: Central, Electric
A/C: Central Air, Electric
Garage/Carpport: None

Unit #:
Original List Price: \$275,000
Area: County-West
Subdivision: Windmill Ridge
County: Gillespie
School District: Harper
Distance From City Limits: Less than 6 miles
Property Size Range: 1-5 Acres
Apx Acreage: 3.7400
Seller's Est Tax: 1551.70
Showing Instructions: Appointment Only, Call Listing Agent, Lockbox
Days on Market: 345

Tax Exemptions: HS **Taxes w/o Exemptions:** \$1,150.11 **Tax Info Source:** CAD **CAD Property ID #:** 81902/75313 **Zoning:** None

Flood Plain: No **Deed Restrictions:** Yes **STR Permit:** No **Permit #:** 0 **Manufactured Homes Allowed:** Yes

HOA: No **HOA Fees:** **HOA Fees Pd:** **HO Warranty:**

Road Maintenance Agreement: No **Rental Property:** **Rental \$:** **Items Not In Sale:**

Guest House: No **# of Guest Houses:** **Total Guest House SqFt:** 0

Guest House # Bedrooms: **Guest House # Baths:** **Guest House # Half Baths:**

Construction: HardiPlank Type
Foundation: Pillar/Post/Pier
Roof: Metal
Flooring: Tile, Vinyl
Utilities: CTEC Electric
Water: Well
Sewer: Septic Tank
Fireplace/Woodstove: None
Appliances: Cooktop

City/Rural: In City Limits
Site Features: Deck/Patio, Storage Building
Interior Features: Washer-Dryer Connection
Topography: Rolling Slope
Surface Water: None
Access: County Road, Paved
Location Description: Asphalt Drive, Gravel Drive
Documents on File: Deed Restrictions
Misc Search: Horses Permitted

Trms/Fin: **Trms/Fin:** Cash, Conventional

Possessn: Closing/Funding

Excl Agy: No

Title Company: Hill Country Titles

Attorney:

Refer to MLS#:

Location/Directions: From Harper, take Hwy 290 W. Turn right on N Third St, then left on Reeves Ln after 0.3 miles. Property is the third on the left, at the corner of Reeves Ln and Darby Spr.

Owner: OLVERA, JESUS & ELIZABETH

Occupancy: Owner

Legal Description: WINDMILL RIDGE LOT 9, -M/H ONLY HOMESITE-LOCATED ON JESUS & ELIZABETH OLVERA CONTRACT PROP- HUD# HWC0283341;TITLE # PERSONAL,WINDMILL RIDGE LOT 9, 3.74, -JESUS OLVERA'S M/H LOCATED ON THIS PROP-

Instructions: Call listing agent to schedule

Public Remarks: Looking for a little space to breathe in the Hill Country? This 3.74± acre property in Harper ISD offers just that—plus paved road access, cross fencing for animals, and no HOA! With minimal restrictions, this property gives you flexibility—bring your horses, bring your chickens and bring your vision. The existing home sits on a generous lot with stables already in place, making it ideal for those wanting to live the small-town lifestyle with room for animals, a garden or hobbies. Conveniently located just off Hwy 290, you're only minutes from Harper and within easy reach of Fredericksburg and Kerrville. Whether you're looking for a place to settle down, a weekend getaway, or a little land to make your own, this property is full of potential.

Agent Remarks:

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
Contact #: (830) 998-0633
License Number: 0622568

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

453 Reeves Ln
Texas, AC +/-



Boundary

Conservation
Easements

Justin Cop
P: 830-997-6531

www.fredericksburgrealty.com

257 West Main St.



The information contained herein was obtained from sources deemed to be reliable. Land Adm Services makes no warranties or guarantees as to the completeness or accuracy thereof.

STATE OF TEXAS WELL REPORT for Tracking #15597

Owner: Ranch Enterprises	Owner Well #: No Data
Address: 2210 STE A Bandera Hwy Kerrville, TX 78028	Grid #: 56-46-6
Well Location: LOT # 9 Windmill Ridge Subd Harper, TX 78631	Latitude: 30° 18' 22" N
Well County: Gillespie	Longitude: 099° 15' 35" W
	Elevation: 2159 ft. above sea level
<hr/>	
Type of Work: New Well	Proposed Use: Domestic

Drilling Start Date: **12/30/2002** Drilling End Date: **12/30/2002**

	<i>Diameter (in.)</i>	<i>Top Depth (ft.)</i>	<i>Bottom Depth (ft.)</i>
Borehole:	7.875	0	50
	7	50	245

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	50	20

Seal Method: **Top Grout**

Distance to Property Line (ft.): **No Data**

Sealed By: **Driller**

Distance to Septic Field or other
concentrated contamination (ft.): **NA**

Distance to Septic Tank (ft.): **No Data**

Method of Verification: **Plat**

Surface Completion: **Surface Slab Installed**

Water Level: **105 ft. below land surface on 2002-12-31** Measurement Method: **Unknown**

Packers: **Rubber 50**

Type of Pump: **No Data**

Well Tests: **Jetted** **Yield: 5 GPM with 0 ft. drawdown after 2 hours**

Gillespie CAD Property Search

Property ID: 75313 For Year 2025

Property Details

Account		
Property ID:	75313	Geographic ID: S1845-0000-000909
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	453 REEVES LN OFF N THIRD ST, TX	
Map ID:	6-B-n	Mapsco:
Legal Description:	WINDMILL RIDGE LOT 9, -M/H ONLY HOMESITE-LOCATED ON JESUS & ELIZABETH OLVERA CONTRACT PROP- HUD# HWC0283341;TITLE # PERSONAL	
Abstract/Subdivision:	S1845	
Neighborhood:	(H100) HARPER PROPER NBHD	
Owner		
Owner ID:	66327	
Name:	OLVERA, JESUS	
Agent:		
Mailing Address:	453 REEVES LN HARPER, TX 78631	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)

Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)
Agricultural Value Loss:?	N/A (-)
Appraised Value:?	N/A (=)
HS Cap Loss: ?	N/A (-)
Circuit Breaker: ?	N/A (-)
Assessed Value:	N/A
Ag Use Value:	N/A

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: OLVERA, JESUS

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	N/A	N/A	N/A	N/A
HUW	HILL CNTRY UWCD	N/A	N/A	N/A	N/A
SHP	HARPER ISD	N/A	N/A	N/A	N/A
WCD	GILLESPIE WCID	N/A	N/A	N/A	N/A
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Estimated Taxes With Exemptions: N/A

Estimated Taxes Without Exemptions: N/A

Property Improvement - Building

Description: MOBILE HOME **Type:** MOBILE HOME **Living Area:** 1232.0 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	T2S	1999	960
MA	MAIN AREA	T2S	2003	272
OP	OPEN PORCH	T2S	0	600
SHED	SHED	*	0	
STG	STORAGE	*	0	90
SHED	SHED	*	0	0

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
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Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$42,720	\$0	\$0	\$42,720	\$0	\$42,720
2023	\$42,720	\$0	\$0	\$42,720	\$0	\$42,720
2022	\$43,640	\$0	\$0	\$43,640	\$2,839	\$40,801
2021	\$41,720	\$0	\$0	\$41,720	\$4,628	\$37,092
2020	\$33,720	\$0	\$0	\$33,720	\$0	\$33,720
2019	\$33,440	\$0	\$0	\$33,440	\$2,618	\$30,822
2018	\$28,020	\$0	\$0	\$28,020	\$0	\$28,020
2017	\$29,400	\$0	\$0	\$29,400	\$0	\$29,400
2016	\$28,110	\$0	\$0	\$28,110	\$0	\$28,110

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
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ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination
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Gillespie CAD Property Search

Property ID: 81902 For Year 2025

Property Details

Account		
Property ID:	81902	Geographic ID: S1845-0000-000900
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	453 REEVES LN OFF N THIRD ST, TX	
Map ID:	6-B-m	Mapsco:
Legal Description:	WINDMILL RIDGE LOT 9, 3.74, -JESUS OLVERA'S M/H LOCATED ON THIS PROP-	
Abstract/Subdivision:	S1845	
Neighborhood:	(H100) HARPER PROPER NBHD	
Owner		
Owner ID:	331212	
Name:	OLVERA, JESUS & ELIZABETH	
Agent:		
Mailing Address:	PO BOX 235 HARPER, TX 78631	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)

Market Value:	N/A (=)
Agricultural Value Loss: ⓘ	N/A (-)
Appraised Value: ⓘ	N/A (=)
HS Cap Loss: ⓘ	N/A (-)
Circuit Breaker: ⓘ	N/A (-)
Assessed Value:	N/A
Ag Use Value:	N/A

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: OLVERA, JESUS & ELIZABETH

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	N/A	N/A	N/A	N/A
HUW	HILL CNTRY UWCD	N/A	N/A	N/A	N/A
SHP	HARPER ISD	N/A	N/A	N/A	N/A
WCD	GILLESPIE WCID	N/A	N/A	N/A	N/A
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Estimated Taxes With Exemptions: N/A

Estimated Taxes Without Exemptions: N/A

📌 Property Improvement - Building

Description: MISC IMP **Type:** MISC IMP **Living Area:** 0 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
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BARN	BARN	*		0	1465
SHED	SHED	*		0	220

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	0.25	10,890.00	0.00	0.00	N/A	N/A
RN2	NATIVE PASTURE 2	3.49	152,024.40	0.00	0.00	N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$950	\$121,340	\$0	\$122,290	\$0	\$122,290
2023	\$950	\$121,340	\$0	\$122,290	\$0	\$122,290
2022	\$950	\$93,470	\$0	\$94,420	\$0	\$94,420
2021	\$950	\$67,930	\$0	\$68,880	\$0	\$68,880
2020	\$950	\$66,250	\$0	\$67,200	\$0	\$67,200
2019	\$950	\$66,250	\$0	\$67,200	\$0	\$67,200
2018	\$950	\$66,250	\$0	\$67,200	\$0	\$67,200
2017	\$750	\$66,250	\$0	\$67,000	\$0	\$67,000
2016	\$750	\$66,250	\$0	\$67,000	\$0	\$67,000

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/13/2017	WD	WARRANTY DEED	OLVERA, JESUS & ELIZABETH - CONT-	OLVERA, JESUS & ELIZABETH	20174110		
12/15/2002	CU	CONTRACT UNRECORDED	RANCH ENTERPRISES LLC	OLVERA, JESUS & ELIZABETH - CONT-	PER LEHMANN'S	RENDITION	0

ARB Data

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