988 KC 476

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

FREDERICKSBURG
REALTY

FREDERICKSBURG REALTY GROUP
TEXAS RANCH REALTY TEAM

988 KC 476 | Harper, Texas 78631 | Kerr County
5.05+/- Acres
$450,000

Agent
Krista Bennett

Property Highlights

- **5.05± acres** in peaceful Kerr County
- **1,925 sq ft** modular home built in **2021** – like new condition
- **3 bedrooms / 2 bathrooms** with open, modern layout
- **40' x 25' metal shop/garage** with double curtain-style doors – ideal for RV, boat, or workshop
- **Gravel driveway** with private gated entry
- **Wet weather creek** along back of the property
- **Horses and mobile homes permitted**
- Abundant **wildlife and birdwatching** opportunities
- Quiet, **private setting** at the back of a ranch
- Easy access to Harper (8 miles), **Kerrville (28 mi)** & **Fredericksburg (30 mi)**
- Close to local favorite **Los Tres Potrillas restaurant**

Property Taxes:
$2493.32

Quiet Hill Country Haven – Modern 3-Bed Home on 5± Acres | Harper, TX

Tucked at the back of a peaceful Hill Country ranch, a quiet haven welcomes you with a long gravel drive, whisper-quiet skies, and room to breathe on 5.05± rolling acres. Built in 2021, the immaculate 1,925 sq ft modular residence feels practically brand-new, pairing modern finishes with country-casual comfort—three generous bedrooms, two sparkling baths, and light-filled living spaces that spill onto the wide-open outdoors.

Step outside and the Hill Country shows off: whitetail deer wander up for evening feedings, songbirds chatter in the trees, and a seasonal wet-weather creek traces the back fence line. The land is level enough for kids, grandkids, or four-legged friends to roam, yet manageable for anyone who'd rather spend weekends exploring than mowing. Horses and mobile homes are welcome, giving you flexibility for future family or investment plans.

A true bonus is the huge 40' × 25' metal shop/garage—perfect for RV or boat storage, a hobby workshop, or gear for the next Hill Country adventure**.** Double curtain-style doors make pull-through parking a breeze.

Though it feels a world away, you're only eight minutes to Harper's cafés and conveniences, 28 miles to Kerrville, and 30 miles to Fredericksburg's wineries, boutiques, and dining—including the sellers' favorite, Los Tres Potrillas.

MLS #: A97915A (Active) List Price: $450,000 (53 Hits) **988 -- KC 476 Harper, TX 78631**

Type: Rural Subdivision, Single Family Residential
Best Use: Residential, Recreational, Vacation
Topography: Gentle Sloping, Few Trees
Surface Cover: Wooded/Native Pasture
Views: Yes
Apx $/Acre: 0
Lot/Tract #: 2

Original List Price: $455,000
Area: Archive Other Area
Subdivision: Other
County: Kerr
School District: Harper
Distance From City: 10-15 miles
Property Size Range: 1-5 Acres
Apx Acreage: 5.0500
Seller's Est Tax: 2493.32
Showing Instructions: Call Listing Agent, Vacant
Days on Market 106

Tax Exemptions: **Taxes w/o Exemptions:** $0.00 **Tax Info Source:** **CAD Property ID #:** 536798,541056 **Zoning:** None
Flood Plain: Yes **Deed Restrictions:** Yes **Easements:** Electric Distribution **Road Maintenance Agreement:**

HOA: No **HOA Fees:** **HOA Fees Pd:**
Items Not In Sale:

Documents on File: Survey/Plat, Deed Restrictions, Well Log, Septic Permit

Water: Well
Sewer: Septic Tank
Utilities: CTEC Electric on Property
Access/Location: County Road, Paved
Minerals: Unknown

Improvements: House, Workshop
Misc Search: Mobile Homes Permitted, Other-See Remarks
Fence: Game Fence, Partial

TrmsFin: Cash, Conventional, FHA, VA Loan **Possessn:** Closing/Funding **Excl Agy:** No
Title Company: Hill Country Title **Attorney:** **Refer to MLS#:**

Location/Directions: From Harper, head west on Hwy 290 for approx 8.4 miles. Turn left onto County Road 476. In about a mile, slight right onto Schumann Road. Continue for 0.5 miles, property will be on the left.

Owner: D'Ann S Ross, Lorinda G Lee

Legal Description: HARPER ESTATES BLK 4 LOT 2 ACRES 5.05

Instructions: Call LA for instructions

Public Remarks: Modern and move-in ready, this 2021 modular home offers 1,925 sq ft of open-concept living on 5.05± acres in a quiet area of Kerr County. The 3-bedroom, 2-bath home is in excellent condition, with spacious rooms and abundant natural light. Enjoy a sense of privacy in the fenced backyard oasis—perfect for relaxing or adding your dream cowboy pool. A game fence surrounds the yard, allowing you to admire native deer while keeping your landscaping protected. Other property features include a gravel driveway, wet weather creek along a portion of the property, and a large 40' x 25' metal workshop/garage with double overhead doors—perfect for RV, boat, or equipment storage. This space also has potential to be converted into a guest house, studio, or home office. Horses and mobile homes are permitted. Located approximately 8 miles from Harper, 28 miles from Kerrville, and 30 miles from Fredericksburg, this property offers peaceful country living with easy access to town.

Agent Remarks:

Withdraw Comments:

Display on Internet: Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No

Office Broker's Lic #: 9003085

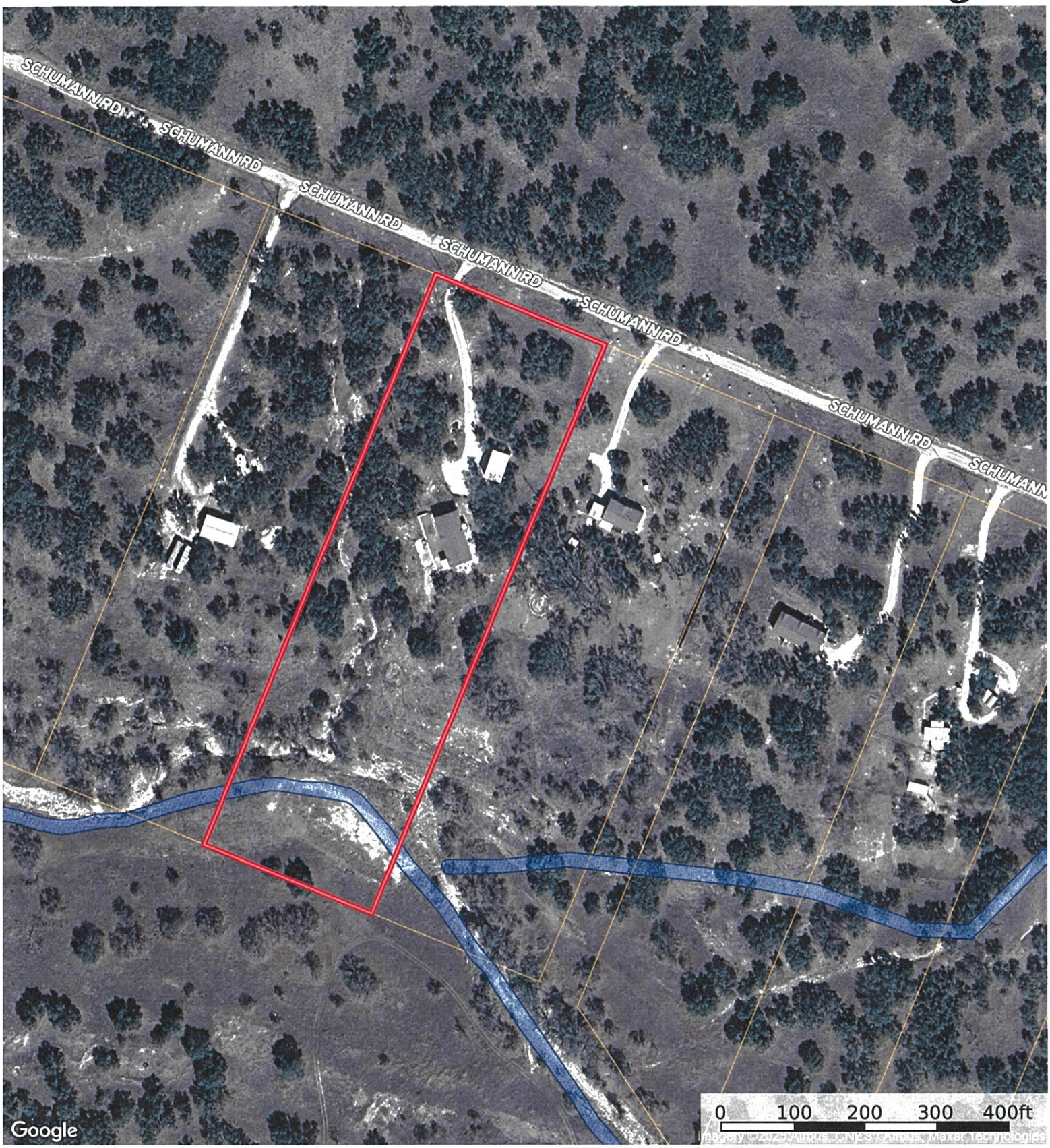
Listing Office: Fredericksburg Realty (#:14)
Main: (830) 997-6531
Mail Address 1: 257 W Main Street
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: 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

·988 KC 476, Harper

Kerr County, Texas, 5.05 AC +/-

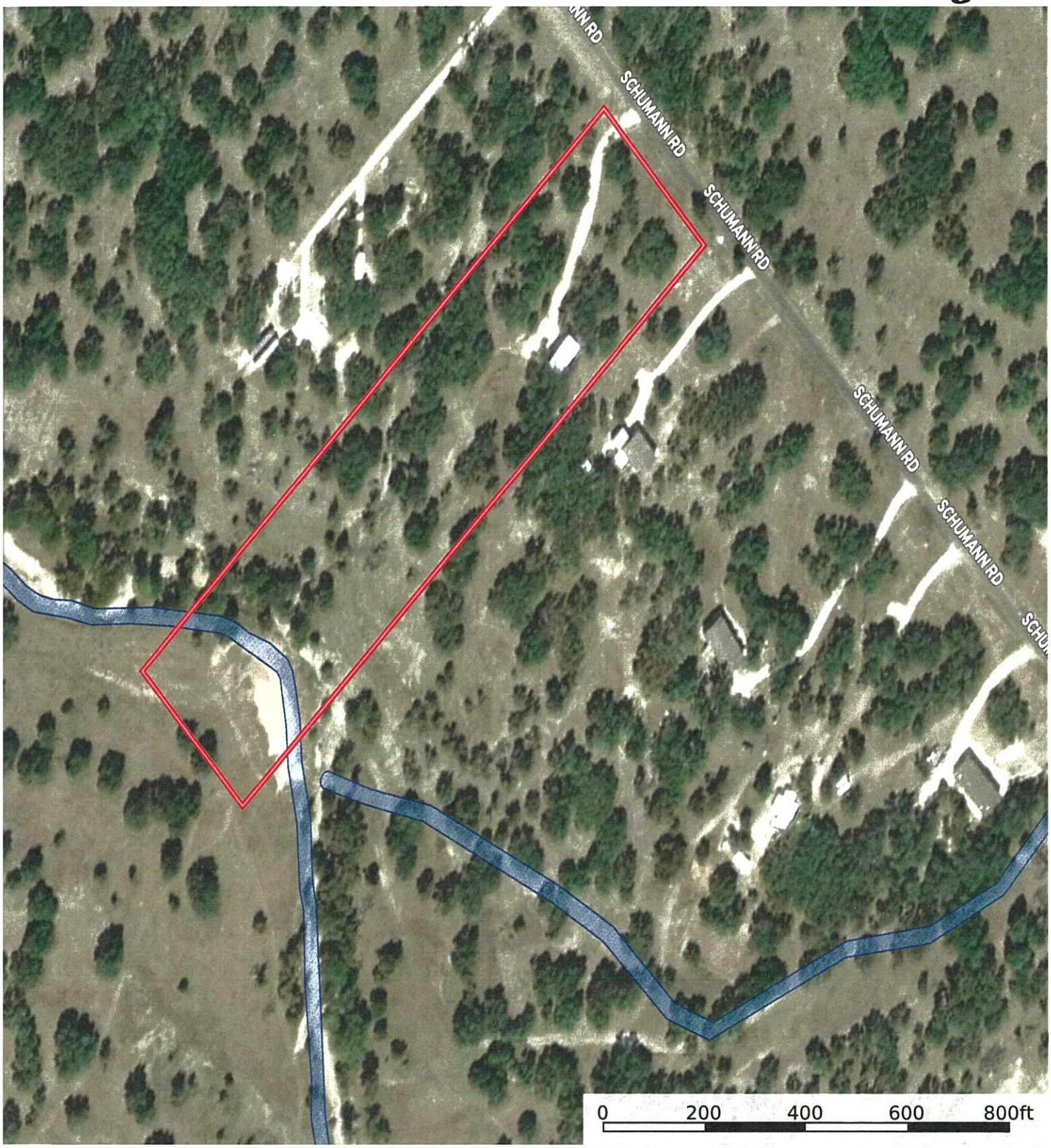


Boundary Wetlands Riparian

Justin Cop
P. 830-997-6531 www.fredericksburgrealty.com 257 West Main St

988 KC 476, Harper

Kerr County, Texas, 5.05 AC +/-



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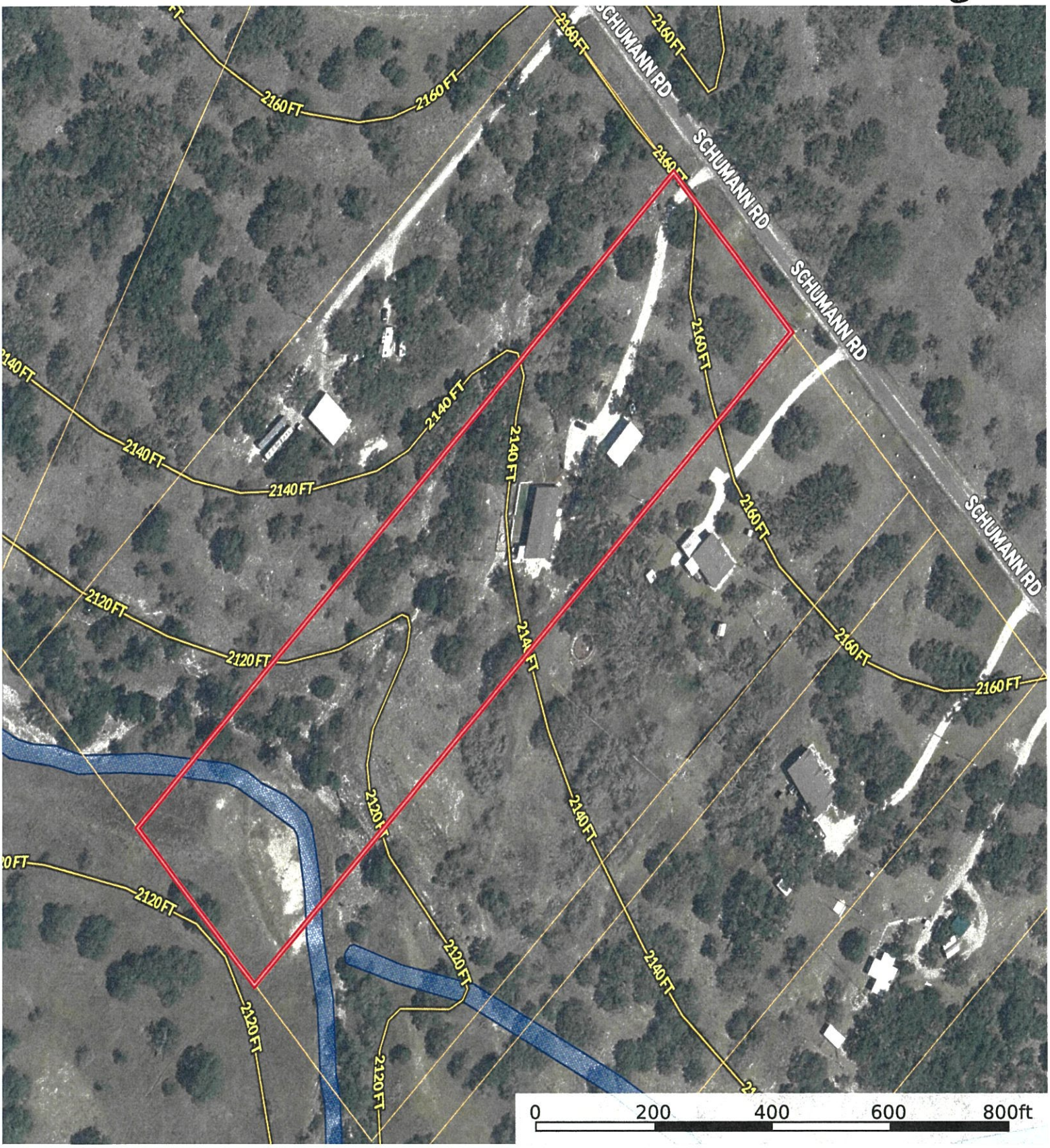
Kerr County, Texas, 5.05 AC +/-



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988 KC 476, Harper

Kerr County, Texas, 5.05 AC +/-

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

STATE OF TEXAS WELL REPORT for Tracking #585529

Owner:	**D'ANN ROSS & LORINDA LEE**	Owner Well #:	**No Data**
Address:	**1710 CHERRY WOOD DRIVE FREDERICKSBURG TX, TX 78624**	Grid #:	**56-46-7**
		Latitude:	**30° 17' 01" N**
Well Location:	**988 KC 476 HARPER, TX 78631**	Longitude:	**099° 22' 01.8" W**
Well County:	**Kerr**	Elevation:	**2205 ft. above sea level**
Type of Work:	**New Well**	Proposed Use:	**Domestic**

Drilling Start Date: **8/4/2021** Drilling End Date: **8/4/2021**

	Diameter (in.)	*Top Depth (ft.)*	*Bottom Depth (ft.)*
Borehole:	**8**	**0**	**305**

Drilling Method: **Air Rotary**

Borehole Completion: **Open Hole**

	Top Depth (ft.)	*Bottom Depth (ft.)*	*Description (number of sacks & material)*
Annular Seal Data:	**0**	**5**	**Cement 3 Bags/Sacks**
	5	**25**	**Bentonite 4 Bags/Sacks**

Seal Method: **Gravity**

Sealed By: **Driller**

Distance to Property Line (ft.): **85**

Distance to Septic Field or other concentrated contamination (ft.): **N/A**

Distance to Septic Tank (ft.): **N/A**

Method of Verification: **MEAUSURED**

Surface Completion: **Surface Sleeve Installed** **Surface Completion by Driller**

Water Level: **156 ft.** below land surface on **2021-08-04** Measurement Method: **Sonic/Radar**

Packers: **Burlap at 25 ft.**

Type of Pump: **No Data**

Well Tests: **Pump** **Yield: 3 GPM with 0 ft. drawdown after 1 hours**

	Strata Depth (ft.)	Water Type
Water Quality:	**180 - 260**	**EDWARDS/GOOD**

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: **PICKENS DRILLING CO.**

P.O. BOX 543
HARPER, TX 78631

Driller Name: **WILL PICKENS** License Number: **54996**

Comments: **No Data**

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

Top (ft.)	Bottom (ft.)	Description
0	1	TOPSOIL
1	5	CALICHIE
5	180	SOLID LIMESTONE
180	260	FRACTURED LIMESTONE
260	290	SOLID LIMESTONE
290	305	GREY SHALE AND LIMESTONE

Casing:
BLANK PIPE & WELL SCREEN DATA

Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
8.625	Riser	New Steel		2	2
4.5	Blank	New Plastic (PVC)	40	2	245
4.5	Perforated or Slotted	New Plastic (PVC)	40	245	305

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

Work Order # 201435

Central Texas Electric Co-op
386 Friendship Lane • P.O. Box 553 • Fredericksburg, Texas 78624-0553

20-04925

RIGHT OF WAY EASEMENT

THE STATE OF TEXAS §
COUNTY OF Kerr §
§

KNOW ALL MEN BY THESE PRESENTS:

That D'Ann Ross, hereinafter called "Grantor", for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the CENTRAL TEXAS ELECTRIC COOPERATIVE, INC., a Texas corporation, hereinafter called "Cooperative", whose post office address is P.O. BOX 553, Fredericksburg, Texas 78624-0553, and its successors and assigns, the right to enter upon the lands of Grantor, situated in Kerr County, Texas, more particularly described as follows:

A 5 acre tract of land owned by D'Ann Ross recorded in

Vol. _____, Pages _____; Property ID: 536798.

Deed Records of _____ County, Texas.

Subdivision / Development, Harper Estates Lot 2 Lot/Tract No. Block 4.

The right-of-way easement, rights and privileges herein granted shall be used for the purpose of providing electric utility service, including placing, constructing, operating, repairing, inspecting, rebuilding, replacing, removing, and/or relocating electric lines, distribution facilities or equipment, as well as reading any meter or performing any act related to the provision of electric utility service. The easement shall be 20 feet wide, one half (½) of such distance on either side of the centerline of the easement. The Cooperative is specifically granted pedestrian and vehicular ingress and egress over the herein described land to or from said right-of-way.

The easement, rights and privileges herein granted shall be perpetual, unless abandoned, appurtenant to the land, and shall inure to the benefit of the Cooperative's successors and assigns. Grantor represents that he is the owner of the above-described tract of land and binds himself, and his heirs, successors and assigns to warrant and forever defend the easement and rights described herein to the Cooperative, its successors and assigns, except those held by the following persons: _____

The Cooperative shall have the right to use so much of the surface of the hereinbefore described property of Grantor as may be reasonably necessary to construct and install within the right-of-way granted hereby the facilities that may at any time be necessary for the purposes herein specified. The Cooperative shall have the right to clear, cut and trim trees and shrubbery to the extent necessary to keep them clear of said electric line or system and to clear, cut and trim from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling. Grantor shall be responsible for removal of any or all limbs, debris, branches or brush that must be cut in order to clear the right-of-way for new construction or maintenance of any lines constructed on the property.

Grantor further covenants that Grantor, his heirs, successors and assigns, shall facilitate and assist Cooperative personnel in exercising their rights and privileges herein described at all times and shall not build, construct, or cause to be erected, any building or other structure upon the easement right-of-way that may interfere with the provision of electric service or the exercise of the rights granted to the Cooperative herein.

SIGNED this 12 day of June, 20 20

WITNESS:

CTEC OFFICE USE ONLY

GRANTOR(S):

D'Ann S. Ross
Property Owner Signature

Property Owner Signature

(Please PRINT name under signature)

UNOFFICIAL COPY

AFFIDAVIT TO THE PUBLIC

AUG 0 4 2021

THE COUNTY OF KERR * 21-09119
STATE OF TEXAS *

KCEHD

Before me, the undersigned authority, on this day personally appeared D'Ann S. Ross who after being by me duly sworn, upon oath states that he/she is the owner of record of that certain tract or parcel of land lying and being situated in Kerr County, Texas, and being more particularly described as follows: *(insert legal description in the space below)*

R536798, 988 County Road 476, Harper, TX 78631, Harper Estates, Block 4, Lot 2, Acres 5.05

The undersigned further states a ☐ surface / ☐ sub-surface application on-site wastewater treatment system will be or has been installed in accordance with the permitting provisions of the Rules & Regulations of Kerr County for On-Site Sewage Facilities.

Reference: Permit to Operate number O21-153

The undersigned has entered into an initial two-year maintenance agreement, as required by the Texas Commission on Environmental Quality, Title 30, Texas Administrative Code, §285.7.(c)(2)(A), with an approved maintenance company for service and repairs to the surface/sub-surface application system.

Further, the undersigned states that he/she will, upon an sale or transfer of the above-described property, request a transfer of the permit to operate of such surface/sub-surface application system to the buyer or transferee. Any future buyer(s) or transferee(s) are hereby notified that a maintenance contract with an approved maintenance company may be required for the use of the system. For more information concerning the rules or regulations on surface/sub-surface application on-site wastewater treatment systems, please contact the Texas Commission on Environmental Quality, P.O. Box 13087, Austin, Texas 78711-3087.

WITNESS MY/OUR HAND(S) on this 4th **day of** August **2021**

D'Ann Ross
Printed name of Applicant

D'Ann Ross
Signature of Applicant

SWORN TO AND SUBSCRIBED BEFORE ME on this 4th **day of** August **2021**

GUMARO RAMIREZ JR.
NOTARY PUBLIC
(Seal) ID# 131127136
State of Texas
Comm. Exp. 05-19-2025

Signature of Notary Public

Please return to:

✓ Kerr County Environmental Health Department
Courthouse, 700 Main Street, Suite BA-100
Kerrville, Texas 78028

FILED AND RECORDED
At 12:11 o'clock P M
STATE OF TEXAS
COUNTY OF KERR
October 12, 2021
I hereby certify that this instrument was filed in the numbered sequence on the date and time stamped above by me and was duly recorded in the Official Public Records of Kerr County Texas.
Jackie Dowdy County Clerk
Deputy

OFFICIAL

KCEHD

Reformatted 3/2010

Kerr CAD Property Search

Property ID: 536798 For Year 2025

Property Details

Account			
Property ID:	536798	**Geographic ID:**	4109-0040-000200
Type:	R	**Zoning:**	
Property Use:			
Location			
Situs Address:	988 KC 476 HARPER, TX 78631		
Map ID:	D20	**Mapsco:**	
Legal Description:	HARPER ESTATES BLK 4 LOT 2 ACRES 5.05		
Abstract/Subdivision:	S4109		
Neighborhood:			
Owner			
Owner ID:	609947		
Name:	ROSS, D'ANN S		
Agent:			
Mailing Address:	LORINDA G. LEE 988 KC 476 HARPER, TX 78631		
% Ownership:	100.0%		
Exemptions:	For privacy reasons not all exemptions are shown online.		

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$3,080 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$57,570 (+)
Agricultural Market Valuation:	$0 (+)

Market Value:	$60,650 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$60,650 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$60,650
Ag Use Value:	$0

2025 values are preliminary and subject to change prior to certification.

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: ROSS, D'ANN S

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
FD2	KERR CO EMERG SERV DIST #2	0.028400	$60,650	$60,650	$17.22	
GKR	KERR COUNTY	0.401100	$60,650	$60,650	$243.27	
RLT	LATERAL ROADS	0.022200	$60,650	$60,650	$13.46	
SHP	HARPER I.S.D.	0.666900	$60,650	$60,650	$404.47	
UGR	UPPER GUADALUPE RIVER AUTHORITY	0.011700	$60,650	$60,650	$7.10	
WHU	HEADWATERS GROUNDWATER CONSERVATION DISTRICT	0.006722	$60,650	$60,650	$4.08	
CAD	Central Appraisal District	0.000000	$60,650	$60,650	$0.00	

Total Tax Rate: 1.137022

Estimated Taxes With Exemptions: $689.60

Estimated Taxes Without Exemptions: $689.60

Property Improvement - Building

Description: POLE BARN **Type:** Misc Imp **Living Area:** 0 sqft **Value:** $3,080

Type	Description	Class CD	Year Built	SQFT
PB1		*	0	880

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
C1	C1	5.05	219,978.00	0.00	0.00	$57,570	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	$3,080	$57,570	$0	$60,650	$0	$60,650
2024	$3,080	$57,570	$0	$60,650	$0	$60,650
2023	$3,080	$57,570	$0	$60,650	$0	$60,650
2022	$3,080	$57,570	$0	$60,650	$0	$60,650
2021	$3,080	$57,570	$0	$60,650	$0	$60,650
2020	$0	$57,570	$0	$57,570	$0	$57,570
2019	$0	$28,785	$0	$28,785	$0	$28,785
2018	$0	$28,785	$0	$28,785	$0	$28,785

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/28/2019	GWD	GENERAL WARRANTY DEED	J&DMC MANAGEMENT, LLC	ROSS, D'ANN S	19-07798		
10/28/2016	WD	Warranty Deed	CRENWELGE, DALE	J&DMC MANAGEMENT, LLC	16-7140	7140	0000
7/14/2016	WDVL	Warranty Deed With Vendors Lien	ROBERTS, MARY EILEEN	CRENWELGE, DALE	16-4376	4376	0000

ARB Data

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

Kerr CAD Property Search

Property ID: 541056 For Year 2025

Property Details

Account			
Property ID:	541056	**Geographic ID:**	4109-0040-000209
Type:	R	**Zoning:**	
Property Use:			
Location			
Situs Address:	988 KC 476 HARPER, TX 78631		
Map ID:		**Mapsco:**	
Legal Description:	HARPER ESTATES BLK IMP ONLY ON 536798 S# OC052223208A S# OC052223208B TITLE # MH00894968,HUD# NTA2040634;HUD#2 NTA2040635		
Abstract/Subdivision:	S4109		
Neighborhood:			
Owner			
Owner ID:	609947		
Name:	ROSS, D'ANN S		
Agent:			
Mailing Address:	LORINDA G. LEE 988 KC 476 HARPER, TX 78631		
% Ownership:	100.0%		
Exemptions:	HS - For privacy reasons not all exemptions are shown online.		

Property Values

Improvement Homesite Value:	$158,636 (+)
Improvement Non-Homesite Value:	$0 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$0 (+)
Agricultural Market Valuation:	$0 (+)

Market Value:	$158,636 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$158,636 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$158,636
Ag Use Value:	$0

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Property Taxing Jurisdiction

Owner: ROSS, D'ANN S

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
FD2	KERR CO EMERG SERV DIST #2	0.028400	$158,636	$158,636	$45.05	
GKR	KERR COUNTY	0.401100	$158,636	$158,636	$636.29	
RLT	LATERAL ROADS	0.022200	$158,636	$155,636	$34.55	
SHP	HARPER I.S.D.	0.666900	$158,636	$58,636	$391.04	
UGR	UPPER GUADALUPE RIVER AUTHORITY	0.011700	$158,636	$158,636	$18.56	
WHU	HEADWATERS GROUNDWATER CONSERVATION DISTRICT	0.006722	$158,636	$158,636	$10.66	
CAD	Central Appraisal District	0.000000	$158,636	$158,636	$0.00	

Total Tax Rate: 1.137022

Estimated Taxes With Exemptions: $1,136.15

Estimated Taxes Without Exemptions: $1,803.72

Property Improvement - Building

Type: Mobile Home **Living Area:** 1985.0 sqft **Value:** $158,636

Type	Description	Class CD	Year Built	SQFT
MA		T5D	2021	1985
OP	ACAD CONV CODE: OP	T5D	0	175

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	$158,636	$0	$0	$158,636	$0	$158,636
2024	$158,636	$0	$0	$158,636	$0	$158,636
2023	$158,636	$0	$0	$158,636	$13,224	$145,412
2022	$132,193	$0	$0	$132,193	$0	$132,193

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number

ARB Data

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