CHIQUITA'S RANCH

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

FREDERICKSBURG REALTY

FREDERICKSBURG **REALTY**
TEXAS RANCH **REALTY**

Chiquita's Ranch
259 Burr Oak Trl. | Harper, Texas 78631 | Kimble County
5+/- Acres
$537,000

Agent
Krista Bennett

Property Highlights

- 5+/- acres in the peaceful Kimble Oaks subdivision
- 2,040 sq ft main home (3BR / 2BA), built in 2006
- Guest house with 600 sq ft, kitchenette & full bath
- Open-concept kitchen, dining & living area
- Formal dining room for hosting and gatherings
- Large RV barn/garage with oversized roll-up doors
- Additional two-car garage and storage space
- Private 5 GPM water well + septic + CTEC electric
- Covered porch, deck & outdoor relaxation areas
- Mature trees & low-maintenance acreage
- Low HOA only $200/year
- Reduced taxes with Homestead/65 exemption
- Excellent location:
    - 2 minutes to FM 479
    - 5 minutes (3 miles) to Hwy 290
    - 10 minutes (8 miles) to Harper
    - 30 minutes (30 miles) to Fredericksburg
- Move-in ready full-time residence, weekend getaway, or rental potential

Property Taxes:
$3,139.21
$6,342.93 w/o Exemptions H/+65
$200 HOA/Yr

Chiquita's Ranch offers a peaceful Hill Country homestead in the desirable Kimble Oaks subdivision, set on 5+/- acres with mature trees and open space for country living. The well-kept 2,040 sq ft residence, built in 2006, features 3 bedrooms and 2 bathrooms with an open-concept kitchen, dining, and living area that welcomes you with a wood-burning fireplace, perfect for cozy evenings. inviting atmosphere. A formal dining room adds even more room for entertaining, while the covered porch and outdoor sitting areas invite quiet mornings and relaxing evenings under the Texas sky.

A separate 600 sq ft guest house adds wonderful flexibility—perfect for hosting family, a private office or studio, or potential rental space. It includes a full bathroom and kitchenette for complete convenience. For vehicles and equipment, the property delivers outstanding storage and workspace: a two-car garage plus a large RV barn/garage with oversized roll-up doors, ideal for trailers, boats, farm gear, or workshop needs.

A 5 GPM private well, septic system, and CTEC electric provide reliable utilities, while the low-maintenance acreage keeps upkeep simple. Chiquita's Ranch offers the privacy of country living with quick access to surrounding towns and amenities: just 2 minutes to FM 479, 5 minutes (3 mi.) to Hwy 290, 10 minutes (8 mi.) to Harper, and 30 minutes (30 mi.) to Fredericksburg. Whether used as a full-time residence, a Hill Country weekend retreat, or a multi-generational setup, this property is move-in ready and well-maintained—a charming piece of Texas comfort waiting to be enjoyed.

MLS #: R99127A (Active) List Price: $537,000 (25 Hits) **259 -- Burr Oak Trail Harper, TX 78631**

New Construction: No
Bedrooms: 3
Full Baths: 2
Half Baths: 0
Main House Living SqFt : 2,040
Apx Total SqFt: 2,640
Price Per SQFT: $203.41
Source SqFt: Other
Appx Year Built: 2006
Type & Style: Manufactured Home 1977+
Current B&B: No
 # Stories: One
Heating: Central
A/C: Central Air, Electric
Garage/Carport: 2 Car, Detached, See Remarks, Other

Unit #:
Original List Price: $537,000
Area: County-Southeast
Subdivision: Kimble Oaks Ranch
County: Kimble
School District: Harper
Distance From City Limits: 6-9 miles
Property Size Range: 1-5 Acres
Apx Acreage: 5.0000
Seller's Est Tax: 3139.20
Showing Instructions: Appointment Only, Lockbox, Pet(s) on Premises
Days on Market 40

Tax Exemptions: Homestead **Taxes w/o Exemptions:** $6,342.93 **Tax Info Source:** CAD **CAD Property ID #:** 16855 **Zoning:** R-1
Flood Plain: No **Deed Restrictions:** Yes **STR Permit:** No **Permit #:** 0 **Manufactured Homes Allowed:** Yes

HOA: Yes **HOA Fees:** 200.00 **HOA Fees Pd:** Yearly **HO Warranty:**
Road Maintenance Agreement: No **Rental Property:** **Rental $:** **Items Not In Sale:**

Guest House: Yes **# of Guest Houses:** 1 **Total Guest House SqFt:** 600
Guest House # Bedrooms: 1 **Guest House # Baths:** 1 **Guest House # Half Baths:** 0

Construction: Vinyl Siding
Foundation: Pillar/Post/Pier
Roof: Composition
Flooring: Carpet, Ceramic Tile, Wood
Utilities: PEC Electric
Water: Well
Sewer: Septic Tank
Fireplace/Woodstove: Insert, See Remarks, Other
Appliances: Cooktop

City/Rural: Outside City(w/Acrg)
Site Features: Deck/Patio, Guest Quarters, RV Storage, Storage Building
Interior Features: Ceiling Fan(s), Formal Dining Room, Garage Door Opener, Walk-in Closet(s)
Topography: Few Trees, Level
Surface Water: None
Access: County Road
Location Description: Gravel Drive
Documents on File: Deed Restrictions, Topographical Map, Well Log
Misc Search: Horses Permitted

Trms/Fin: **Trms/Fin:** Cash, Conventional **Possessn:** Closing/Funding **Excl Agy:** No
Title Company: Hill Country Title **Attorney:** **Refer to MLS#:**

Location/Directions: From Harper head W on Hwy 290, turn right onto FM 479 W, in 2.8 miles turn left onto Kimble Oaks Dr/Kimble Oaks Trl, then turn right onto Burr Oak Trail, property will be on the left.

Owner: Jack & Delma Gilliam **Occupancy:** Owner

Legal Description: S3395 KIMBLE OAKS RANCH LOT 10

Instructions: Call LA to make Appointment

Public Remarks: Chiquita's Ranch offers a peaceful Hill Country homestead in the desirable Kimble Oaks subdivision, set on 5+/- acres with mature trees and open space for country living. The well-kept 2,040 sq ft residence, built in 2006, features 3 bedrooms and 2 bathrooms with an open-concept kitchen, dining, and living area that welcomes you with a wood-burning fireplace, perfect for cozy evenings. inviting atmosphere. A formal dining room adds even more room for entertaining, while the covered porch and outdoor sitting areas invite quiet mornings and relaxing evenings under the Texas sky. A separate 600 sq ft guest house adds wonderful flexibility—perfect for hosting family, a private office or studio, or potential rental space. It includes a full bathroom and kitchenette for complete convenience. For vehicles and equipment, the property delivers outstanding storage and workspace: a two-car garage plus a large RV barn/garage with oversized roll-up doors, ideal for trailers, boats, farm gear, or workshop needs. A 5 GPM private well, septic system, and CTEC electric provide reliable utilities, while the low-maintenance acreage keeps upkeep simple. Chiquita's Ranch offers the privacy of country living with quick access to surrounding towns and amenities: just 2 minutes to FM 479, 5 minutes (3 mi.) to Hwy 290, 10 minutes (8 mi.) to Harper, and 30 minutes (30 mi.) to Fredericksburg. Whether used as a full-time residence, a Hill Country weekend retreat, or a multi-generational setup, this property is move-in ready and well-maintained—a charming piece of Texas comfort waiting to be enjoyed.

Agent Remarks: Wood burning fireplace

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

Chiquita's Ranch

Texas, AC +/-

Boundary

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

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STATE OF TEXAS WELL REPORT for Tracking #35394

Owner:	**Tom Quenneville**	Owner Well #:	**No Data**
Address:	**1513 Windsor Forrest Trail Roanoke, TX 76262**	Grid #:	**56-46-4**
Well Location:	**Kimble Oaks Sub., Lot #10 TX**	Latitude:	**30° 19' 34" N**
		Longitude:	**099° 21' 06" W**
Well County:	**Kimble**	Elevation:	**No Data**
Type of Work:	**New Well**	Proposed Use:	**Domestic**

Drilling Start Date: **4/5/2004** Drilling End Date: **4/5/2004**

	Diameter (in.)	*Top Depth (ft.)*	*Bottom Depth (ft.)*
Borehole:	**9**	**0**	**136**
	6.75	**136**	**137**
	6	**137**	**300**

Drilling Method: **Air Hammer**

Borehole Completion: **Open Hole**

	Top Depth (ft.)	*Bottom Depth (ft.)*	*Description (number of sacks & material)*
Annular Seal Data:	**0**	**10**	**1 Cement**
	10	**35**	**8 Bentonite**

Seal Method: **Grout**

Sealed By: **Driller**

Distance to Property Line (ft.): **150**

Distance to Septic Field or other concentrated contamination (ft.): **No Data**

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

Method of Verification: **measure**

Surface Completion: **Surface Sleeve Installed**

Water Level: **216 ft.** below land surface on **2004-04-05** Measurement Method: **Unknown**

Packers: **Rubber 35'**

Type of Pump: **Submersible** Pump Depth (ft.): **280**

Well Tests: **Jetted** **Yield: 5 GPM**

	Strata Depth (ft.)	Water Type
Water Quality:	**180, 223, 250**	**good (460 ppmTDS)**

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: **Virdell Drilling Inc.**

111 E. Grayson St.
Llano, TX 78643

Driller Name: **Taylor Virdell Jr.** License Number: **1900**

Comments: **No Data**

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

Top (ft.)	Bottom (ft.)	Description
0	**1**	**Topsoil**
1	**9**	**Caliche**
9	**245**	**White, Brown & Gray Limestone**
245	**300**	**Gray Limestone**

Casing:
BLANK PIPE & WELL SCREEN DATA

Dia. (in.)	New/Used	Type	Setting From/To (ft.)
6"	**N**	**PVC**	**+2 - 137 sch 40**

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

Kimble CAD Property Search

Property ID: 16855 For Year 2025

Property Details

Account			
Property ID:	16855	**Geographic ID:**	3395-0000-010000
Type:	R		
Property Use:			
Location			
Situs Address:	259 BURR OAK TR HARPER, TX 78631		
Map ID:	26	**Mapsco:**	
Legal Description:	S3395 KIMBLE OAKS RANCH LOT 10		
Abstract/Subdivision:	S3395		
Neighborhood:	(HARPER ISD) HARPER ISD		
Owner			
Owner ID:	18156		
Name:	GILLIAM JACK		
Agent:			
Mailing Address:	GILLIAM DELMA 259 BURR OAK TRAIL HARPER, TX 78631		
% Ownership:	100.0%		
Exemptions:	HS - For privacy reasons not all exemptions are shown online.		

Property Values

Improvement Homesite Value:	$248,060 (+)
Improvement Non-Homesite Value:	$60,840 (+)
Land Homesite Value:	$137,100 (+)
Land Non-Homesite Value:	$0 (+)
Agricultural Market Valuation:	$0 (+)

Market Value:	$446,000 (=)
Agricultural Value Loss:	$0 (-)
Appraised Value:	$446,000 (=)
HS Cap Loss:	$87,104 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$358,896
Ag Use Value:	$0

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: GILLIAM JACK

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
GKM	KIMBLE COUNTY	0.436482	$446,000	$358,896	$1,566.52	
HOS	KIMBLE COUNTY HOSPITAL DISTRICT	0.311000	$446,000	$358,896	$1,116.17	
KGW	KIMBLE CO GROUNDWATER CONSERVATION DIST	0.007800	$446,000	$358,896	$27.99	
SHA	HARPER ISD	0.666900	$446,000	$158,896	$1,059.68	$22.79
CAD	KIMBLE APPRAISAL DIST	0.000000	$446,000	$358,896	$0.00	

Total Tax Rate: 1.422182

Estimated Taxes With Exemptions: $3,139.21

Estimated Taxes Without Exemptions: $6,342.93

Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 600.0 sqft **Value:** $112,180

Type	Description	Class CD	Effective Year Built	SQFT

CNPY	PORCH	CNS2		368
BARN	BARN	BARN4S		900
ST	STORAGE	STF1		320
LA	LIVING AREA	BARN-HOME2		600

Living Area: 2020.0 sqft **Value:** $135,880

Type	Description	Class CD	Effective Year Built	SQFT
MH		DW3		2020
CNPY	PORCH	CNF1		274
CNPY	PORCH	CNF1		203
WD	WOOD DECK	WD2		210

Description: BARN WITH FULL RV HOOKUPS **Living Area:** 0 sqft **Value:** $60,840

Type	Description	Class CD	Effective Year Built	SQFT
BARN	BARN	BARN4S		1800
RVHOOKUP	RVHOOKUP RESIDENTIAL	RVHOOKUP3		1

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
SR	SINGLE FAMILY RESIDENTIAL, RURAL	5.00	217,800.00	0.00	0.00	$137,100	$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	$308,900	$137,100	$0	$446,000	$87,104	$358,896
2024	$195,960	$75,000	$0	$270,960	$0	$270,960
2023	$196,870	$75,000	$0	$271,870	$18,508	$253,362
2022	$166,540	$75,150	$0	$241,690	$11,361	$230,329
2021	$167,210	$42,180	$0	$209,390	$0	$209,390
2020	$124,000	$42,180	$0	$166,180	$89,532	$76,648
2019	$27,500	$42,180	$0	$69,680	$0	$69,680
2018	$29,210	$42,180	$0	$71,390	$0	$71,390
2017	$29,210	$42,180	$0	$71,390	$0	$71,390

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/16/2020	WD	WARRANTY DEED	QUENNEVILLE TOM	GILLIAM JACK	108	206	56036
12/1/2003	WD	WARRANTY DEED	K BAR RANCH LTD	QUENNEVILLE TOM	157	636	0
1/26/2001	WD	WARRANTY DEED	SEGUE GROUP LLC	K BAR RANCH LTD	147	597	0

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Board's Determination Of Value	ARB Determination
10/15/2025 10:00 AM		$270,000	$446,000	AC - APPROVED CHANGE

Estimated Tax Due

If Paid: 11/03/2025 17

$ Pay 2025 Taxes

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest
2025	KIMBLE COUNTY	0.436482	$446,000	$358,896	$1,566.52	$0.00	$1,566.52	($31.33)
2025	KIMBLE COUNTY HOSPITAL DISTRICT	0.311000	$446,000	$358,896	$1,116.17	$0.00	$1,116.17	$0.00
2025	KIMBLE CO GROUNDWATER CONSERVATION DIST	0.007800	$446,000	$358,896	$27.99	$0.00	$27.99	$0.00
	2025 Total:	0.755282			$2,710.68	$0.00	$2,710.68	($31.33)
2024	KIMBLE COUNTY	0.458900	$270,960	$270,960	$1,243.44	$1,243.44	$0.00	$0.00
2024	KIMBLE COUNTY HOSPITAL DISTRICT	0.322600	$270,960	$270,960	$874.12	$874.12	$0.00	$0.00