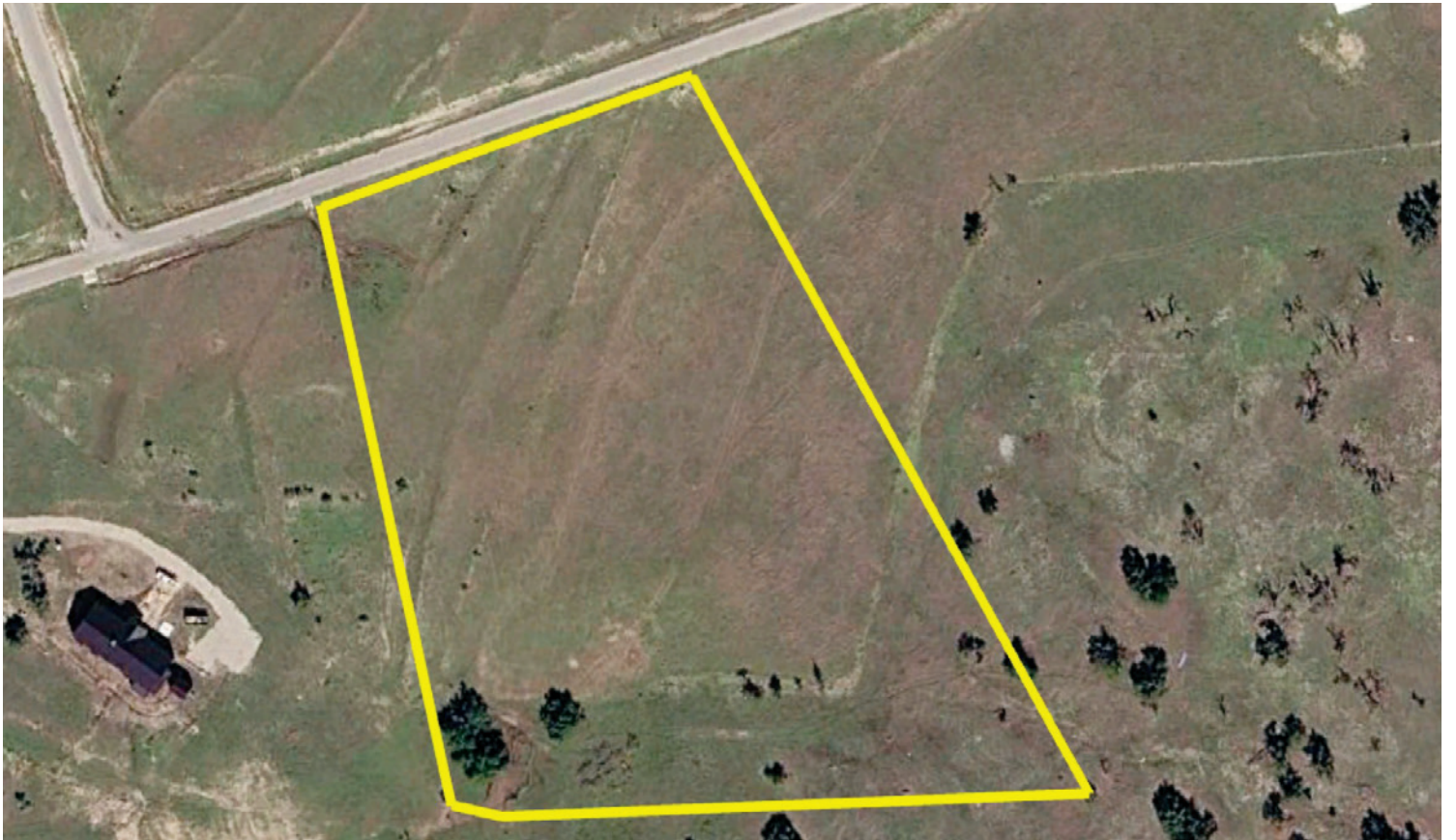




## TRACT 42 THE RANCHES AT OVERHILLS

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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

\$245,000

### 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

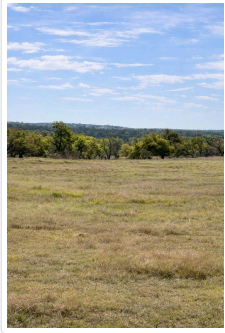
HOA \$600 annual

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.

MLS #: T104214A (Active) List Price: \$245,000 (19 Hits)

Lot 42 -- Reeh Rd Fredericksburg, TX 78624



**Type:** Rural Subdivision, Vacant Land  
**Best Use:** Residential, Recreational, Investment, Vacation  
**Topography:** Level, Few Trees, Open, 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  
**Property Size Range:** 6-10 Acres  
**Apx Acreage:** 10.1150  
**Seller's Est Tax:** 14.23  
**Showing Instructions:** Call Listing Agent, Vacant, Gate Locked-Combo  
**Days on Market** 3

**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:** Yearly

**Items Not In Sale:**

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

**Water:** None  
**Sewer:** None  
**Utilities:** CTEC Electric Available  
**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:**

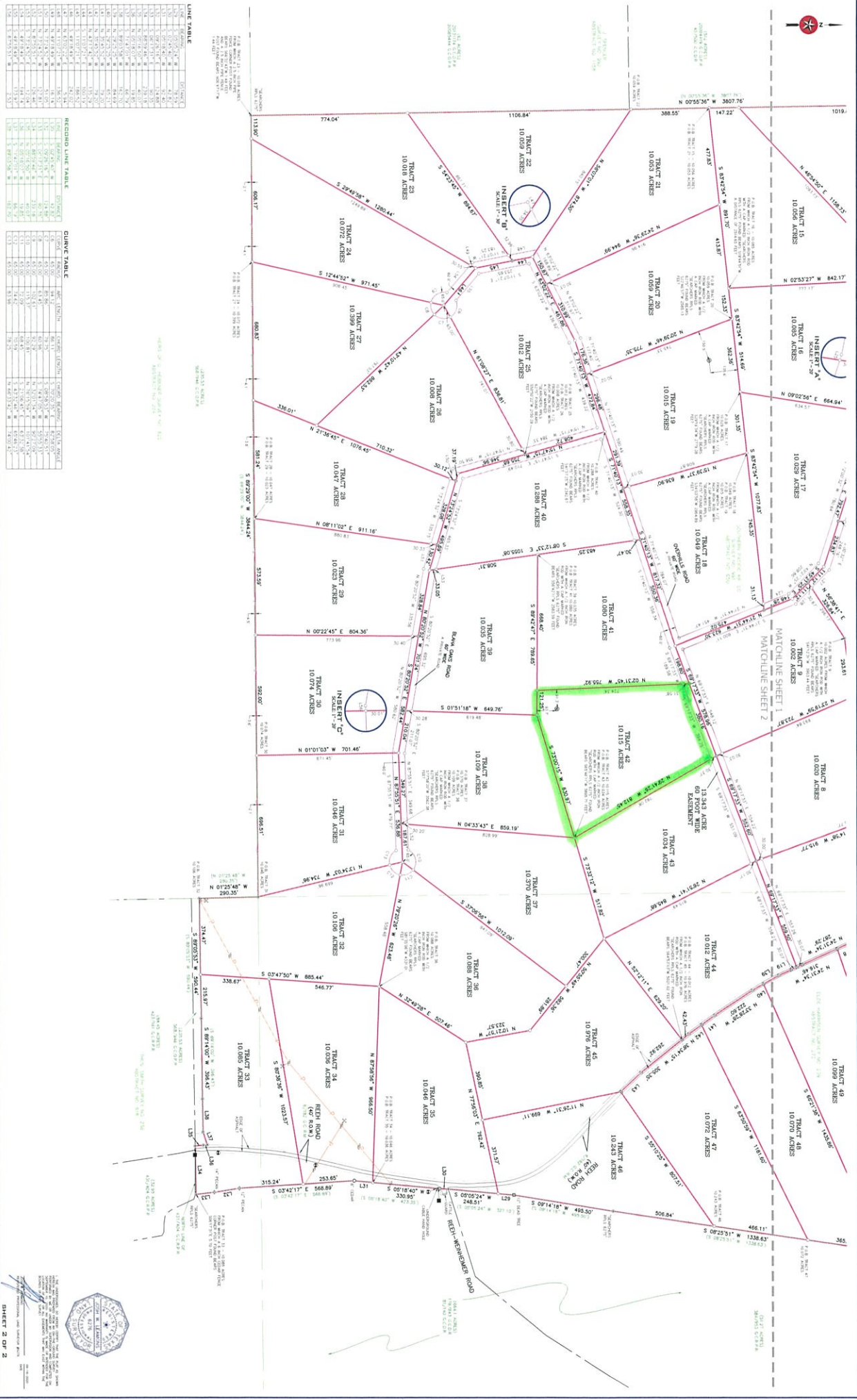
**Display on Internet:** Yes    **Display Address:** Yes    **Allow AVM:** No    **Allow Comments:** No

**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](mailto:keely@fredericksburgrealty.com)  
**Contact #:** (210) 788-6150  
**License Number:** 0660013

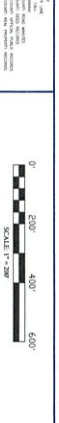
Information Herein Deemed Reliable but Not Guaranteed  
Central Hill Country Board of REALTORS Inc., 2007



**SEARCHERS**  
 SUBDIVISION & ENGINEERING, L.L.C.  
 1215 West 10th Street, Suite 100, Oklahoma City, Oklahoma 73106  
 (405) 521-1111

**LEGEND**

- Tract Boundary
- Survey Line
- Right-of-Way
- Water
- Other



**BURNETT NOTES**

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF 1908 AND THE SURVEYING ACT OF 1934.

2. THE BOUNDARIES SHOWN ON THIS SURVEY ARE BASED ON THE ORIGINAL SURVEY RECORDS AND FIELD MEASUREMENTS.

3. THE DISTANCES AND BEARINGS SHOWN ON THIS SURVEY ARE THE RESULT OF FIELD MEASUREMENTS AND CALCULATIONS.

4. THE AREA OF EACH TRACT IS SHOWN IN ACRES.

5. THE TOTAL AREA OF THE SUBDIVISION IS 4,800 ACRES.

**BOUNDARY SURVEY**  
 OF THE  
**RANCHES AT OVERHILLS**  
 AN UNRECORDED SUBDIVISION

SHEET 2 OF 2



**RECORD LINE TABLE**

TRACT NO.	ACRES	BEARING	DISTANCE
1	10.000	N 00°00'00" E	100.00
2	10.000	S 00°00'00" E	100.00
3	10.000	W 00°00'00" E	100.00
4	10.000	N 00°00'00" E	100.00
5	10.000	S 00°00'00" E	100.00
6	10.000	W 00°00'00" E	100.00
7	10.000	N 00°00'00" E	100.00
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42	10.000	W 00°00'00" E	100.00
43	10.000	N 00°00'00" E	100.00
44	10.000	S 00°00'00" E	100.00
45	10.000	W 00°00'00" E	100.00
46	10.000	N 00°00'00" E	100.00
47	10.000	S 00°00'00" E	100.00
48	10.000	W 00°00'00" E	100.00

**CLIQUE TABLE**

TRACT NO.	ACRES	BEARING	DISTANCE
1	10.000	N 00°00'00" E	100.00
2	10.000	S 00°00'00" E	100.00
3	10.000	W 00°00'00" E	100.00
4	10.000	N 00°00'00" E	100.00
5	10.000	S 00°00'00" E	100.00
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**LINE TABLE**

TRACT NO.	ACRES	BEARING	DISTANCE
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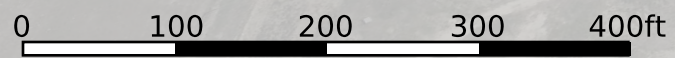


# Tract 42 The Ranches at Overhills

Texas, 10.115 AC +/-



 Boundary     Crude Oil     Natural Gas     Other



 Boundary     Crude Oil     Natural Gas     Other

# Gillespie CAD Property Search

## Property ID: 185240 For Year 2025

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### 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.	

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### Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)

<b>Agricultural Market Valuation:</b>	\$262,650 (+)
<b>Market Value:</b>	\$262,650 (=)
<b>Agricultural Value Loss:</b> ⓘ	\$261,290 (-)
<b>Appraised Value:</b> ⓘ	\$1,360 (=)
<b>HS Cap Loss:</b> ⓘ	\$0 (-)
<b>Circuit Breaker:</b> ⓘ	\$0 (-)
<b>Assessed Value:</b>	\$1,360
<b>Ag Use Value:</b>	\$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	\$