



716 REEH WEINHEIMER

JUSTIN COP, BROKER, GRI, CNE | 830-997-6531

F | **FREDERICKSBURG**
REALTY



FREDERICKSBURG REALTY TEXAS RANCH REALTY

716 Reeh Weinheimer | Fredericksburg, Texas 78624 | Gillespie County

10+/- Acres

\$620,000

Agent

Justin Cop

Property Highlights

- 10+/- private acres with native trees and Hill Country views
- 1-bedroom, 1-bath cabin with **vaulted ceilings** and rustic wood interior
- **Spacious sleeping loft** for guests or office space
- **Open-concept living** with wood-burning stove
- **28x32 covered back porch** overlooking scenic landscape
- **25x30 garage/barn** for vehicle or equipment storage
- **Private water well** (2 GPM) + water storage tank
- **Septic and CTEC electric in place**
- **Chip-seal driveway** providing a secluded, attractive entrance
- **Furniture, refrigerator, freezer, washer, and dryer convey**
- **Less than 1 mile to US Hwy 290** for easy access
- **12 minutes to Fredericksburg / 17 minutes to Harper**
- Ideal for a weekend getaway, full-time living, or small homestead

Property Taxes:

\$5286.98

Tucked away along a quiet county road, this 10+/- acre Hill Country retreat offers privacy, native landscape, and charming rustic living just minutes from town. The 1B/1B cabin features an open-concept layout with vaulted ceilings, wood interiors, and a cozy living area centered around a wood-burning stove. A spacious sleeping loft overlooks the main living space and provides additional room for guests, office use, or a peaceful reading nook. The kitchen includes generous cabinet storage and a functional layout that keeps the living and dining areas connected.

Built in 1990 and offering 1,540 sq. ft., the home is designed for comfort without sacrificing simplicity. A 28x32 covered back porch expands the living space outdoors, capturing hilltop breezes and wide-open views—perfect for morning coffee, evening wine, or quiet afternoons surrounded by nature. The cabin sits behind a chip-seal driveway that winds through native trees, giving the property a true sense of seclusion while maintaining easy access to Hwy 290 less than a mile away.

A 25x30 garage/barn provides covered parking for two vehicles, feed, tools, or equipment storage. A private water well (2 GPM) and septic system are in place, along with a water storage tank for added capacity. CTEC electric service is on site, and the property offers ample space for gardening, livestock, hunting, or additional structures if desired.

Located just 12 minutes (9.2 miles) from downtown Fredericksburg and 17 minutes (15.6 miles) from Harper, the property strikes a perfect balance between rural solitude and nearby amenities. Whether you're looking for a weekend escape, full-time country living, or a cabin with room to expand, this peaceful Hill Country hideaway is ready to enjoy.

MLS #: A99088A (Active) List Price: \$620,000

716 -- Reeh Weinheimer Rd Fredericksburg, TX 78624



Type: Ranch Land, Single Family Residential
Best Use: Residential, Recreational, Investment
Topography: Gentle Sloping, Gentle Sloping, Wooded, Views
Surface Cover: Native Pasture, Wooded/Native Pasture
Views: Yes
Apx \$/Acre: 0
Lot/Tract #:

Original List Price: \$620,000
Area: County-Northwest
Subdivision: N/A
County: Gillespie
School District: Fredericksburg
Distance From City: 6-9 miles
Property Size Range: 6-10 Acres
Apx Acreage: 10.0000
Seller's Est Tax: 5286.98
Showing Instructions: Call Listing Agent, Vacant, Gate Locked-Key
Days on Market 1

Tax Exemptions: **Taxes w/o Exemptions:** \$5,286.98 **Tax Info Source:** CAD **CAD Property ID #:** 59082,185258 **Zoning:** None

Flood Plain: No **Deed Restrictions:** No **Easements:** Electric Distribution, Electric Service **Road Maintenance Agreement:** No

HOA: No **HOA Fees:** **HOA Fees Pd:**

Items Not In Sale:

Documents on File: Survey/Plat, Aerial Photo, Well Log, Septic Permit

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

Improvements: House, Other-See Remarks
Misc Search: Livestock Permitted, Mobile Homes Permitted
Fence: Barbed Wire

TrmsFin: Cash, Conventional **Possessn:** Closing/Funding **Excl Agy:** No

Title Company: Fredericksburg Titles **Attorney:** **Refer to MLS#:**

Location/Directions: From town go 7.7 miles West on Hwy 290, then turn right on Reeh-Weinheimer for approx 1/2 mile on the right.

Owner: ANTHONY ICENOGLE, STEPHANIE ICENOGLE

Legal Description: ABS A0032 A B & M #931, 5. ACRES, -HOMESITE- -HOMESITE-

Instructions: Call listing agent for showing instructions.

Public Remarks: Tucked away along a quiet county road, this 10+/- acre Hill Country retreat offers privacy, native landscape, and charming rustic living just minutes from town. The 1B/1B cabin features an open-concept layout with vaulted ceilings, wood interiors, and a cozy living area centered around a wood-burning stove. A spacious sleeping loft overlooks the main living space and provides additional room for guests, office use, or a peaceful reading nook. The kitchen includes generous cabinet storage and a functional layout that keeps the living and dining areas connected. Built in 1990 and offering 1,540 sq. ft., the home is designed for comfort without sacrificing simplicity. A 28x32 covered back porch expands the living space outdoors, capturing hilltop breezes and wide-open views—perfect for morning coffee, evening wine, or quiet afternoons surrounded by nature. The cabin sits behind a chip-seal driveway that winds through native trees, giving the property a true sense of seclusion while maintaining easy access to Hwy 290 less than a mile away. A 25x30 garage/barn provides covered parking for two vehicles, feed, tools, or equipment storage. A private water well (2 GPM) and septic system are in place, along with a water storage tank for added capacity. CTEC electric service is on site, and the property offers ample space for gardening, livestock, hunting, or additional structures if desired. Located just 12 minutes (9.2 miles) from downtown Fredericksburg and 17 minutes (15.6 miles) from Harper, the property strikes a perfect balance between rural solitude and nearby amenities. Whether you're looking for a weekend escape, full-time country living, or a cabin with room to expand, this peaceful Hill Country hideaway is ready to enjoy.

Agent Remarks:

Withdraw Comments:

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

Office Broker's Lic #: 9003085

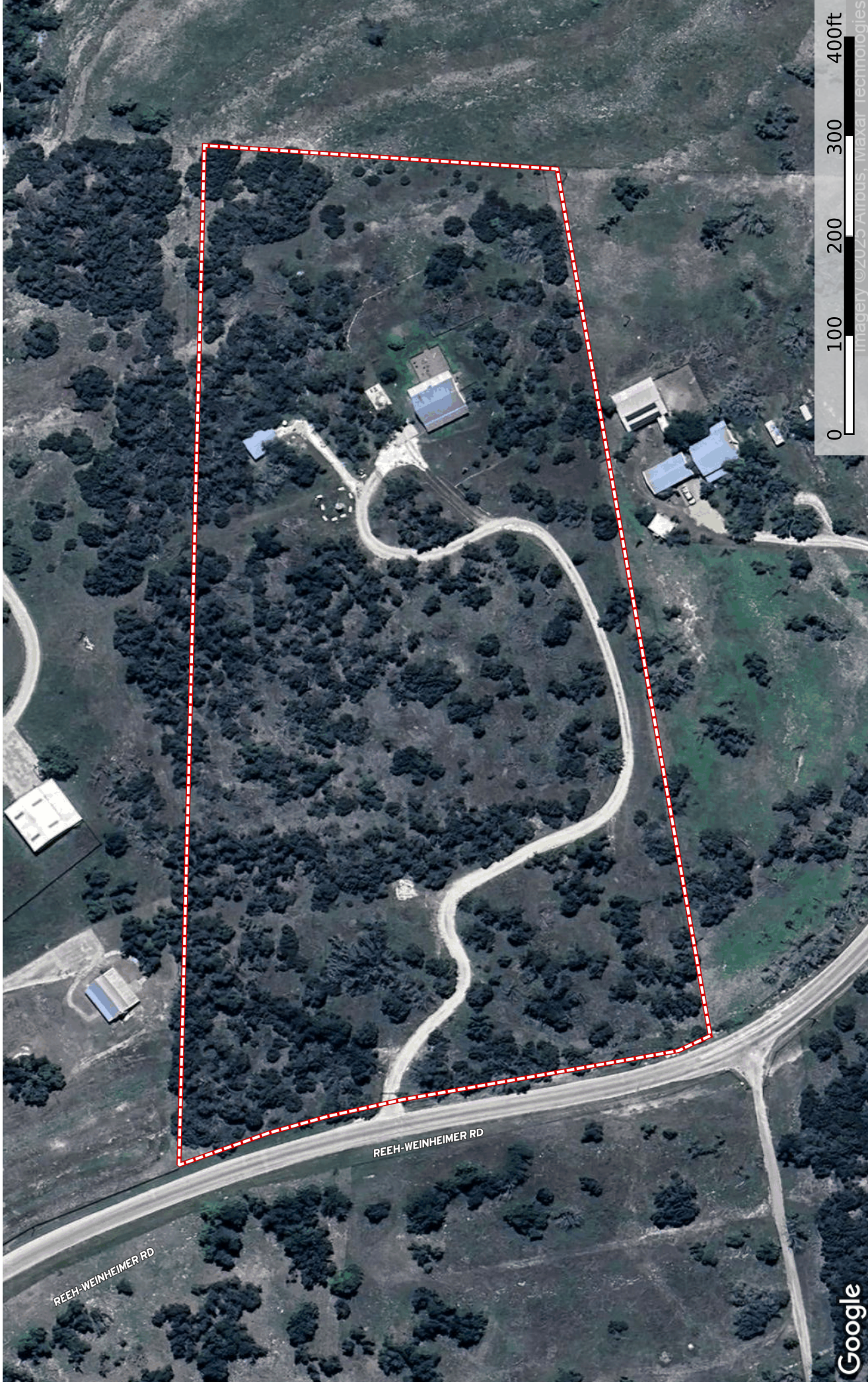
Listing Office: Fredericksburg Realty (#:14)
Main: (830) 997-6531
Mail Address 1: 257 W Main Street
Mail City: Fredericksburg
Mail Zip Code: 78624
Supervising Agent Name:
Supervising Agent License #:

Listing Agent: Justin Cop (#:130)
Agent Email: justin@fredericksburgrealty.com
Contact #: (830) 998-2895
License Number: 0613372

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



716 Reeh-Weinheimer
Texas, AC +/-



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 IDW Services makes no warranties or guarantees as to the completeness or accuracy thereof.





MAP SHOWING
TRACTS OF LAND SITUATED
IN GILLESPIE COUNTY, TEXAS,
PREPARED AT THE REQUEST OF
CARL CAVE.

BEING THAT 10.0 ACRE TRACT OF LAND DESCRIBED IN A
WARRANTY DEED TO VETERANS LAND BOARD OF THE STATE
OF TEXAS BY BEVERLY STEELE, DATED FEBRUARY 16, 1989,
FOUND OF RECORD IN VOLUME 191, PAGES 64-66 OF THE
DEED RECORDS OF GILLESPIE COUNTY, TEXAS.

JIM SPRUIELL, ET AL
15.0 AC. TRACT
VOL. 266, PG. 585-589 R.P.R.

ROBERT GARY HUMPHRIES, JR., ET AL
10.20 AC. TRACT
INSTRUMENT NO. 20183903 O.P.R.

SURVEY NO. 931
A. B. & M.
ABST. NO. 32

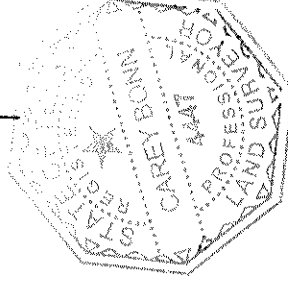
DENISE KUNZ
160 AC. TRACT
INSTRUMENT NO. 20125444 O.P.R.

SURVEY NO. 709
A. R. JOHNSON
ABST. NO. 1428

THOMAS J. HANIFFEN, ET UX
18.51 AC. TRACT
VOL. 427, PG. 274-280 O.P.R.

RICHARD A. HIPSKY, ET UX
5.75 AC. TRACT
INSTRUMENT NO. 20123583 O.P.R.

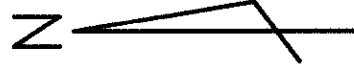
BONN SURVEYING
503 LONGHORN ST.
FREDERICKSBURG, TX 78624
PHONE: 830-997-3884
FAX: 830-997-0972
EMAIL: bonnsurveying@verizon.net
FIRM REG. NO. 10055800



NOTE:
REFERENCE IS HERETO MADE TO
ACCOMPANYING FIELD NOTES OF EVEN DATE.

FIELD MEASUREMENTS COMPLETED JANUARY 31, 2020

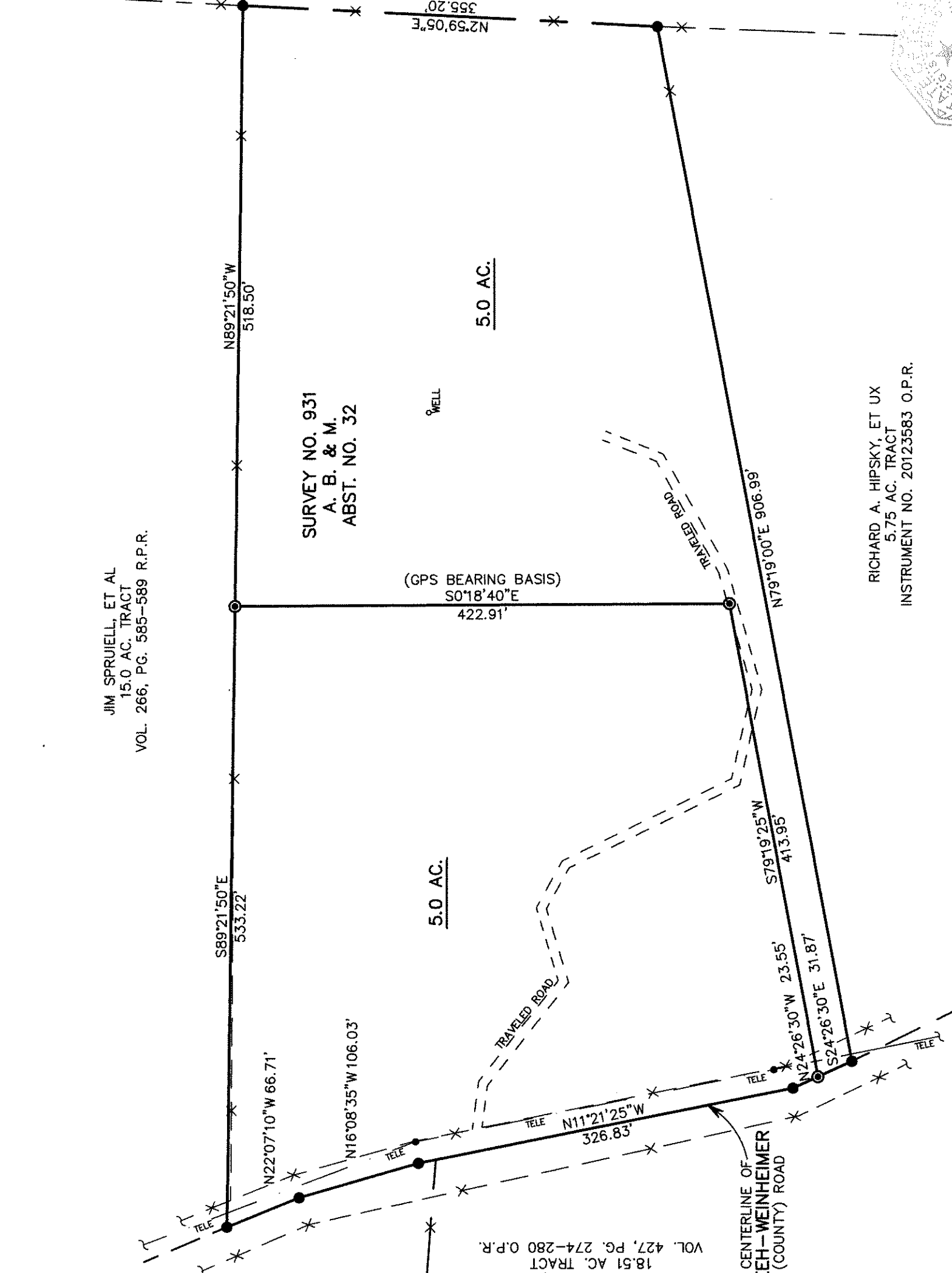
CAREY BONK
REG. PROF. LAND SURVEYOR NO. 4447



SCALE 1" = 100'
0 100 200

LEGEND

- 1/2" DIA. REBAR FOUND
- ⊙ 1/2" DIA. REBAR SET (CAPPED: BONN 4447)
(EXCEPT 3/8 REBAR SET IN ROAD CENTERLINE)
- UTILITY POLE
- × FENCE
- APPROX. PATENT SURVEY LINE



APPLICATION FOR PRIVATE SEWAGE SYSTEM
CONSTRUCTION PERMIT AND LICENSE

DATE 9-11-89 PERMIT NO. 1517 FEE 130⁰⁰

I, hereby make an application for a license to construct and operate a private sewage disposal system in Gillespie County, Texas. 997-7122

OWNER RUSSELL E. ALLEN PHONE NO. 512-684-1350

MAILING ADDRESS 6627 DESILU, SAN ANTONIO, TX 78240

HOUSE NO. AND STREET ADDRESS 716 Reeh-Weinheimer Rd

SUBDIVISION, DESCRIBED LOCATION OR ATTACH A MAP/SKETCH

NAME REEH-WEINHEIMER RD .5 mi. on Right

SIZE ACREAGE OR TRACT 10 AC SECTION _____ BLOCK _____ LOT _____

DESCRIPTION OF STRUCTURE TO BE SERVED

House (☒) Mobile Home () Other _____

Commercial _____

(Type of Business)

Living Area () Bedrooms (2) Bathrooms (1) Disposal ()

Washing Machine (1) Dishwasher (1) Water Softener (1) Other HOT TUB

Water Supply By: Public System () Community () Individual (1)

DATE 9-11-89 INSPECTOR-SANITARIAN Dave Benson

Authorization is hereby given to the Private Sewage Facility, Gillespie County, Texas, Texas Department of Water Resources, the Texas State Department of Health Resources, or their agents or designees, singly or jointly, to enter upon the above described property for the purpose of making soil percolation tests, inspecting sewage systems, or for any reason consistent with the water quality program of the Texas Department of Water Resources, the Texas State Department of Health Resources and the Private Sewage Facility, Gillespie County, Texas.

(If signed by Owner, Authorized Agent, Contractor, provide name, address and phone #)

DATE 9-11-89 Russell E. Allen
Signature of Owner or Authorized Agent

Authorization to proceed with construction will be provided after a joint (Owner or Installer and Inspector for the Private Sewage Facility, Gillespie County, Texas survey of the proposed site for the facility and analysis of percolation test data) (If Required)

THIS PERMIT TO CONSTRUCT IS VALID FOR 180 DAYS.
OFFICIAL USE ONLY

SITE INSPECTION OR PERCOLATION TEST

DATE _____ PERMIT NO. _____ FEE _____

TYPE SOIL - Rocky () Gravel () Sand () Other _____

SLOPE - Flat () Sloping () Other _____

PERCOLATION TEST RESULTS INCHES FALL/20 MINUTES

HOLES (1) _____ (2) _____ (3) _____ (4) _____ (5) _____ (6) _____

(7) _____ (8) _____ PERC. TEST AVERAGE _____

DATE _____ INSPECTOR-SANITARIAN _____

COMMENTS:

1000 Divided Tank
500gft D.F.

CERTIFICATION OF APPROVAL

FINAL INSPECTION

DATE _____ PERMIT NO. 1517 FEE _____

MANUFACTURER _____

TANK #1 SN# _____ TANK #2 SN# _____

SIZE TANK #1 _____ TANK #2 _____ TYPE _____

ABSORPTION TRENCH () LENGTH _____ WIDTH _____

ABSORPTION BED AREA () SQUARE FEET _____

COMMERCIAL () PRIVATE RESIDENCE ()

INSTALLER OR CONTRACTOR Edwin Eckhardt

ADDRESS 517 E Hwy St PHONE # 997-8540

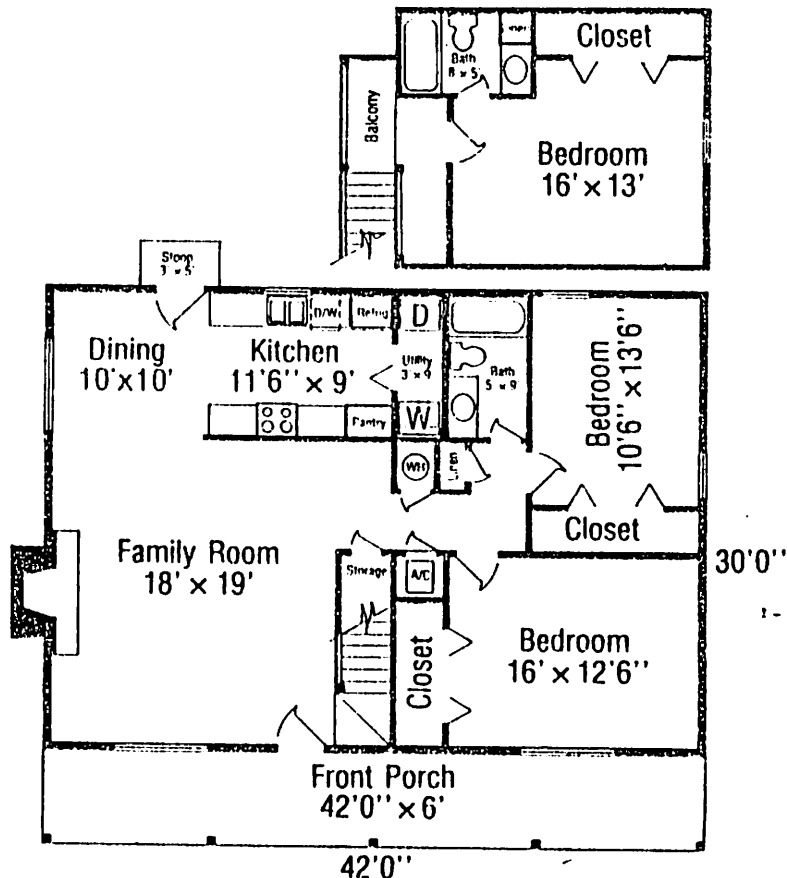
DATE _____ FINAL INSPECTION MADE BY _____

(INSPECTION IS REQUIRED AFTER TANK AND PIPES ARE INSTALLED, BUT NOT COVERED)
MAKE A SKETCH OF SYSTEM
(NOT TO SCALE)

T.A. K750/550
D. Minfield 850-769004/1

March 5, 1990

Edwin Eckhardt
517 E. Highway Street
Fredericksburg, Texas
78624



If it has not been previously discussed, please also consider the installation of the pad, the dimensions being 48'x36', including a 3' extension on all sides.

It is our preference to have one contractor perform all three phases of the work; the septic tank, the road, and the pad. However, should we receive a lower bid on one or more phases, the contracts will be given to the lowest bidder.

Should this arrangement prove unsatisfactory, please notify us as soon as possible; it is our intention to proceed with the work by early April.

Sincerely,

Russell E. Allen

Russell E. Allen



INFORMATION ABOUT ON-SITE SEWER FACILITY

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS FORMSOURCE IS NOT AUTHORIZED.
©Texas Association of REALTORS®, Inc., 2004

CONCERNING THE PROPERTY AT

716 Reeh-Weinheimier
Fredericksburg, TX 78624

A. DESCRIPTION OF ON-SITE SEWER FACILITY ON PROPERTY:

- (1) Type of Treatment System: ☒ Septic Tank ☐ Aerobic Treatment ☐ Unknown
☐ _____
- (2) Type of Distribution System: Drain Field ☐ Unknown
- (3) Approximate Location of Drain Field or Distribution System: North ☐ Unknown

- (4) Installer: Edwin Eckhardt ☐ Unknown
- (5) Approximate Age: 25 ☐ Unknown

B. MAINTENANCE INFORMATION:

- (1) Is Seller aware of any maintenance contract in effect for the on-site sewer facility? ☐ Yes ☒ No
If yes, name of maintenance contractor: _____
Phone: _____ contract expiration date: _____
Maintenance contracts must be in effect to operate aerobic treatment and certain non-standard on-site sewer facilities.)
- (2) Approximate date any tanks were last pumped? 5 years
- (3) Is Seller aware of any defect or malfunction in the on-site sewer facility? ☐ Yes ☒ No
If yes, explain: _____

- (4) Does Seller have manufacturer or warranty information available for review? ☐ Yes ☒ No

C. PLANNING MATERIALS, PERMITS, AND CONTRACTS:

- (1) The following items concerning the on-site sewer facility are attached:
☐ planning materials ☒ permit for original installation ☒ final inspection when OSSF was installed
☐ maintenance contract ☐ manufacturer information ☐ warranty information ☐ _____
- (2) "Planning materials" are the supporting materials that describe the on-site sewer facility that are submitted to the permitting authority in order to obtain a permit to install the on-site sewer facility.
- (3) **It may be necessary for a buyer to have the permit to operate an on-site sewer facility transferred to the buyer.**

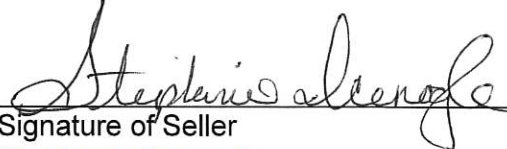
(TXR-1407) 1-7-04 Initialed for Identification by Buyer _____, _____ and Seller _____, _____ Page 1 of 2
This form is for the exclusive use of the subscriber named below. Any use by others is strictly prohibited. Use of this form does not indicate membership in Texas REALTORS®.

D. INFORMATION FROM GOVERNMENTAL AGENCIES: Pamphlets describing on-site sewer facilities are available from the Texas Agricultural Extension Service. Information in the following table was obtained from Texas Commission on Environmental Quality (TCEQ) on 10/24/2002. The table estimates daily wastewater usage rates. Actual water usage data or other methods for calculating may be used if accurate and acceptable to TCEQ.

<u>Facility</u>	<u>Usage (gal/day) without water- saving devices</u>	<u>Usage (gal/day) with water- saving devices</u>
Single family dwelling (1-2 bedrooms; less than 1,500 sf)	225	180
Single family dwelling (3 bedrooms; less than 2,500 sf)	300	240
Single family dwelling (4 bedrooms; less than 3,500 sf)	375	300
Single family dwelling (5 bedrooms; less than 4,500 sf)	450	360
Single family dwelling (6 bedrooms; less than 5,500 sf)	525	420
Mobile home, condo, or townhouse (1-2 bedroom)	225	180
Mobile home, condo, or townhouse (each add'l bedroom)	75	60

This document is not a substitute for any inspections or warranties. This document was completed to the best of Seller's knowledge and belief on the date signed. Seller and real estate agents are not experts about on-site sewer facilities. Buyer is encouraged to have the on-site sewer facility inspected by an inspector of Buyer's choice.


 Signature of Seller
Anthony Icenogle
 Date 9/23/25


 Signature of Seller
Stephanie Icenogle
 Date 9/23/25

Receipt acknowledged by:

Signature of Buyer _____ Date _____

Signature of Buyer _____ Date _____

1) OWNER: ALLAN, R. E.

ADDRESS: 6627 DESILU

CITY: SAN ANTONIO

STATE: TX ZIP: 78240-

2) LOCATION OF WELL:

County: GILLESPIE

2 miles in N

direction from

HWY 290 ON REEH-WEINHEIMER RD.; 1500' E IN

PASTURE

LEGAL DESCRIPTION

SEE ATTACHED MAP

3) TYPE OF WORK: NEW WELL

4) PROPOSED USE: DOMESTIC

5) DRILLING METHOD: AIR ROTARY/HAMMER

6) WELL LOG: 89243

DIAMETER OF HOLE

7) BOREHOLE METHOD:

DIAMETER

FROM

TO

10"

0

18

OPEN HOLE

6"

18

120

IF GRAVEL...

FROM

FT. TO

FT.

FROM

FT. TO

FT.

DATE DRILLED: 10/23/89

GEOLOGICAL DESCRIPTION:

FROM TO

DESCRIPTION

0 1

TOPSOIL

1 4

CALICHE-WHITE/YELLOW

" "

LIMESTONE LEDGES

4 25

LIMESTONE-BROWN

" "

LIMESTONE-WHITE

25 110

LIMESTONE-BROWN

" "

LIMESTONE-GRAY

110 118

LIMESTONE-GRAY

118 120

SHALE-GRAY

8) CASING, BLANK PIPE, AND WELL SCREEN DATA:

DIA

NEW/USED

DESCRIPTION

FROM TO

GAGE CASING SCREEN

6"

N

PVC CASING

+2

18

SCH 40

9) CEMENTING DATA:

Cemented from 0

FT.

TO 18

FT.

FT.

TO

FT.

Method used: GROUT

Cemented by: VIRDELL DRILLING INC

10) SURFACE COMPLETION:

APP. ALTER. PROCD.

11) WATER LEVEL:

STATIC LEVEL : 75

FT.

DATE: 10/23/89

ARTESIAN FLOW:

GPM.

DATE:

12) PACKERS:

TYPE

DEPTH

13) TYPE PUMP:

SUBMERSIBLE

DEPTH TO PUMP: 110'

14) WELL TEST:

BAILER

YIELD: 2

GPM WITH

FT DRAWDOWN AFTER

HRS

15) WATER QUALITY:

TYPE OF WATER: GOOD

DEPTH OF STRATA: 75 & 92

NO CHEMICAL ANALYSIS MADE

NO STRATA OF UNDESIRABLE WATER PENETRATED

COMPANY NAME: VIRDELL DRILLING INC.

WATER WELL DRILLER'S LICENSE NO.: 1900-W

2940-W ; FOR TDWR USE ONLY

ADDRESS: 111 E. GRAYSON ST.

CITY: LLAND

STATE: TX ZIP CODE: 78643

WELL NO. _____

LOCATED ON MAP _____

I HEREBY CERTIFY THAT THIS WELL WAS DRILLED BY ME (OR UNDER MY SUPERVISION) AND THAT EACH AND ALL OF THE STATEMENTS HEREIN ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND THAT FAILURE TO COMPLETE ITEMS 1 THRU 12 WILL RESULT IN THE LOG(S) BEING RETURNED FOR COMPLETION AND RESUBMITTAL.

(signed)

Taylor D. Wilson
(LICENSED WATER WELL DRILLER)

(signed)

(REGISTERED DRILLER TRAINEE)

9/7/10

Table III. Wastewater Usage Rate.

shall be used for estimating the hydraulic loading rates only. Sizing formulas are based on residential strength commercial/institutional facilities must pretreat their wastewater to 140 BOD₅ prior to disposal unless secondary treatment quality is required. For design purposes, restaurant wastewater will be assumed to have a BOD₅ of at least 1,200 mg/l after exiting the grease trap or grease interceptor.

Actual water usage data or other methods of calculating wastewater usage rates may be used by the system designer if it is accurate and acceptable to the Texas Commission on Environmental Quality or its authorized agents. If actual water use records are greater than the usage rates in this table, the system shall be designed for the higher flow.

Type Of Facility	Usage Rate	
	Gallons/Day (Without Water Saving Devices)	Gallons/Day (With Water Saving Devices)
Single family dwelling (one or two bedrooms)- less than 1,500 square feet.	225	180
Single family dwelling (three bedrooms)-less than 2,500 square feet.	300	240
Single family dwelling (four bedrooms)-less than 3,500 square feet	375	300
Single family dwelling (five bedrooms)-less than 4,500 square feet.	450	360
Single family dwelling (six bedrooms)-less than 5,500 square feet.	525	420
Greater than 5,500 square feet, each additional 1,500 square feet or increment thereof.	75	60
Condominium or Townhouse (one or two bedrooms)	225 75	180 60
Condominium or Townhouse (each additional bedroom)		
Mobile home (one or two bedrooms)	225	180
Mobile home (each additional bedroom)	75	60
Country Clubs (per member)	25	20
Apartment houses (per bedroom)	125	100
Boarding schools (per room capacity)	50	40
Day care centers (per child with kitchen)	25	20
Day care centers (per child without kitchen)	15	12
Factories (per person per shift)	15	12
Hospitals (per bed)	200	160
Hotels and motels (per bed)	75	60
Nursing homes (per bed)	100	80
Laundries (self service per machine)	250	200
Lounges (bar and tables per person)	10	8
Movie Theaters (per seat)	5	4

1.5/bedroom



APPROVED BY THE TEXAS REAL ESTATE COMMISSION (TREC)

**SELLER'S DISCLOSURE NOTICE**

CONCERNING THE PROPERTY AT 716 Reeh-Weinhemier Fredericksburg
(Street Address and City)

THIS NOTICE IS A DISCLOSURE OF SELLER'S KNOWLEDGE OF THE CONDITION OF THE PROPERTY AS OF THE DATE SIGNED BY SELLER AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PURCHASER MAY WISH TO OBTAIN. IT IS NOT A WARRANTY OF ANY KIND BY SELLER OR SELLER'S AGENTS.

Seller ☐ is ☒ is not occupying the Property. If unoccupied, how long since Seller has occupied the Property? Never

1. The Property has the items checked below [Write Yes (Y), No (N), or Unknown (U)]:

☒ Range	☒ Oven	☒ Microwave
☒ Dishwasher	☒ Trash Compactor	☒ Disposal
☒ Washer/Dryer Hookups	☒ Window Screens	☒ Rain Gutters
☒ Security System	☒ Fire Detection Equipment	☒ Intercom System
	☒ Smoke Detector	
	☒ Smoke Detector-Hearing Impaired	
	☒ Carbon Monoxide Alarm	
	☒ Emergency Escape Ladder(s)	
☒ TV Antenna	☒ Cable TV Wiring	☒ Satellite Dish
☒ Ceiling Fan(s)	☒ Attic Fan(s)	☒ Exhaust Fan(s)
☒ Central A/C	☒ Central Heating	☒ Wall/Window Air Conditioning
☒ Plumbing System	☒ Septic System	☒ Public Sewer System
☒ Patio/Decking	☒ Outdoor Grill	☒ Fences
☒ Pool	☒ Sauna	☒ Spa ☒ Hot Tub
☒ Pool Equipment	☒ Pool Heater	☒ Automatic Lawn Sprinkler System
☒ Fireplace(s) & Chimney (Wood burning)		☒ Fireplace(s) & Chimney (Mock)
☒ Natural Gas Lines		☒ Gas Fixtures
☒ Liquid Propane Gas: ☒ LP Community (Captive) ☒ LP on Property		
☒ Fuel Gas Piping: ☒ Black Iron Pipe ☒ Corrugated Stainless Steel Tubing ☒ Copper		
Garage: ☐ Attached ☒ Not Attached ☐ Carport		
Garage Door Opener(s): ☒ Electronic ☒ Control(s)		
Water Heater: ☒ Gas ☐ Electric		
Water Supply: ☐ City ☒ Well ☐ MUD ☐ Co-op		

Roof Type: _____ Age: _____ (approx.)

Are you (Seller) aware of any of the above items that are not in working condition, that have known defects, or that are in need of repair? ☐ Yes ☒ No ☐ Unknown. If yes, then describe. (Attach additional sheets if necessary): _____

TREC No. 55-0

2. Does the property have working smoke detectors installed in accordance with the smoke detector requirements of Chapter 766, Health and Safety Code?* ☐ Yes ☐ No ☒ Unknown. If the answer to this question is no or unknown, explain (Attach additional sheets if necessary): _____

* Chapter 766 of the Health and Safety Code requires one-family or two-family dwellings to have working smoke detectors installed in accordance with the requirements of the building code in effect in the area in which the dwelling is located, including performance, location, and power source requirements. If you do not know the building code requirements in effect in your area, you may check unknown above or contact your local building official for more information. A buyer may require a seller to install smoke detectors for the hearing impaired if: (1) the buyer or a member of the buyer's family who will reside in the dwelling is hearing impaired; (2) the buyer gives the seller written evidence of the hearing impairment from a licensed physician; and (3) within 10 days after the effective date, the buyer makes a written request for the seller to install smoke detectors for the hearing impaired and specifies the locations for the installation. The parties may agree who will bear the cost of installing the smoke detectors and which brand of smoke detectors to install.

3. Are you (Seller) aware of any known defects/malfunctions in any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

☒ Interior Walls	☒ Ceilings	☒ Floors
☒ Exterior Walls	☒ Doors	☒ Windows
☒ Roof	☒ Foundation/Slab(s)	☒ Sidewalks
☒ Walls/Fences	☒ Driveways	☒ Intercom System
☒ Plumbing/Sewers/Septics	☒ Electrical Systems	☒ Lighting Fixtures
☒ Other Structural Components (Describe): _____		

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

4. Are you (Seller) aware of any of the following conditions? Write Yes (Y) if you are aware, write No (N) if you are not aware.

☒ Active Termites (includes wood destroying insects)	☒ Previous Structural or Roof Repair
☒ Termite or Wood Rot Damage Needing Repair	☒ Hazardous or Toxic Waste
☒ Previous Termite Damage	☒ Asbestos Components
☒ Previous Termite Treatment	☒ Urea-formaldehyde Insulation
☒ Improper Drainage	☒ Radon Gas
☒ Water Damage Not Due to a Flood Event	☒ Lead Based Paint
☒ Landfill, Settling, Soil Movement, Fault Lines	☒ Aluminum Wiring
☒ Single Blockable Main Drain in Pool/Hot Tub/Spa*	☒ Previous Fires
	☒ Unplatted Easements
	☒ Subsurface Structure or Pits
	☒ Previous Use of Premises for Manufacture of Methamphetamine

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

*A single blockable main drain may cause a suction entrapment hazard for an individual.

5. Are you (Seller) aware of any item, equipment, or system in or on the Property that is in need of repair? ☐ Yes (if you are aware) ☒ No (if you are not aware). If yes, explain. (attach additional sheets if necessary): _____

6. Are you (Seller) aware of any of the following conditions?* Write Yes (Y) if you are aware, write No (N) if you are not aware.

☒ Present flood insurance coverage
☒ Previous flooding due to a failure or breach of a reservoir or a controlled or emergency release of water from a reservoir
☒ Previous water penetration into a structure on the property due to a natural flood event

Write Yes (Y) if you are aware, and check wholly or partly as applicable, write No (N) if you are not aware.

☒ Located ☐ wholly ☐ partly in a 100-year floodplain (Special Flood Hazard Area-Zone A, V, A99, AE, AO, AH, VE, or AR)
☒ Located ☐ wholly ☐ partly in a 500-year floodplain (Moderate Flood Hazard Area-Zone X (shaded))
☒ Located ☐ wholly ☐ partly in a floodway
☒ Located ☐ wholly ☐ partly in a flood pool
☒ Located ☐ wholly ☐ partly in a reservoir

If the answer to any of the above is yes, explain (attach additional sheets if necessary): _____

*For purposes of this notice:

"100-year floodplain" means any area of land that:

(A) is identified on the flood insurance rate map as a special flood hazard area, which is designated as Zone A, V, A99, AE, AO, AH, VE, or AR on the map;

(B) has a one percent annual chance of flooding, which is considered to be a high risk of flooding; and

(C) may include a regulatory floodway, flood pool, or reservoir.

"500-year floodplain" means any area of land that:

(A) is identified on the flood insurance rate map as a moderate flood hazard area, which is designated on the map as Zone X (shaded); and

(B) has a two-tenths of one percent annual chance of flooding, which is considered to be a moderate risk of flooding.

"Flood pool" means the area adjacent to a reservoir that lies above the normal maximum operating level of the reservoir and that is subject to controlled inundation under the management of the United States Army Corps of Engineers.

"Flood insurance rate map" means the most recent flood hazard map published by the Federal Emergency Management Agency under the National Flood Insurance Act of 1968 (42 U.S.C. Section 4001 et seq.)

"Floodway" means an area that is identified on the flood insurance rate map as a regulatory floodway, which includes the channel of a river or other watercourse and the adjacent land areas that must be reserved for the discharge of a base flood, also referred to as a 100-year flood, without cumulatively increasing the water surface elevation of more than a designated height.

"Reservoir" means a water impoundment project operated by the United States Army Corps of Engineers that is intended to retain water or delay the runoff of water in a designated surface area of land.

7. Have you (Seller) ever filed a claim for flood damage to the property with any insurance provider, including the National Flood Insurance Program (NFIP)?* ☐ Yes ☒ No. If yes, explain (attach additional sheets as necessary): _____

*Homes in high risk flood zones with mortgages from federally regulated or insured lenders are required to have flood insurance. Even when not required, the Federal Emergency Management Agency (FEMA) encourages homeowners in high risk, moderate risk, and low risk flood zones to purchase flood insurance that covers the structure(s) and the personal property within the structure(s).

8. Have you (Seller) ever received assistance from FEMA or the U.S. Small Business Administration (SBA) for flood damage to the property? ☐ Yes ☒ No. If yes, explain (attach additional sheets as necessary): _____

9. Are you (Seller) aware of any of the following? Write Yes (Y) if you are aware, write No (N) if you are not aware.

- N Room additions, structural modifications, or other alterations or repairs made without necessary permits or not in compliance with building codes in effect at that time.
- N Homeowners' Association or maintenance fees or assessments.
- N Any "common area" (facilities such as pools, tennis courts, walkways, or other areas) co-owned in undivided interest with others.
- N Any notices of violations of deed restrictions or governmental ordinances affecting the condition or use of the Property.
- N Any lawsuits directly or indirectly affecting the Property.
- N Any condition on the Property which materially affects the physical health or safety of an individual.
- N Any rainwater harvesting system located on the property that is larger than 500 gallons and that uses a public water supply as an auxiliary water source.
- N Any portion of the property that is located in a groundwater conservation district or a subsidence district.

If the answer to any of the above is yes, explain. (Attach additional sheets if necessary): _____

10. If the property is located in a coastal area that is seaward of the Gulf Intracoastal Waterway or within 1,000 feet of the mean high tide bordering the Gulf of Mexico, the property may be subject to the Open Beaches Act or the Dune Protection Act (Chapter 61 or 63, Natural Resources Code, respectively) and a beachfront construction certificate or dune protection permit maybe required for repairs or improvements. Contact the local government with ordinance authority over construction adjacent to public beaches for more information.
11. This property may be located near a military installation and may be affected by high noise or air installation compatible use zones or other operations. Information relating to high noise and compatible use zones is available in the most recent Air Installation Compatible Use Zone Study or Joint Land Use Study prepared for a military installation and may be accessed on the Internet website of the military installation and of the county and any municipality in which the military installation is located.

[Signature]
Signature of Seller
ANTHONY ICENOGLE

9/20/25
Date

[Signature] 9-20-25
Signature of Seller
Stephanie Icenogle
Date

The undersigned purchaser hereby acknowledges receipt of the foregoing notice.

Signature of Purchaser Date

Signature of Purchaser Date



This form was prepared by the Texas Real Estate Commission in accordance with Texas Property Code § 5.008(b) and is to be used in conjunction with a contract for the sale of real property entered into on or after September 1, 2023. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>) TREC NO. 55-0. This form replaces OP-H.

Gillespie CAD Property Search

2025 values are now certified!

Property ID: 59082 For Year 2025

📖 Property Details

Account		
Property ID:	59082	Geographic ID: A0032-0931-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	716 REEH-WEINHEIMER RD TX	
Map ID:	6-I	Mapsco:
Legal Description:	ABS A0032 A B & M #931, 5. ACRES, -HOMESITE-	
Abstract/Subdivision:	A0032	
Neighborhood:	(F900) FBG 290 WEST AREA	
Owner		
Owner ID:	340047	
Name:	ICENOGLE, ANTHONY & STEPHANIE	
Agent:		
Mailing Address:	3709 BARTON CREEK BLVD AUSTIN, TX 78735	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

📖 Property Values

Improvement Homesite Value:	\$245,170 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$130,000 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$375,170 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$375,170 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$375,170
Ag Use Value:	\$0

2025 values are now certified!

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: ICENOGLE, ANTHONY & STEPHANIE

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$375,170	\$375,170	\$1,007.33	
HUW	HILL CNTRY UWCD	\$375,170	\$375,170	\$18.01	
SFB	FREDBG ISD	\$375,170	\$375,170	\$2,900.44	
WCD	GILLESPIE WCID	\$375,170	\$375,170	\$0.65	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$375,170	\$375,170	\$0.00	

Total Tax Rate: 1.046574

Estimated Taxes With Exemptions: \$3,926.43

Estimated Taxes Without Exemptions: \$3,926.43

Property Improvement - Building

Type: RESIDENTIAL **Living Area:** 1540.0 sqft **Value:** \$245,170

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	F4	1990	1302
MA3	MAIN AREA HALF STORY	*	1990	238
OP	OPEN PORCH	*	1990	252
WD	WOOD DECK	*	0	1152
CP	CARPORT	*	1991	600
MS	METAL STORAGE	*	0	130

 Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	5.00	217,800.00	0.00	0.00	\$130,000	\$0

 Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$245,170	\$130,000	\$0	\$375,170	\$0	\$375,170
2024	\$250,900	\$130,000	\$0	\$380,900	\$0	\$380,900
2023	\$250,900	\$120,000	\$0	\$370,900	\$0	\$370,900
2022	\$238,540	\$105,000	\$0	\$343,540	\$0	\$343,540
2021	\$189,800	\$105,000	\$0	\$294,800	\$0	\$294,800
2020	\$155,900	\$165,000	\$0	\$320,900	\$0	\$320,900
2019	\$155,900	\$165,000	\$0	\$320,900	\$0	\$320,900
2018	\$143,800	\$150,000	\$0	\$293,800	\$0	\$293,800
2017	\$139,240	\$150,000	\$0	\$289,240	\$4,685	\$284,555

 Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/18/2021	WD	WARRANTY DEED	CAVE, RHONDA	ICENOGLE, ANTHONY & STEPHANIE	20214677		
11/30/2020	ED		CAVE, RHONDA - LIFE ESTATE-	CAVE, RHONDA	20207550	20214673	

1/9/2020	PROBATE		ALLEN, ROSE MARIE ESTATE	CAVE, RHONDA - LIFE ESTATE-	P-10740		
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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: 09/19/2025 17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorn Fe
2024	GILLESPIE COUNTY	0.268500	\$380,900	\$380,900	\$1,022.72	\$1,022.72	\$0.00	\$0.00	\$0.00
2024	HILL CENTRY UWCD	0.004800	\$380,900	\$380,900	\$18.28	\$18.28	\$0.00	\$0.00	\$0.00
2024	FREDBG ISD	0.773100	\$380,900	\$380,900	\$2,944.74	\$2,944.74	\$0.00	\$0.00	\$0.00
2024	GILLESPIE WCID	0.000174	\$380,900	\$380,900	\$0.66	\$0.66	\$0.00	\$0.00	\$0.00
	2024 Total:	1.046574			\$3,986.40	\$3,986.40	\$0.00	\$0.00	\$0.00
2023	GILLESPIE COUNTY	0.279600	\$370,900	\$370,900	\$1,037.04	\$1,037.04	\$0.00	\$0.00	\$0.00
2023	HILL CENTRY UWCD	0.004700	\$370,900	\$370,900	\$17.43	\$17.43	\$0.00	\$0.00	\$0.00
2023	FREDBG ISD	0.775400	\$370,900	\$370,900	\$2,875.96	\$2,875.96	\$0.00	\$0.00	\$0.00
2023	GILLESPIE WCID	0.000176	\$370,900	\$370,900	\$0.65	\$0.65	\$0.00	\$0.00	\$0.00
	2023 Total:	1.059876			\$3,931.08	\$3,931.08	\$0.00	\$0.00	\$0.00
2022	GILLESPIE COUNTY	0.332600	\$343,540	\$343,540	\$1,142.61	\$1,142.61	\$0.00	\$0.00	\$0.00
2022	HILL CENTRY UWCD	0.005100	\$343,540	\$343,540	\$17.52	\$17.52	\$0.00	\$0.00	\$0.00

Gillespie CAD Property Search

2025 values are now certified!

Property ID: 185258 For Year 2025

📖 Property Details

Account		
Property ID:	185258	Geographic ID: A0032-0931-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	REEH-WEINHEIMER RD TX	
Map ID:	6-I	Mapsco:
Legal Description:	ABS A0032 A B & M #931, 5. ACRES	
Abstract/Subdivision:	A0032	
Neighborhood:	(F900) FBG 290 WEST AREA	
Owner		
Owner ID:	340047	
Name:	ICENOGLE, ANTHONY & STEPHANIE	
Agent:		
Mailing Address:	3709 BARTON CREEK BLVD AUSTIN, TX 78735	
% 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:	\$130,000 (+)
Agricultural Market Valuation:	\$0 (+)

Market Value:	\$130,000 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value: ⓘ	\$130,000 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$130,000
Ag Use Value:	\$0

2025 values are now certified!

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: ICENOGLE, ANTHONY & STEPHANIE

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	\$130,000	\$130,000	\$349.05	
HUW	HILL CNTRY UWCD	\$130,000	\$130,000	\$6.24	
SFB	FREDBG ISD	\$130,000	\$130,000	\$1,005.03	
WCD	GILLESPIE WCID	\$130,000	\$130,000	\$0.23	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$130,000	\$130,000	\$0.00	

Total Tax Rate: 1.046574

Estimated Taxes With Exemptions: \$1,360.55

Estimated Taxes Without Exemptions: \$1,360.55

 Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	5.00	217,800.00	0.00	0.00	\$130,000	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	\$0	\$130,000	\$0	\$130,000	\$0	\$130,000
2024	\$0	\$130,000	\$0	\$130,000	\$0	\$130,000
2023	\$0	\$120,000	\$0	\$120,000	\$0	\$120,000
2022	\$0	\$105,000	\$0	\$105,000	\$0	\$105,000
2021	\$0	\$105,000	\$0	\$105,000	\$0	\$105,000

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/16/2021	WD	WARRANTY DEED	ALLEN, RUSSELL E JR (RUSTY)	ICENOGLE, ANTHONY & STEPHANIE	20214684		
11/30/2020	ED		ALLEN, ROSE MARIE ESTATE	ALLEN, RUSSELL E JR (RUSTY)	20207549		

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: 09/19/2025



Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorn Fe
2024	GILLESPIE COUNTY	0.268500	\$130,000	\$130,000	\$349.05	\$349.05	\$0.00	\$0.00	\$0.00
2024	HILL CENTRY UWCD	0.004800	\$130,000	\$130,000	\$6.24	\$6.24	\$0.00	\$0.00	\$0.00