PECAN CREEK RANCH

CALEB HAIL, REALTOR®, GRI | 325-214-2764

FREDERICKSBURG REALTY

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

Pecan Creek Ranch

Loudon Rd | Fredericksburg, Texas 78624 | Gillespie County
105+/- Acres
$1,785,000

Agent
Caleb Hail

Property Highlights

- **105± acres** in sought-after Gillespie County
- **Paved road frontage** for easy access
- **2.7 miles to Hwy 87**, **6.5 miles to Hwy 290**, and just **11.5 miles to Fredericksburg**
- **Livestock permitted** – ideal for agricultural use
- **Minimal restrictions** – flexibility for residential or recreational development
- **CTEC electric available**
- **Year-round creek** (Pecan Creek) runs through the property
- **Spring** on-site
- **Windmill well** in place
- **Expansive Hill Country views** with multiple ideal homesites
- Excellent potential for **residential, recreational, investment, or hunting** use
- **Peaceful, private setting** just 15 minutes from downtown Fredericksburg
- **Additional acreage available**
- **Ag-exempt** (Property taxes TBD)

Welcome to Pecan Creek Ranch – Where Your Vision Comes to Life

This exceptional 105± acre tract in Gillespie County offers a rare combination of Hill Country beauty, water features, and flexibility — just minutes from Fredericksburg. With Pecan Creek frontage, a year-round spring, and a windmill well, the property is well-suited for livestock, recreation, or development.

Located only 11.5 miles from Fredericksburg, and within easy reach of Austin and San Antonio (1.5 hours), this property is ideal for a weekend retreat, primary residence, or investment. Sweeping Hill Country views, minimal restrictions, and multiple prime homesites provide endless potential.

CTEC electric is available, and paved road frontage offers excellent year-round access. Hunting, residential, or recreational opportunities abound on this peaceful and private land. Additional acreage available.

Properties with water, views, and this proximity to Fredericksburg don't stay on the market long — schedule your private tour today!

MLS #: A98252A (Active) **List Price: $1,785,000** **(124 Hits)** **0 -- Loudon Rd Fredericksburg, TX 78624**

Type: Ranch Land
Best Use: Grazing, Residential, Recreational
Topography: Gentle Sloping, Gentle Sloping, Few Trees, Views
Surface Cover: Wooded, Wooded/Native Pasture
Views: Yes
Apx $/Acre: 0
Lot/Tract #:

Original List Price: $1,942,500
Area: County-Northwest
Subdivision: N/A, Not in Sub
County: Gillespie
School District: Fredericksburg
Distance From City: 10-15 miles
Property Size Range: 101-250 Acres
Apx Acreage: 105.0000
Seller's Est Tax: 0.00
Showing Instructions: Call Listing Agent
Days on Market 101

Tax Exemptions: AG **Taxes w/o Exemptions:** $0.00 **Tax Info Source:** CAD **CAD Property ID #:** TBD **Zoning:** None
Flood Plain: Yes **Deed Restrictions:** Yes **Easements:** Telephone **Road Maintenance Agreement:** No
HOA: No **HOA Fees:** **HOA Fees Pd:**
Items Not In Sale:
Documents on File: Topographical Map, Deed Restrictions, Legal Description, Aerial Photo

Water: Other
Sewer: None
Utilities: CTEC Electric Available
Access/Location: County Road, Paved
Minerals: None

Improvements: None
Misc Search: Livestock Permitted
Fence: None

TrmsFin: Cash, Conventional **Possessn:** After Closing/Funding **Excl Agy:** No
Title Company: Coleman County Title **Attorney:** **Refer to MLS#:**

Location/Directions: From Fredericksburg, take 87N to Old Mason Rd. OMR to Pecan Creek Rd. Take a left. PCR to Loudon Rd, on your left. Cross over the first cattle guard and property will be on the right.

Owner: WW Ventures LLC

Legal Description: 110 Acres out of A0901 TYLER TAP RR CO #313, 237.8 ACRES, A0063 P BURG #789, 154.3 ACRES, A1464 A BASSE #757, 22.0 ACRES, A0879 J METZGER #186, 16.9 ACRES, A0878 F METZGER #187, 10. ACRES

Instructions: Call LA

Public Remarks: This exceptional 105-acre property offers the perfect balance of Hill Country beauty and privacy. Situated just 15 minutes from Fredericksburg's restaurants, wineries, shopping, and charm, this property offers rural serenity with the convenience of town nearby. Austin and San Antonio are both within a 1.5-hour drive, making this an ideal location for a weekend getaway or permanent residence. Pecan Creek frontage and a spring makes it perfect for livestock, recreation, or simply enjoying the peaceful setting. There are expansive Hill Country views with ideal homesites throughout the property. Paved road frontage for easy access. Call today to schedule a private tour. Properties like this near Fredericksburg don't stay on the market long! Additional acreage available.

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: Caleb Hail (#:133)
Agent Email: Caleb@FredericksburgRealty.com
Contact #: (325) 214-2764
License Number: 0621071

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

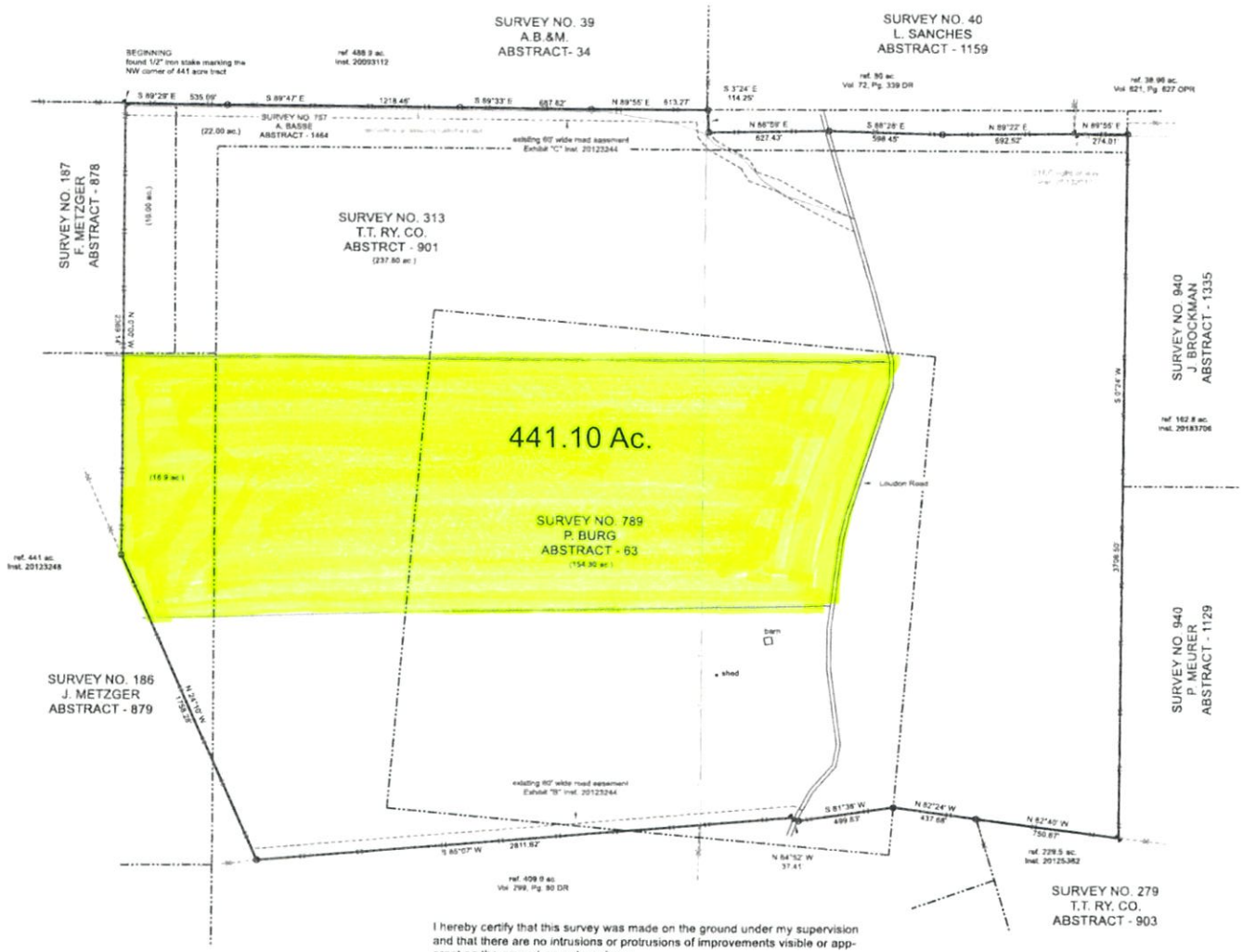
Exhibit "A"

PLAT SHOWING:
441.10 acres of land out of various original surveys in Gillespie County, Texas. Subject tract being the same tract of land described as 441 acres in Exhibit "A" of a deed from Crutcher Family Limited Partnership to Carlin W. Crutcher, as Trustee for the Carlin W Crutcher 2011 Lifetime Trust dated July 31, 2012 and recorded in Instrument 20123244 of the Official Public Records of Gillespie County, Texas.

N
W E
S

Scale: 1" = 400'
Bearings - GPS True North
Survey date: January 27, 2025

LEGEND
- found iron stake
- unmarked point
- fence corner post
- set 1/2" iron stake
- boundary line
- electrical line
- fence
- survey line
- telephone line



I hereby certify that this survey was made on the ground under my supervision and that there are no intrusions or protrusions of improvements visible or apparent on the ground except as shown

Benge L. Bushong
R.P.L.S. No. 6090
Firm# 10055200

STATE OF TEXAS
REGISTERED
BENGE L. BUSHONG
6090
PROFESSIONAL
LAND SURVEYOR

EXHIBIT "A"

Initial

BUSHONG
LAND SURVEYING

P.O. Box 284 - Junction, Tx. 76849
Phone: 830-928-4070
Email: benge.bls@gmail.com
bushonglandsurveying.com

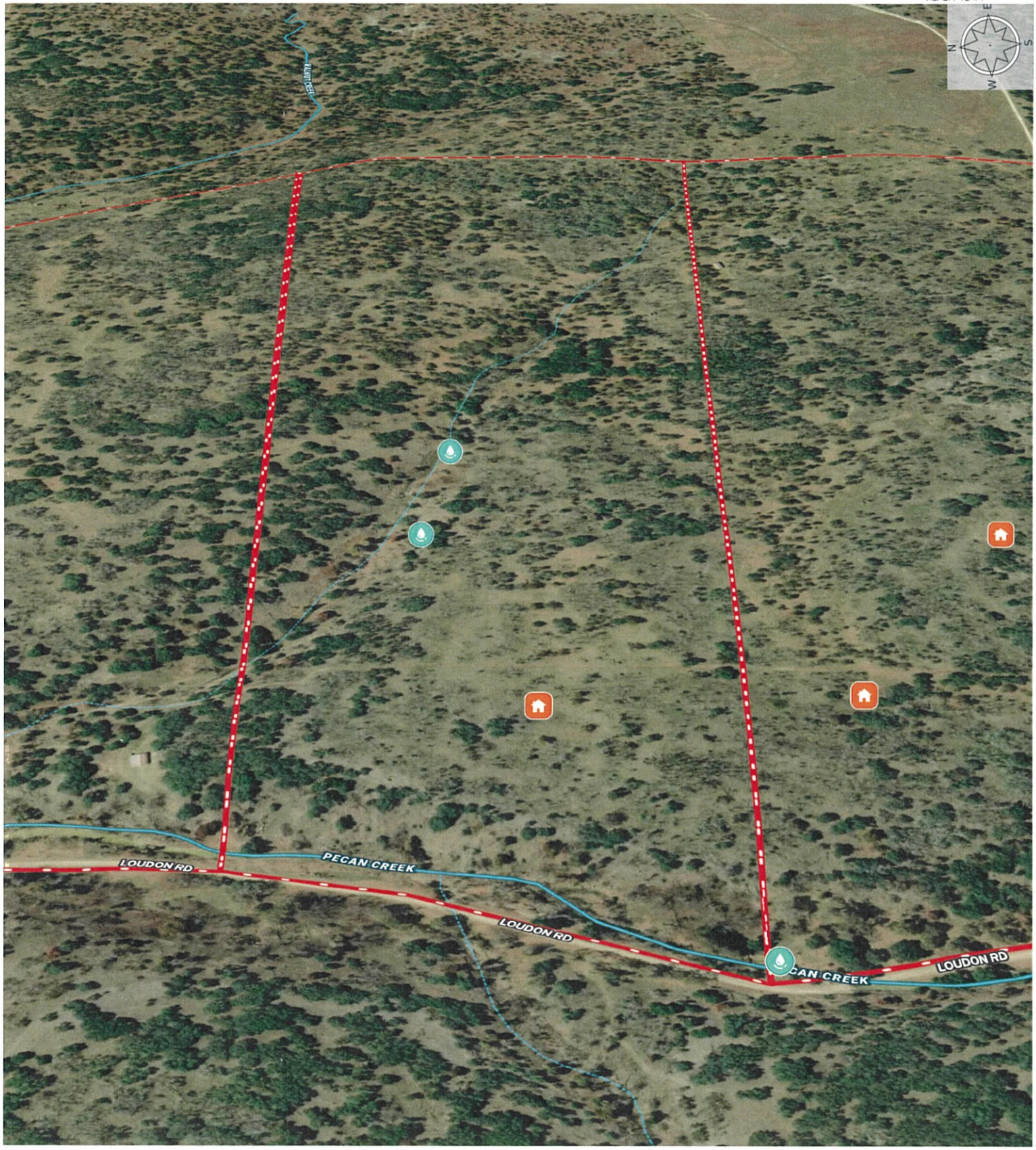
Crutcher trv - Job No. 25-4193

Traverse PC

Document Filed Electronically
Gillespie County
Document No: 20250100
Filed: 2/27/2025 10:36:04 AM

41 Ac - Loudon Rd
exas, AC +/-

TEXAS RANCH
REALTY TEAM



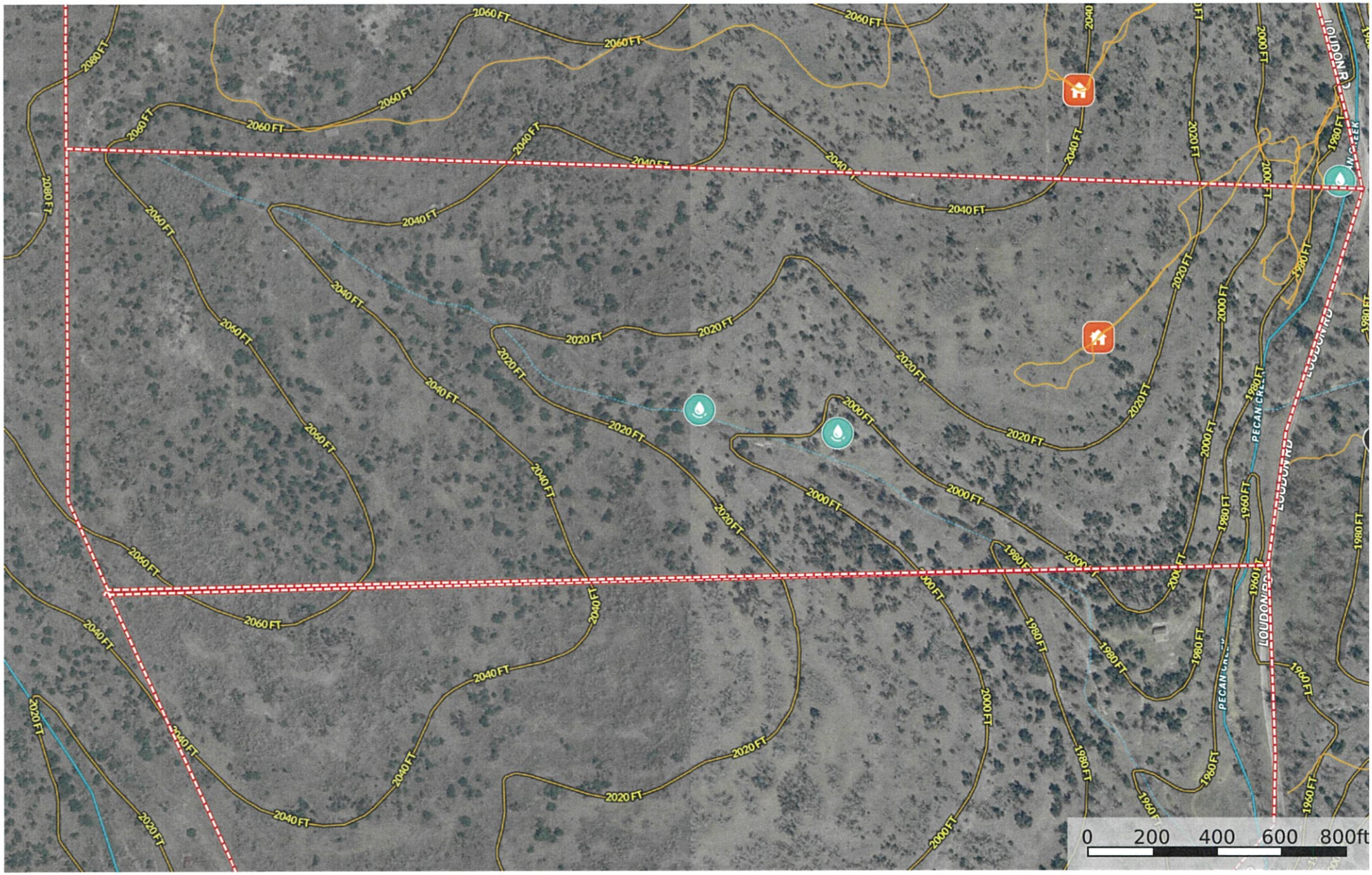
House | Spring | Boundary | Stream, Intermittent | River/Creek | Water Body

ıleb Hail
3252142764 www.fredericksburgrealty.com 257 W Main St. Fredericksburg, Tx

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.

Texas, AC +/-

TEXAS RANCH
REALTY TEAM



Marker | House | Spring | Track | Boundary | Stream, Intermittent | River/Creek | Water Body

Caleb Hail
P: 3252142764 www.fredericksburgrealty.com 257 W Main St, Fredericksburg, Tx

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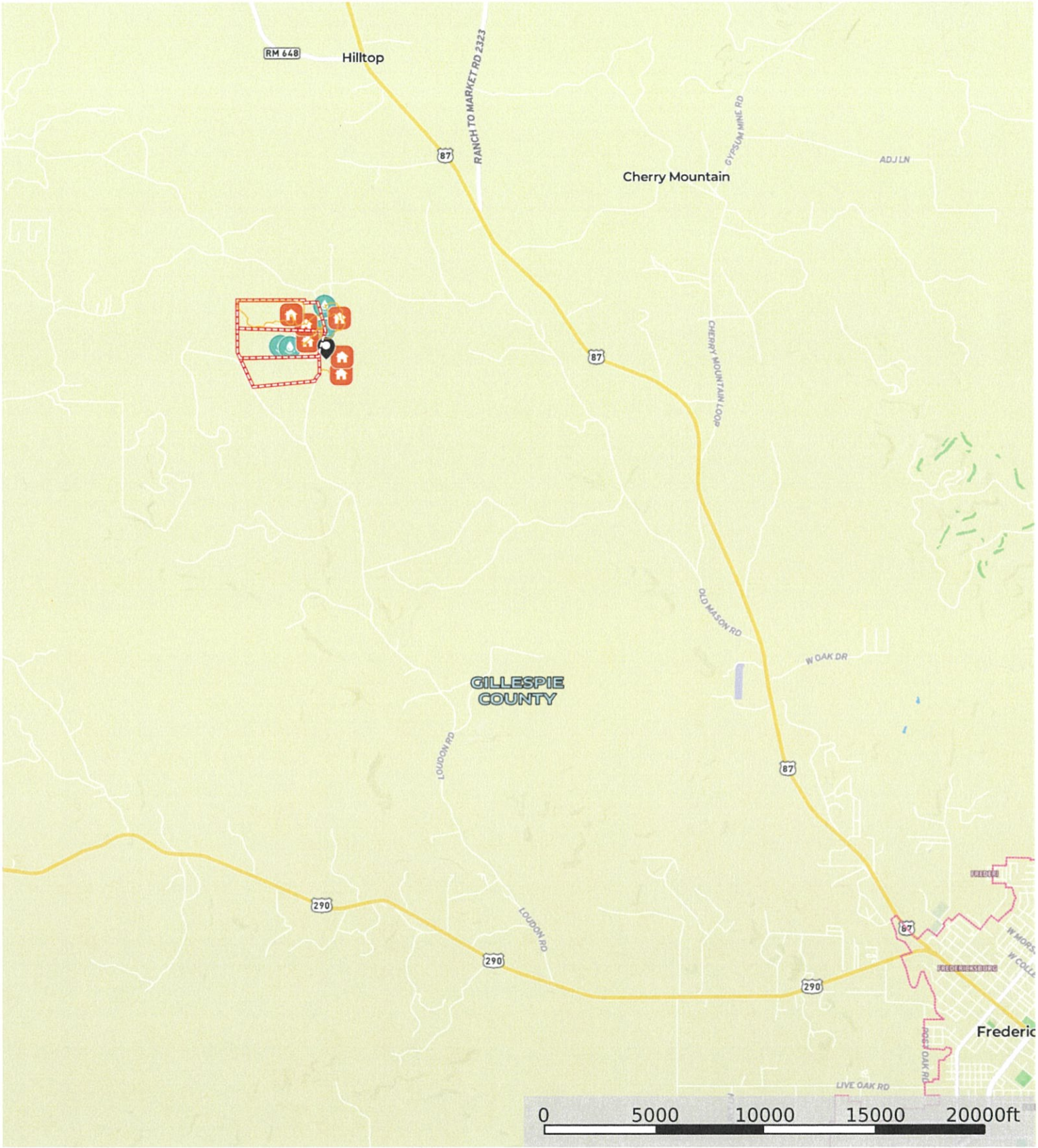
41 Ac - Loudon Rd
exas, AC +/-

TEXAS RANCH
REALTY TEAM



Marker House Spring Track Boundary

aleb Hail
3252142764 www.fredericksburgrealty.com 257 W Main St, Fredericksburg, Tx

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.

DocuSign Envelope ID: 0405E55F-50E0-46F2-97ED-DC195B2043E

EXHIBIT "A" CONTINUED

Initial WM

BUSHONG LAND SURVEYING
Land Surveying Across The Lone Star State
P.O. Box 284 • Junction, Texas 76849
Phone: (830) 928-4070 • Email: benge.bls@gmail.com
www.bushonglandsurveying.com

DESCRIPTION OF 441.10 ACRES OF LAND OUT OF VARIOUS ORIGINAL SURVEYS IN GILLESPIE COUNTY, TEXAS.

Being all that certain tract or parcel of land, lying and being situated in Gillespie County, Texas, comprising 441.10 acres out of the following original surveys:

Survey	Grantee	Abst. No.	Acres+/-
186	J. Metzger	879	16.90
187	F. Metzger	878	10.00
313	T.T. Ry. Co.	901	237.80
757	A. Basse	1464	22.00
789	P. Burg	63	154.30

Subject tract being the same tract of land described as 441 acres in Exhibit "A" of a deed from Crutcher Family Limited Partnership to Carlin W. Crutcher, as Trustee for the Carlin W. Crutcher 2011 Lifetime Trust dated July 31, 2012 and recorded in Instrument 20123244 of the Official Public Records of Gillespie County, Texas. Subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron stake marked "BONN" found marking the northwest corner of said Carlin Crutcher 441 acre tract, northwest corner of an existing 60' wide road easement (exhibit "C", Inst. 20123244), and northeast corner of the David Crutcher 441 acre tract (Inst. 20123248)

THENCE (basis of bearings – GPS True North) along or near fence with the upper north line of said Carlin Crutcher 441 acre tract, north line of said road easement, and south line of a certain 488.9 acre tract (Inst. 20093112) as follows:

S 89° 29' E, 535.09 feet; pine post
S 89° 47' E, 1218.46 feet; point in fence
S 89° 33' E, 687.62 feet; point in fence
N 89° 55' E, a distance of 613.27 feet to a pipe 3-way fence corner post taken as the most northerly northeast corner of said Carlin Crutcher 441 acre tract and southeast corner of said 488.9 acre tract;

THENCE S 3° 24' E along or near fence with the upper east line of said Carlin Crutcher 441 acre tract a distance of 114.25 feet to a pipe 2-way fence corner post marking a reentrant corner of said Carlin Crutcher 441 acre tract and southwest corner of a certain 80 acre tract (Vol. 72, Pg. 339 DR);

THENCE N 88° 59' E along or near fence with the lower north line of said Carlin Crutcher 441 acre tract a distance of 627.43 feet to a pipe post on the east side of Loudon Road;

THENCE along or near fence with the lower north line of said Carlin Crutcher 441 acre tract as follows:

S 88° 28' E, 598.45 feet; pipe fence angle post
N 89° 22' E, a distance of 692.52 feet to a found ½" iron stake taken as the southeast corner of said 80 acre tract and southwest corner of a certain 38.96 acre tract (Vol. 621, Pg. 627 OPR);

THENCE N 89° 55' E along or near fence with the lower north line of said Carlin Crutcher 441 acre tract and a south line of said 38.96 acre tract a distance of 274.01 feet to a pipe 3-way fence corner post taken as the most easterly northeast corner of said Carlin Crutcher 441 acre tract and a southeast corner of said 38.96 acre tract;

THENCE S 0° 24' W along or near fence with the lower east line of said Carlin Crutcher 441 acre tract and west line of a certain 162.8 acre tract (Inst. 20183706) a distance of 3706.50 feet to a ½" iron stake found next to a pipe 3-way fence corner post marking the southeast corner of said Carlin Crutcher 441 acre tract and southwest corner of said 162.8 acre tract;

Docusign Envelope ID: 8465E59F-90E0-48FE-97ED-DC193820431E

EXHIBIT "A" CONTINUED

Initial

THENCE N 82° 40' W along or near fence with the south line of said Carlin Crutcher 441 acre tract and north line of a certain 229.5 acre tract (Inst. 20125382) a distance of 750.67 feet to a pipe 3-way fence corner post taken as the northwest corner of said 229.5 acre tract and northeast corner of a certain 409.0 acre tract (Vol. 299, Pg. 80 DR);

THENCE along or near fence with the south line of said Carlin Crutcher 441 acre tract and north line of said 409.0 acre tract as follows:

N 82° 24' W, 437.68 feet; pipe fence angle post

S 81° 38' W, a distance of 499.63 feet to a pipe fence angle post found on the east side of Loudon Road;

THENCE N 64° 52' W crossing Loudon Road with the south line of said Carlin Crutcher 441 acre tract, north line of said 409.0 acre tract, and south line of an existing 60' wide road easement (exhibit "B", Inst. 20123244) a distance of 37.41 feet to a ½" iron stake found next to a pipe gate post;

THENCE S 85° 07' W along or near fence with the south line of said Carlin Crutcher 441 acre tract, north line of said 409.0 acre tract, and south line of said existing 60' wide road easement a distance of 2811.62 feet to a pipe 3-way fence corner post marking the southwest corner of said Carlin Crutcher 441 acre tract, southwest corner of said road easement, and southeast corner of said David Crutcher 441 acre tract;

THENCE N 24° 10' W along or near fence with the common line between both 441 acre tracts a distance of 1758.28 feet to a pipe 3-way fence corner post;

THENCE N 0° 00' W along or near fence with the common line of both 441 acre tracts a distance of 2369.14 feet to the place of BEGINNING.

Surveyed on the ground January 27, 2025. Job No. 25-4193 (Crutcher.trv)

I, Benge L. Bushong certify that this survey was made
on the ground, under my supervision, on the date shown

Benge L. Bushong
R.P L S. No. 5690
Firm# 10055200

STATE OF TEXAS
REGISTERED
BENGE L. BUSHONG
5690
PROFESSIONAL
LAND SURVEYOR

GUS A. BASSE

TO

HILL COUNTRY TELEPHONE COOPERATIVE, INC.

TELEPHONE LINE RIGHT-OF-WAY EASEMENT

TELEPHONE LINE RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we the under signed, (whether one or more) GUS A BASSE (unmarried) (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto HILL COUNTRY TELEPHONE COOPERATIVE, INC., a cooperative corporation (hereinafter called the 'Cooperative') and to its successors or assigns the right to enter upon the lands of the undersigned, situated in the County of GILLESPIE, State of Texas, and more particularly described as follows:

A tract of land approximately 1500 acres, located 10 miles in a NORTH-WEST direction from the Town of FREDERICKSBURG, County of GILLESPIE, State of Texas, and bounded by land owned by HENRY FRIEDRICH MRS. ESTELLA KEYSER on the North; ALVIN MOELLERING FRANK BASSE on the East; FRANK BASSE on the South; and HARRY JORDAN on the West,

and to construct, reconstruct, operate and maintain on or under the above-described lands and/or in, upon or under all streets, roads or highways abutting said lands, a telephone line or system, to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system and to license, permit or otherwise agree to the joint use or occupancy of said line or system by any other person, firm or corporation for telephone or electrification purposes.

The undersigned agree that all poles, wires and other facilities, including all telephone equipment, installed on the above-described premises at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative.

The undersigned covenant that they are the owners of the above described lands and that the said lands are free and clear of encumberances and liens of whatsoever character except those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 15 day of JUNE 1954.

Gus A. Basse

Gus A. Basse

Signed, sealed and delivered in the presence of

Frank Schmidt

Frank Schmidt

VOL. 149 PAGE 912

CLERK'S NOTE: LEGIBILITY OF WRITING, TYPING OR PRINTING WAS UNSATISFACTORY WHEN RECEIVED

CLERK'S NOTE: LEGIBILITY OF WRITING, TYPING OR PRINTING IS UNSATISFACTORY WHEN RECEIVED

The State of Texas } Before me, the undersigned authority,
County of Gillespie on this day personally appeared
Frank Schmidt known to me
to be the person whose name is subscribed as a witness to the foregoing instrument of writing, and after being duly sworn by me stated upon oath that he saw Gus A. Basse,
the grantor or person who executed the foregoing instrument, subscribe the same and that he had signed the same as a witness at the request of the grantor.

Given under my hand and seal of office this the 18th
day of March, 1955.

Matthew Pyka Jr.
Matthew Pyka Jr.
Notary Public in and for Gillespie
County, Texas.

The State of Texas } Before me, the undersigned authority,
County of ..... } on this day personally appeared
..... known to me
to be the person whose name is subscribed as a witness to the foregoing instrument of writing, and after being duly sworn by me stated upon oath that he saw .....
the grantor or person who executed the foregoing instrument, subscribed the same and that he had signed the same as a witness at the request of the grantor.

Given under my hand and seal of office this the .....
day of ....., 195 .....

.....
Notary Public in and for .....
County, Texas.

CERTIFICATE OF LEGALITY AND AUTHENTICITY

I, certify that the discrete numbered microfilm images between the Title Page and the Certificate of Legality and Authenticity have been made in strict accordance with Article 1941 (a) V.T.C.S., and that each image is a true, correct, and exact copy of the page or pages of the identified instrument of writing, legal document, paper, or record which had been filed for record on the date and at the time stamped on each; that no microfilm image or images were substituted for any original discrete microfilm image or images between the Title Page and this Certificate. Official Public Records of Real Property--DEED, Volume 149 Pages 912-913, filmed on the 8th day of November, A.D. 1982.

DORIS LANGE, Clerk, by Debbie L. Wahl Deputy.
Debbie L. Wahl

****

2 PGS 20132037
E

Work Order # 121412

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

RIGHT OF WAY EASEMENT

THE STATE OF TEXAS §
COUNTY OF GILLESPIE § § KNOW ALL MEN BY THESE PRESENTS:

That CRUTCHER FAMILY LIMITED PARTNERSHIP, 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 GILLESPIE County, Texas, more particularly described as follows:

A 441 acre tract of land owned by CRUTCHER FAMILY LIMITED PARTNERSHIP recorded in Vol. 390, Pages 326-330; Property ID: 14612.

Deed Records of GILLESPIE County, Texas.

Subdivision / Development, _____, Lot/Tract No. _____.

The right-of-way easement, rights and privileges herein granted shall be used for the purpose of providing electric utility service (overhead), 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 JULY, 2012

WITNESS: Ann E. Richardson

GRANTOR(S): Crutcher Family Limited Partnership
by David Crutcher, Manager

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me, the undersigned authority, on this the _____ day of _____, 20_____, by _____.

_____
Notary Public, State of Texas

For the acknowledgement of multiple signers:

THE STATE OF TEXAS §
§
COUNTY OF _____ §

This instrument was acknowledged before me, the undersigned authority, on this the _____ day of _____, 20_____, by _____ and _____.

_____
Notary Public, State of Texas

For the acknowledgement of a person who has signed in a representative capacity:

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me, the undersigned authority, on this the 12 day of July, 20 12, by David Crutcher, Manager of D Crutcher Family Limited Partnership on behalf of _____.

MARGARET HAWKINS
NOTARY PUBLIC
State of Texas
Comm. Exp. 12-14-2014

Margaret Hawkins
Notary Public, State of Texas

WITNESS ACKNOWLEDGEMENT

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

Before me, the undersigned authority, on this the 12 day of July, 20 12, Ann E. Richardson, appeared before me, and, after being duly sworn by me, stated that he saw David Crutcher, Grantor, subscribe this instrument, and that he signed the same as a witness at the request of Grantor.

MARGARET HAWKINS
NOTARY PUBLIC
State of Texas
Comm. Exp. 12-14-2014

Margaret Hawkins
Notary Public, State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Mary Lynn Rusche

Mary Lynn Rusche, County Clerk
Gillespie County Texas
May 07, 2013 09:30:33 AM
FEE: $19.00
E

20132037

Gillespie CAD Property Search

2025 values are now certified!

Property ID: 14608 For Year 2025

Property Details

Account			
Property ID:	14608	**Geographic ID:**	A0063-0789-000000-00
Type:	R	**Zoning:**	
Property Use:		**Condo:**	
Location			
Situs Address:	LOUDON RD OFF W US HWY 290, TX		
Map ID:	5-J	**Mapsco:**	
Legal Description:	ABS A0063 P BURG #789, 154.3 ACRES		
Abstract/Subdivision:	A0063		
Neighborhood:	(F900) FBG 290 WEST AREA		
Owner			
Owner ID:	217546		
Name:	CRUTCHER, CARLIN W 2011 LIFETIME TRUST ETAL		
Agent:			
Mailing Address:	612 INDEPENDENCE AVE SYCAMORE, IL 60178		
% Ownership:	100.0%		
Exemptions:	For privacy reasons not all exemptions are shown online.		

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$1,000 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$0 (+)
Agricultural Market Valuation:	$1,269,160 (+)
Market Value:	$1,270,160 (=)

Agricultural Value Loss:	$1,252,230 (-)
Appraised Value:	$17,930 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$17,930
Ag Use Value:	$16,930

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: CRUTCHER, CARLIN W 2011 LIFETIME TRUST ETAL

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	$1,270,160	$17,930	$48.14	
HUW	HILL CNTRY UWCD	$1,270,160	$17,930	$0.86	
SFB	FREDBG ISD	$1,270,160	$17,930	$138.62	
WCD	GILLESPIE WCID	$1,270,160	$17,930	$0.03	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	$1,270,160	$17,930	$0.00	

Total Tax Rate: 1.046574

Estimated Taxes With Exemptions: $187.65

Estimated Taxes Without Exemptions: $13,293.17

Property Improvement - Building

Description: OLD CABIN **Type:** MISC IMP **Living Area:** 0 sqft **Value:** $1,000

Type	Description	Class CD	Year Built	SQFT
CAB	CABIN	*	0	0

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN1	NATIVE PASTURE 1	16.50	718,740.00	0.00	0.00	$135,720	$1,940
RN2	NATIVE PASTURE 2	40.80	1,777,248.00	0.00	0.00	$335,590	$4,570
RN3	NATIVE PASTURE 3	97.00	4,225,320.00	0.00	0.00	$797,850	$10,420

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	$1,000	$1,269,160	$16,930	$17,930	$0	$17,930
2024	$1,000	$1,269,160	$15,690	$16,690	$0	$16,690
2023	$1,000	$1,241,960	$15,700	$16,700	$0	$16,700
2022	$1,000	$1,078,170	$14,520	$15,520	$0	$15,520
2021	$1,000	$905,550	$14,390	$15,390	$0	$15,390
2020	$1,000	$750,740	$11,910	$12,910	$0	$12,910
2019	$1,000	$750,740	$11,910	$12,910	$0	$12,910
2018	$1,000	$730,890	$11,280	$12,280	$0	$12,280
2017	$1,000	$730,890	$11,090	$12,090	$0	$12,090

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/10/2025	WD	WARRANTY DEED	CRUTCHER, CARLIN W 2011 LIFETIME TRUST ETAL	WW VENTURES LLC	20251647		
7/31/2012	ED		CRUTCHER FAMILY LIMITED PARTNERSHIP	CRUTCHER, CARLIN W 2011 LIFETIME TRUST ETAL	20123244		
2/17/2000	SWD	SPECIAL WARRANTY DEED	CRUTCHER, IRENE ETAL	CRUTCHER FAMILY LIMITED PARTNERSHIP	390	326	0

ARB Data

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

Gillespie CAD Property Search

2025 values are now certified!

Property ID: 14611 For Year 2025

Property Details

Account			
Property ID:	14611	**Geographic ID:**	A0901-0313-000000-00
Type:	R	**Zoning:**	
Property Use:		**Condo:**	
Location			
Situs Address:	LOUDON RD OFF W US HWY 290, TX		
Map ID:	5-J	**Mapsco:**	
Legal Description:	ABS A0901 TYLER TAP RR CO #313, 237.8 ACRES		
Abstract/Subdivision:	A0901		
Neighborhood:	(F900) FBG 290 WEST AREA		
Owner			
Owner ID:	217546		
Name:	CRUTCHER, CARLIN W 2011 LIFETIME TRUST ETAL		
Agent:			
Mailing Address:	612 INDEPENDENCE AVE SYCAMORE, IL 60178		
% Ownership:	100.0%		
Exemptions:	For privacy reasons not all exemptions are shown online.		

Property Values

Improvement Homesite Value:	$0 (+)
Improvement Non-Homesite Value:	$200 (+)
Land Homesite Value:	$0 (+)
Land Non-Homesite Value:	$0 (+)
Agricultural Market Valuation:	$1,955,970 (+)
Market Value:	$1,956,170 (=)

Agricultural Value Loss:	$1,929,760 (-)
Appraised Value:	$26,410 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$26,410
Ag Use Value:	$26,210

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: CRUTCHER, CARLIN W 2011 LIFETIME TRUST ETAL

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	$1,956,170	$26,410	$70.91	
HUW	HILL CNTRY UWCD	$1,956,170	$26,410	$1.27	
SFB	FREDBG ISD	$1,956,170	$26,410	$204.18	
WCD	GILLESPIE WCID	$1,956,170	$26,410	$0.05	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	$1,956,170	$26,410	$0.00	

Total Tax Rate: 1.046574

Estimated Taxes With Exemptions: $276.41

Estimated Taxes Without Exemptions: $20,472.77

Property Improvement - Building

Description: MISC IMP **Type:** MISC IMP **Living Area:** 0 sqft **Value:** $200

Type	Description	Class CD	Year Built	SQFT
BARN	BARN	*	0	0

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN1	NATIVE PASTURE 1	10.50	457,380.00	0.00	0.00	$86,370	$1,230
RN2	NATIVE PASTURE 2	125.00	5,445,000.00	0.00	0.00	$1,028,160	$13,990
RN3	NATIVE PASTURE 3	102.30	4,456,188.00	0.00	0.00	$841,440	$10,990

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	$200	$1,955,970	$26,210	$26,410	$0	$26,410
2024	$200	$1,955,970	$24,290	$24,490	$0	$24,490
2023	$200	$1,914,060	$24,320	$24,520	$0	$24,520
2022	$200	$1,661,630	$22,540	$22,740	$0	$22,740
2021	$200	$1,395,580	$22,320	$22,520	$0	$22,520
2020	$200	$1,157,020	$18,490	$18,690	$0	$18,690
2019	$200	$1,157,020	$18,490	$18,690	$0	$18,690
2018	$200	$1,157,020	$17,500	$17,700	$0	$17,700
2017	$200	$1,157,020	$17,210	$17,410	$0	$17,410

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/10/2025	WD	WARRANTY DEED	CRUTCHER, CARLIN W 2011 LIFETIME TRUST ETAL	WW VENTURES LLC	20251647		
7/31/2012	ED		CRUTCHER FAMILY LIMITED PARTNERSHIP	CRUTCHER, CARLIN W 2011 LIFETIME TRUST ETAL	20123244		
2/17/2000	SWD	SPECIAL WARRANTY DEED	CRUTCHER, IRENE ETAL	CRUTCHER FAMILY LIMITED PARTNERSHIP	390	326	0

ARB Data

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

Gillespie CAD Property Search

2025 values are now certified!

Property ID: 104868 For Year 2025

Property Details

Account			
Property ID:	104868	**Geographic ID:**	A0879-0186-000000-00
Type:	R	**Zoning:**	
Property Use:		**Condo:**	
Location			
Situs Address:	LOUDON RD OFF W US HWY 290,		
Map ID:	5-J	**Mapsco:**	
Legal Description:	ABS A0879 J METZGER #186, 16.9 ACRES		
Abstract/Subdivision:	A0879		
Neighborhood:	(F900) FBG 290 WEST AREA		
Owner			
Owner ID:	217546		
Name:	CRUTCHER, CARLIN W 2011 LIFETIME TRUST ETAL		
Agent:			
Mailing Address:	612 INDEPENDENCE AVE SYCAMORE, IL 60178		
% 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:	$0 (+)
Agricultural Market Valuation:	$139,010 (+)
Market Value:	$139,010 (=)

Agricultural Value Loss:	$137,150 (-)
Appraised Value:	$1,860 (=)
HS Cap Loss:	$0 (-)
Circuit Breaker:	$0 (-)
Assessed Value:	$1,860
Ag Use Value:	$1,860

2025 values are now certified!

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Property Taxing Jurisdiction

Owner: CRUTCHER, CARLIN W 2011 LIFETIME TRUST ETAL

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	$139,010	$1,860	$4.99	
HUW	HILL CNTRY UWCD	$139,010	$1,860	$0.09	
SFB	FREDBG ISD	$139,010	$1,860	$14.38	
WCD	GILLESPIE WCID	$139,010	$1,860	$0.00	
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	$139,010	$1,860	$0.00	

Total Tax Rate: 1.046574

Estimated Taxes With Exemptions: $19.46

Estimated Taxes Without Exemptions: $1,454.84

Property Improvement - Building

Property Land

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

RN2	NATIVE PASTURE 2	8.00	348,480.00	0.00	0.00	$65,800	$900
RN3	NATIVE PASTURE 3	8.90	387,684.00	0.00	0.00	$73,210	$960

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	$0	$139,010	$1,860	$1,860	$0	$1,860
2024	$0	$139,010	$1,720	$1,720	$0	$1,720
2023	$0	$136,030	$1,720	$1,720	$0	$1,720
2022	$0	$118,090	$1,590	$1,590	$0	$1,590
2021	$0	$99,180	$1,580	$1,580	$0	$1,580
2020	$0	$82,220	$1,300	$1,300	$0	$1,300
2019	$0	$82,220	$1,300	$1,300	$0	$1,300
2018	$0	$82,220	$1,240	$1,240	$0	$1,240
2017	$0	$82,220	$1,210	$1,210	$0	$1,210

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/10/2025	WD	WARRANTY DEED	CRUTCHER, CARLIN W 2011 LIFETIME TRUST ETAL	WW VENTURES LLC	20251647		
7/31/2012	ED		CRUTCHER FAMILY LIMITED PARTNERSHIP	CRUTCHER, CARLIN W 2011 LIFETIME TRUST ETAL	20123244		
2/17/2000	SWD	SPECIAL WARRANTY DEED	CRUTCHER, IRENE ETAL	CRUTCHER FAMILY LIMITED PARTNERSHIP	390	326	0

ARB Data

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

Estimated Tax Due

If Paid: 09/11/2025