



INDIAN HILLS LOT #48

WALTER CROWDER, REALTOR® | 409-916-1222





FREDERICKSBURG REALTY GROUP
TEXAS RANCH REALTY TEAM

Indian Hills Lot #48

Badger Ridge Rd. Lot #48 | Fredericksburg, Texas 78624 | Gillespie County

3.968+/- Acres

\$179,000

Agent

Walter Crowder

Property Highlights

- 3.968+/- acres in the Indian Hills Subdivision
- Scenic views
- Ag exempt
- Underground electricity
- Community pavilion
- Paved road access

Property Taxes:

\$4.24

HOA Yearly Dues:

\$900

Discover the essence of Hill Country living in the Indian Hills community of Fredericksburg, Texas. Embraced by the natural beauty of Gillespie County, this sprawling 3.968+/- acre parcel presents an unparalleled opportunity to build your dream retreat amidst panoramic vistas and tranquil surroundings.

This expansive lot offers a blank canvas for realizing your vision of a bespoke Hill Country estate. Imagine crafting a sanctuary tailored to your preferences, where every detail reflects your style and aspirations.

Nestled within the Indian Hills community, this property benefits from an ag exemption, ensuring both privacy and practicality. With underground electricity already in place, the stage is set for seamless development, allowing you to focus on creating the perfect haven to call home.

As a resident of Indian Hills, indulge in the luxury of paved road access, ensuring easy travel to and from your slice of paradise. Additionally, the community's HOA offers access to a pavilion, providing a picturesque setting for gatherings and events against the backdrop of the rolling countryside.

Don't miss your chance to own a slice of Hill Country paradise in Fredericksburg's Indian Hills community.

MLS #: T97156A (Active) List Price: \$179,000 (36 Hits)

Lot 48 -- Badger Ridge Rd Fredericksburg, TX 786



Type: Rural Subdivision
Best Use: Residential, Investment, Vacation
Topography: Gently Rolling
Surface Cover: Wooded
Views:
Apx \$/Acre: 0
Lot/Tract #: 48

Original List Price: \$179,000
Area: County-Northwest
Subdivision: Indian Hills
County: Gillespie
School District: Fredericksburg
Distance From City: 16-20 miles
Property Size Range: 1-5 Acres
Apx Acreage: 3.9680
Seller's Est Tax: 4.23
Showing Instructions: Call LA
 Appointment, Gate Locked-Combo
Days on Market 5

Tax Exemptions: Ag**CAD Property ID #:** 189782**Zoning:** None**Flood Plain:** No**Deed Restrictions:** Yes**Easements:** Electric Distribution**HOA:** Yes**HOA Fees:** 900.00**HOA Fees Pd:** Yearly**Items Not In Sale:****Documents on File:** Survey/Plat, Topographical Map, Soil Survey, Deed Restrictions, Legal Description

Land	
Leases	Cropland
Rangeland/Pasture	Fenced

Water: None**Sewer:** None**Utilities:** CTEC Electric on Property**Access/Location:** County Road**Minerals:** Unknown**Improvements:** None**Misc Search:** None**Surface Water:** None**Fence:** Other**TrmsFin:** Cash, Conventional**Possessn:** After Closing/Funding**Excl Agy:** No**Title Company:** Hill Country Titles**Attorney:****Refer to MLS#:**

Location/Directions: From Fredericksburg, head west on 290 for 13 miles. Take a right on Reeh Rd, continue for 4.5 miles and Indian Hills will be located on the left.

Owner: Micheal McGuire**Legal Description:** Indian Hills Lot 48, 3.968 +/- acres**Instructions:**

Public Remarks: Discover the essence of Hill Country living in the Indian Hills community of Fredericksburg, Texas. Embraced by the beauty of Gillespie County, this sprawling 3.968+/- acre parcel presents an unparalleled opportunity to build your dream retreat amidst panoramic vistas and tranquil surroundings. This expansive lot offers a blank canvas for realizing your vision of a bespoke Hill Country estate. Imagine crafting a sanctuary tailored to your preferences, where every detail reflects your style and aspirations. Nestled within the Indian Hills community, this property benefits from an ag exemption, ensuring both privacy and practicality. With underground electricity already in place, the stage is set for seamless development, allowing you to focus on creating the perfect haven to call home. As a resident of Indian Hills, indulge in the luxury of paved road access, ensuring easy travel to and from your slice of paradise. Additionally, the community's HOA offers access to a pavilion, providing a picturesque setting for gatherings and events against the backdrop of the rolling countryside.

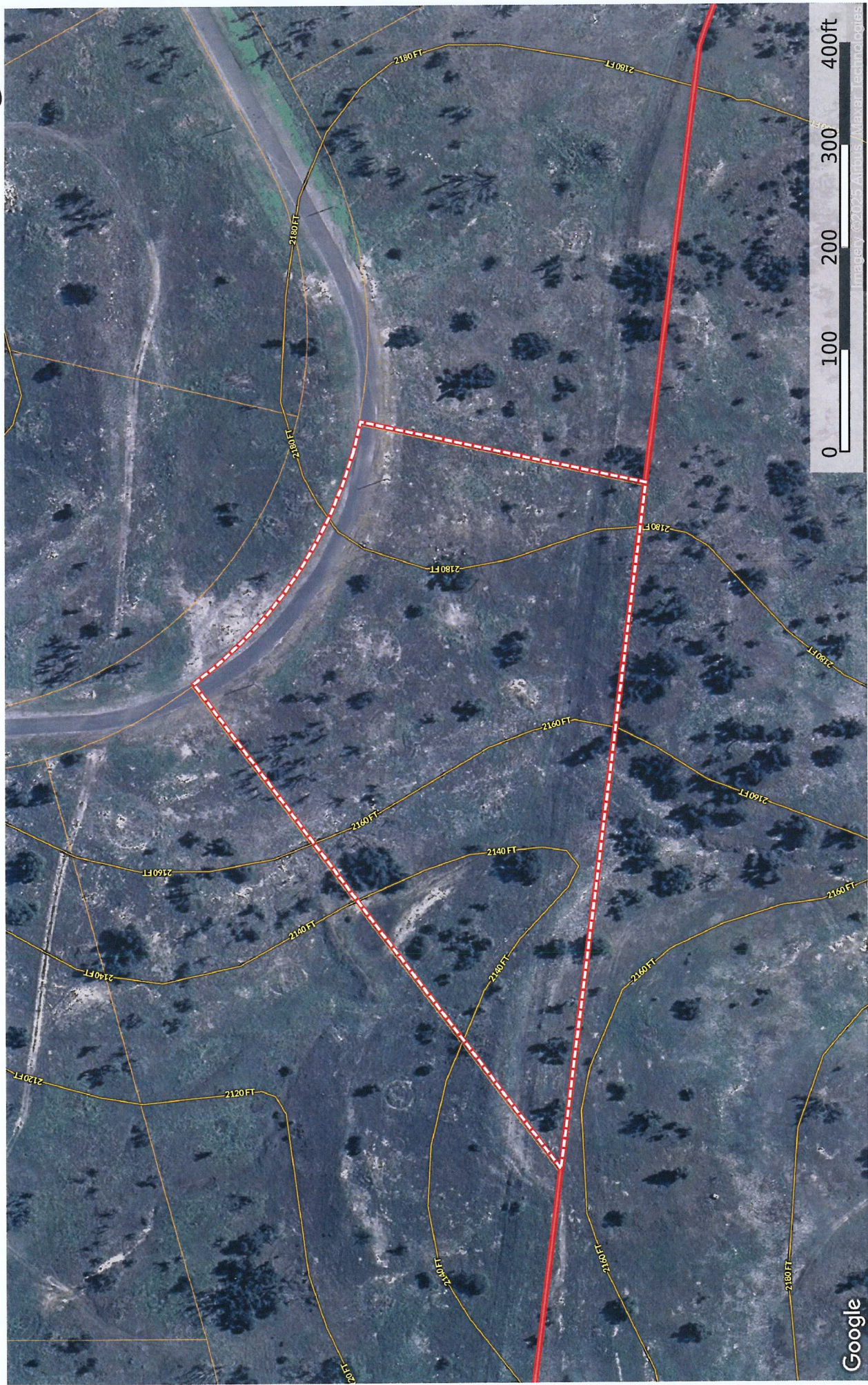
Agent Remarks:**Withdraw Comments:****Display on Internet:** Yes**Display Address:** Yes**Allow AVM:** No**Allow Comments:** No**Office Broker's Lic #:** 9008035**Listing Office:** Fredericksburg Realty (#:14)**Main:** (830) 997-6531**Mail Address 1:** 257 W Main Street**Mail City:** Fredericksburg**Mail Zip Code:** 78624**Supervising Agent Name:****Supervising Agent License #:****Listing Agent:** Walter Crowder (#:140)**Agent Email:** walter@fredericksburgrealty.com**Contact #:** (409) 916-1222**License Number:** 0807416



 Boundary

6F

Indian Hills Subdivision, Lot #48
Texas, AC +/-



Boundary Boundary

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

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Texas, AC +/-



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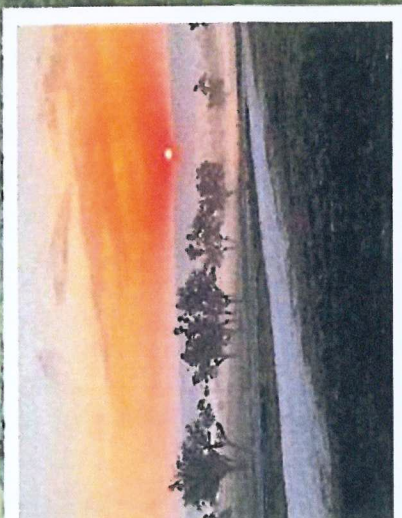
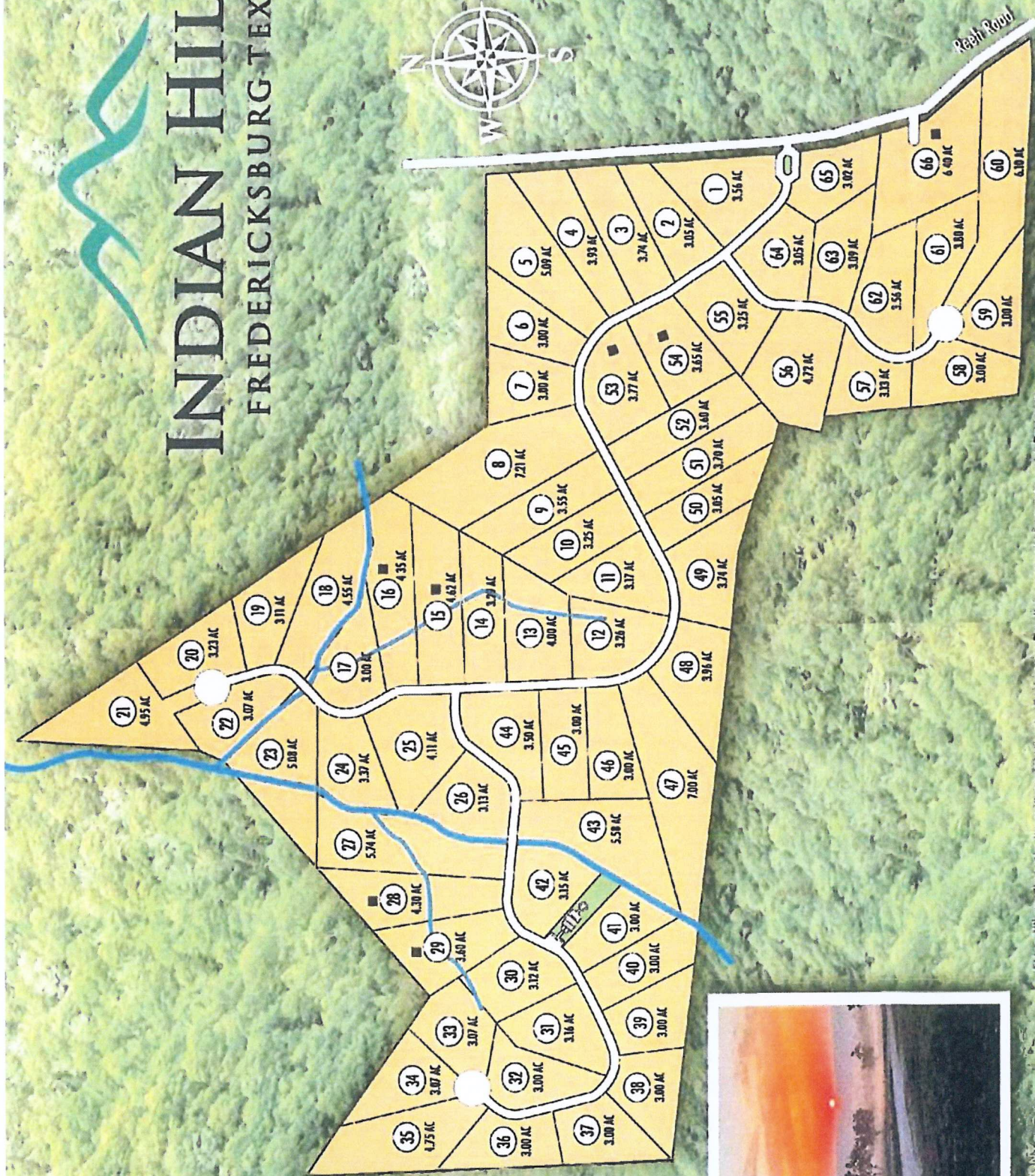


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INDIAN HILLS

FREDERICKSBURG TEXAS



166 Pg 17c

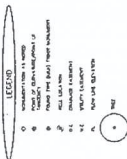
FINAL PLAT ESTABLISHING
INDIAN LINES

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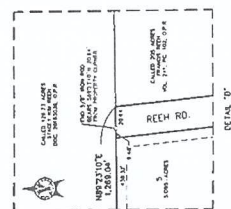
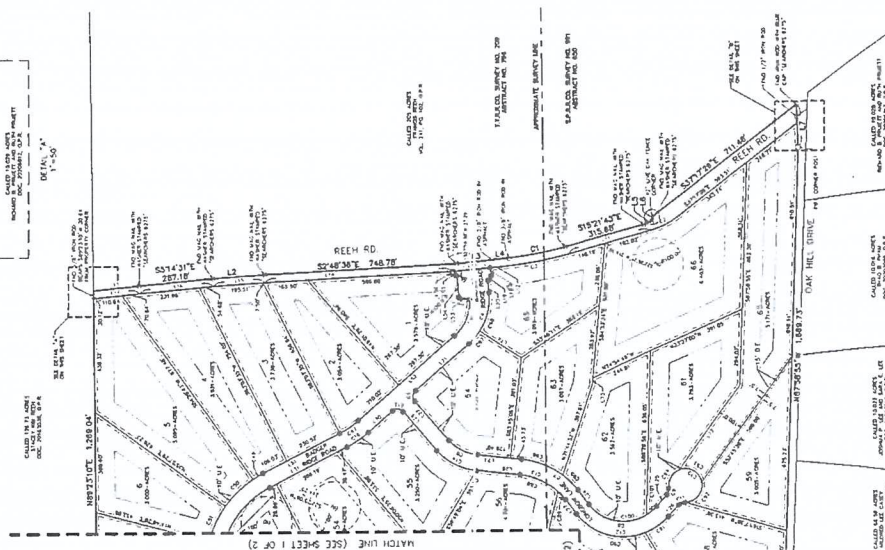
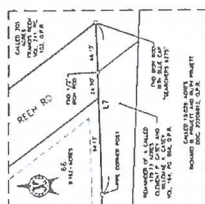
KEY & ASSOCIATES, LLC.
CONSULTING ENGINEERS
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: (310) 277-1100
Fax: (310) 277-1101
www.key-engineers.com



SCALE
1" = 200'

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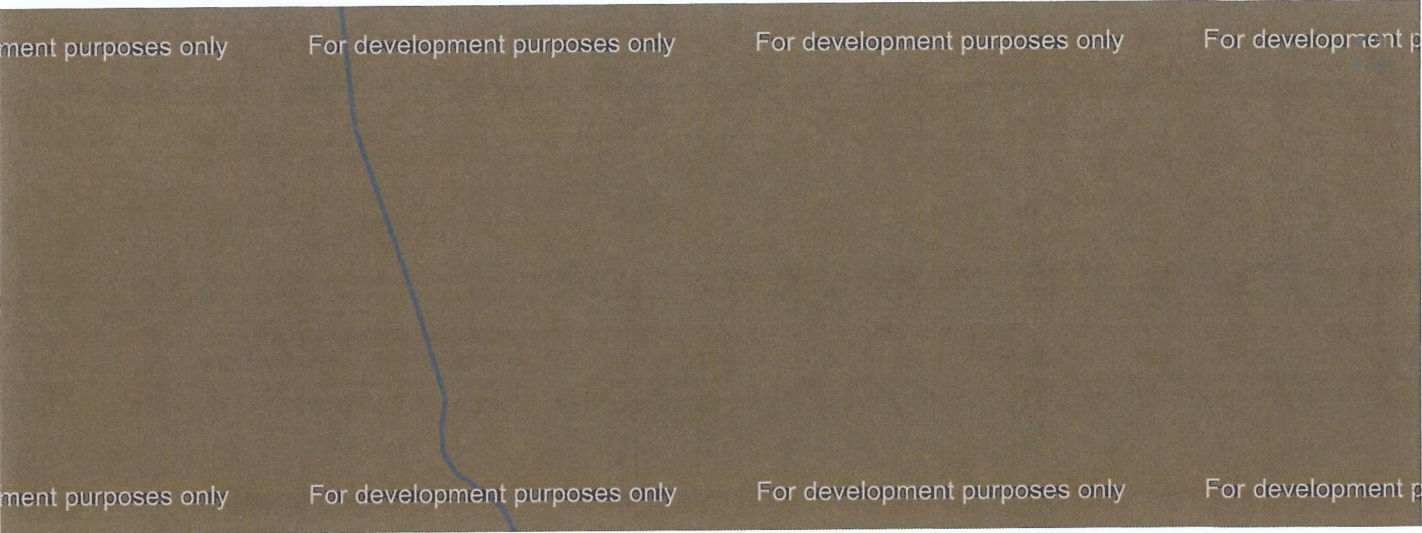
GENE NAME		GENE ID	GENE SIZE	GENE TYPE	GENE FUNCTION
1	AT1G01010	1000	1000	1000	1000
2	AT1G01020	1000	1000	1000	1000
3	AT1G01030	1000	1000	1000	1000
4	AT1G01040	1000	1000	1000	1000
5	AT1G01050	1000	1000	1000	1000
6	AT1G01060	1000	1000	1000	1000
7	AT1G01070	1000	1000	1000	1000
8	AT1G01080	1000	1000	1000	1000
9	AT1G01090	1000	1000	1000	1000
10	AT1G01100	1000	1000	1000	1000
11	AT1G01110	1000	1000	1000	1000
12	AT1G01120	1000	1000	1000	1000
13	AT1G01130	1000	1000	1000	1000
14	AT1G01140	1000	1000	1000	1000
15	AT1G01150	1000	1000	1000	1000
16	AT1G01160	1000	1000	1000	1000
17	AT1G01170	1000	1000	1000	1000
18	AT1G01180	1000	1000	1000	1000
19	AT1G01190	1000	1000	1000	1000
20	AT1G01200	1000	1000	1000	1000

[illegible]

Gillespie CAD Property Search

Property ID: 189782 For Year 2025

Map



Property Details

Account		
Property ID:	189782	Geographic ID: A0796-0209-000000-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	BADGER RIDGE RD OFF REEH RD, TX	
Map ID:	5-G	Mapsco:
Legal Description:	INDIAN HILLS LOT 48, 3.968	
Abstract/Subdivision:	S0818	
Neighborhood:	(F900) FBG 290 WEST AREA	
Owner		
Owner ID:	345644	
Name:	MCGUIRE, MICHAEL C & LYNA L	
Agent:		
Mailing Address:	5511 BAILEY RD PEARLAND, TX 77584	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Market Value:	N/A (=)
Agricultural Value Loss: ⓘ	N/A (-)
Appraised Value: ⓘ	N/A (=)
HS Cap Loss: ⓘ	N/A (-)
Circuit Breaker: ⓘ	N/A (-)
Assessed Value:	N/A
Ag Use Value:	N/A

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: MCGUIRE, MICHAEL C & LYNA L

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G086	GILLESPIE COUNTY	N/A	N/A	N/A	N/A
HUW	HILL CNTRY UWCD	N/A	N/A	N/A	N/A
SFB	FREDBG ISD	N/A	N/A	N/A	N/A
WCD	GILLESPIE WCID	N/A	N/A	N/A	N/A
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	N/A	N/A	N/A	N/A

Total Tax Rate: N/A

Estimated Taxes With Exemptions: N/A

Estimated Taxes Without Exemptions: N/A

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN3	NATIVE PASTURE 3	3.97	172,846.08	0.00	0.00	N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2025	N/A	N/A	N/A	N/A	N/A	N/A
2024	\$0	\$169,560	\$400	\$400	\$0	\$400
2023	\$0	\$169,900	\$400	\$400	\$0	\$400

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
4/11/2023	WDVL	WARRANTY DEED VENDORS LIEN	TWO SEVENTY TWO ACQUISITIONS LLC	MCGUIRE, MICHAEL C & LYNA L	20232033		

ARB Data

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

If Paid: 03/14/2025 17

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2024	GILLESPIE COUNTY	\$400	\$1.07	\$1.07	\$0.00	\$0.00	\$0.00	\$0.00
2024	HILL CNTRY UWCD	\$400	\$0.02	\$0.02	\$0.00	\$0.00	\$0.00	\$0.00
2024	FREDBG ISD	\$400	\$3.09	\$3.09	\$0.00	\$0.00	\$0.00	\$0.00
2024	GILLESPIE WCID	\$400	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2024 Total:		\$4.18	\$4.18	\$0.00	\$0.00	\$0.00	\$0.00
2023	GILLESPIE COUNTY	\$400	\$52.53	\$52.53	\$0.00	\$0.00	\$0.00	\$0.00
2023	HILL CNTRY UWCD	\$400	\$0.88	\$0.88	\$0.00	\$0.00	\$0.00	\$0.00
2023	FREDBG ISD	\$400	\$145.70	\$145.70	\$0.00	\$0.00	\$0.00	\$0.00

2023	GILLESPIE WCID	\$400	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$0.00
	2023 Total:		\$199.14	\$199.14	\$0.00	\$0.00	\$0.00	\$0.00