

# 381 Casillas Dr

FREDERICKSBURG, TEXAS 78624

## \$1,195,000

109 Acres



**Dave Murray, Broker,  
REALTOR®, CRS**

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**Coldwell Banker United**







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# 109 Acres

## Gillespie County | Harper ISD

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### Location

Located West of Fredericksburg, TX, and North of Kerrville. I-10 is to the south, and Hwy 290 & I-10 converge to the West.

### Water Features

There is currently an approx. 1-acre pond towards the north of the property. Also, there is an intermittent creek that criss-crosses the property as well.

### Land

The terrain is varied, with level areas and rolling hills. There are a number of mature oak trees throughout.

### Homes

There is a custom 4,349 sq ft limestone ranch home on the property. Built in 2006, it has 4 bedrooms and 3 baths. Great Hill Country views are present from the home. Covered wrap-around porch is perfect for relaxing. A lot of great touches throughout, with hardwood floors, limestone counters, and custom built-ins. Additionally there are standalone ranch foreman quarters.

### Wildlife

Roaming exotics are frequent on the property, along with white-tail and turkey. Red stags, axis deer, and fallow deer have been present on the land.

### Utilities

There is active electricity on the property. 1 Well and septic are in place.

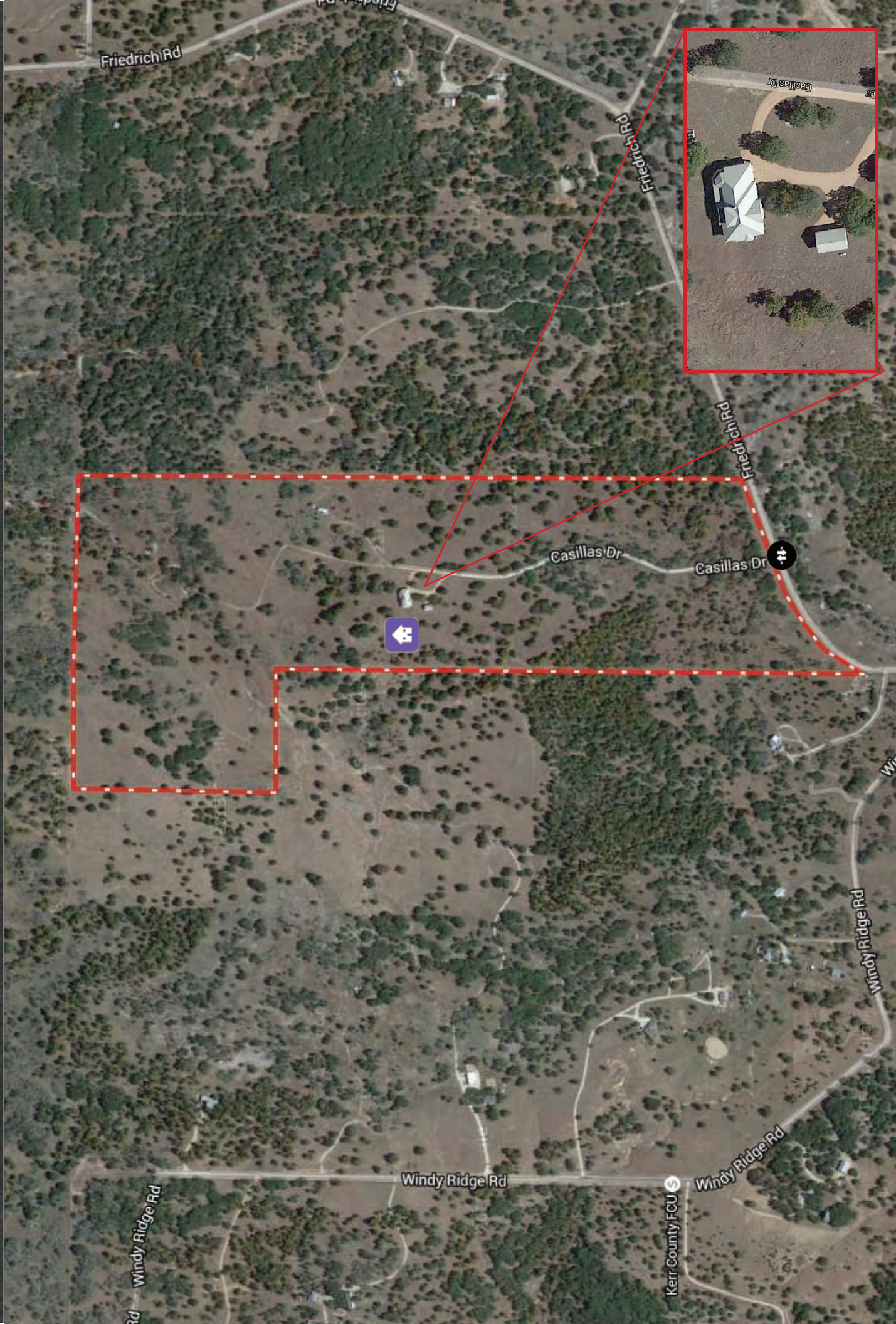
### Taxes & Exemptions

There is currently a Wildlife exemption in place. Current yearly taxes are at \$8,553 for the entire acreage.

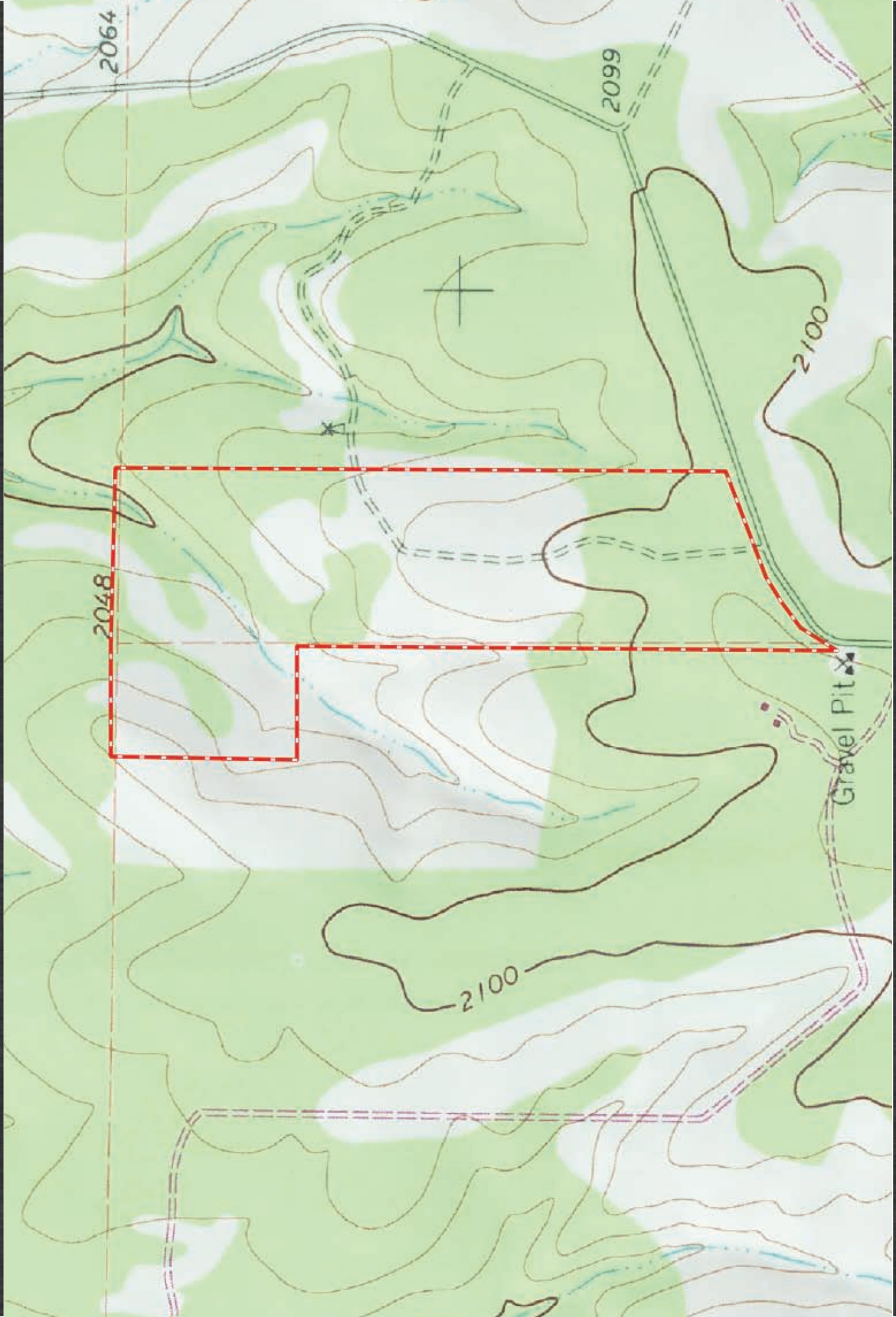
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**This is a beautiful Hill Country ranch with a picturesque setting of rolling hills and scenic views. Located a short drive from both Fredericksburg and Kerrville, via scenic country roads, it features great custom steel-construction ranch home with wrap-around porch. Mature oak trees are present throughout, and to the north of the property is a pond, and an intermittent creek. In addition to a detached garage, there are standalone ranch quarters. Wildlife is in abundance on the land, as well as roaming exotics such as red stag and axis deer. This is great, private ranch property offering the best of the Texas Hill Country. Only 20 minutes to Fredericksburg airport, and less than 90 minutes from both San Antonio and Austin. Wildlife exemption is in place for lower taxes.**

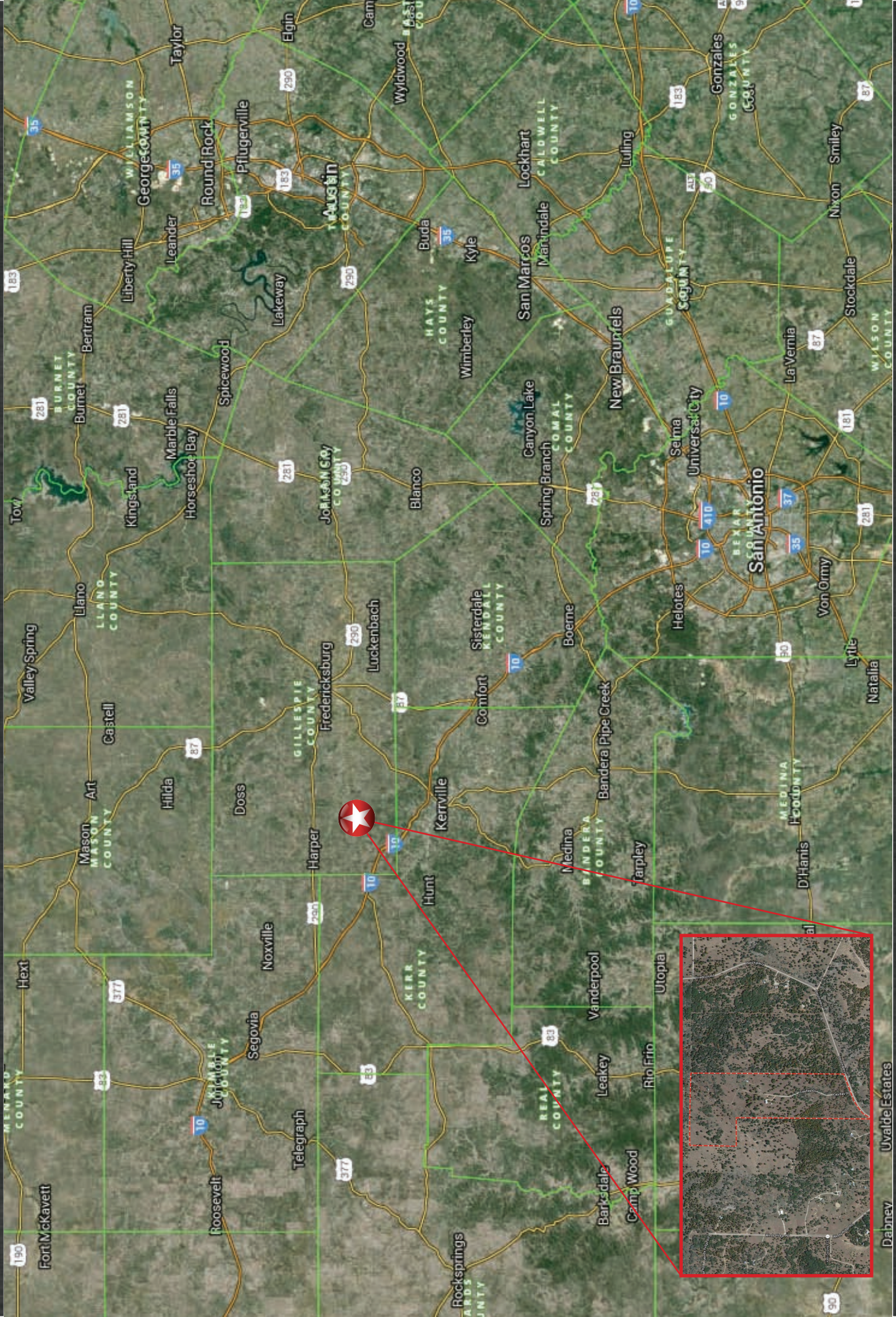














Lewis Gomez  
Abst No. 247

Wm. H. Kennedy  
Abst. No. 380

Survey Map Showing  
2 tracts of land  
situated in

- Gillespie County, Texas

Survey made at the request of  
Clarence Nollkamper, et al

SURVEY No. 154 (E 1/2)

C. Schreiner  
Abst No. 1677

Breck Estates, Unit No. 1  
Vol. 1, pg 89, Plat Records

200.5 ac. tract to Clarence  
L. Nollkomper, etux, from Robert  
W. Wilke, etux, August 1, 1984.  
Vol. 161, pgs 483-487

SURVEY No. 154 (W $\frac{1}{2}$ )

C.	Ritz
Abst.	No. 1255

SURVEY No. 153

C.C.S.D. & R.G.N.G. R.R. Co.

Abst No. 765

17.52 ac. tract to Clarence L. Nollkamper,  
et ux, from Thomas W. Pollard, August 1,  
1984, Vol. 161, pg 433-436

$$\text{total} = 109.05 \text{ ac.}$$
$$\begin{array}{r} 108.97 \text{ ac.} \\ \hline \text{total} = 154.04 \end{array}$$

944.0 ac. tract  
Vol. 159, pg 100-105

