



5686 RANCH ROAD 1631
FREDERICKSBURG, TEXAS



5686 Ranch Road 1631 | Fredericksburg, Texas 78624 |
Gillespie County
13.25+/- Acres

Agent
Justin Cop



Property Highlights

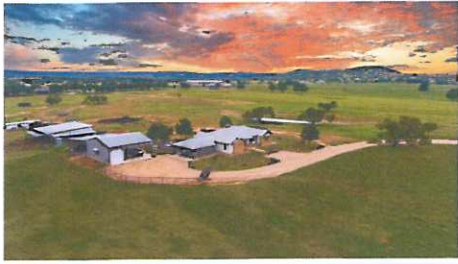
- 13.25-acre property in Texas Hill Country, minutes from Fredericksburg's Main Street and award-winning wineries
- Pastoral views of surrounding Hill Country
- Custom electric gate entrance, Barbed wire and tight locked net perimeter fencing. Piped and panel with cedar stave fencing around the house
- 2,315 sq ft Hill Country home, built in 2009 by Laughlin Homes & Restoration, 3 bedrooms, 2.5 bathrooms, rock accent wall, stained concrete floors, large kitchen with Thermador appliances, custom cabinetry, concrete countertops
- Stone patio with saw-milled cedar porch lathe and beams, outdoor fireplace, pergola, outdoor shower
- Impressive livestock facilities
- 60x40 modern Mueller metal steel barn, custom welded pen system, lean-to covered livestock pens, rainwater collection system for wash rack, 10x10 enclosed insulated feed/tack room
- 1 bedroom casita with full bathroom, connected to double carport and workshop
- Three improved grass pastures, clay-lined stock pond, ample space for horses or livestock
- Agricultural tax exempt

Property Taxes:
\$6,075.21

Pastoral views of the surrounding Hill Country set the scene for this 13.25-acre property, just minutes from Fredericksburg's Main Street and wineries. This 2,315 sq ft, 3-bedroom, 2.5-bathroom home, built in 2009 by Laughlin Homes & Restoration, offers a blend of rustic charm and modern amenities. Inside, a rock accent wall, stained concrete floors, and natural light create a welcoming atmosphere. The kitchen boasts Thermador appliances, custom cabinetry, concrete countertops, and a rugged island. Outside, a stone patio with an outdoor fireplace is perfect for relaxation. The property includes a modern 60x40 Mueller metal steel barn with a custom welded pen system and covered livestock working pens, suitable for cattle and equine use. It also features a rainwater collection system and an enclosed insulated feed/tack room. Additionally, there's a charming casita with a full bathroom connected to the carport and workshop, providing extra living space or guest accommodations. With three lush grass pastures, a stock pond, and space for livestock, this property is ideal for Hill Country ranching. Don't miss this opportunity to own a well-equipped Texas property.

MLS #: R91182A (Active) List Price: \$1,795,000 (60 Hits)

5686 -- Ranch Rd 1631 Fredericksburg, TX 78624



Bedrooms: 3
Full Baths: 2
Half Baths: 1
Main House Living SqFt : 2,310
Apx Total SqFt: 2,610
Price Per SQFT: \$687.74
Source SqFt: GCAD
Appx Year Built: 2009
Type & Style: Hill Country Style, Ranch
Current B&B: No
Stories: One
Heating: Central
A/C: Central Air
Garage/Carport: 2 Car, Attached Carport

Original List Price: \$1,795,000
Unit #:
Area: County-Southeast
Subdivision: N/A, Not in Sub
County: Gillespie
School District: Fredericksburg
Distance From City: 6-9 miles
Property Size Range: 11-25 Acres
Apx Acreage: 13.2500
Seller's Est Tax: 6075.21
Showing Instructions: Call Listing Agent
Days on Market 9

Tax Exemptions: CAD Property ID #: 101745,99692 Zoning: None
Flood Plain: No Deed Restrictions: No STR Permit: No Permit #: 00000 Manufactured Homes Allowed: No
HOA: No HOA Fees: HOA Fees Pd: HO Warranty:
Rental Property: Rental \$: Items Not In Sale:
Guest House: Yes # of Guest Houses: 1 Total Guest House SqFt: 300
Guest House # Bedrooms: 1 Guest House # Baths: 1 Guest House # Half Baths: 0

Table with 5 columns: Living Room, Den, Family Room, Great Room, Kitchen; Dining Room, Breakfast Area, Office, Utility Room, Other Room; Extra Room, Guest Quarters, Detached Workshop, Master Bedroom, Bedroom 2; Bedroom 3, Bedroom 4

Construction: Stone, Stucco
Foundation: Slab
Roof: Standing Seam
Flooring: Concrete, Wood
Utilities: Electric-CTEC
Water: Well
Sewer: Septic Tank
Fireplace/Woodstove: Masonry, Outside
Appliances: Dishwasher, Disposal, Microwave, Range, Refrigerator, Water Softener
City/Rural: Outside City(w/Acrq)
Site Features: Deck/Patio, Double Pane Windows, Guest Quarters, Horses Permitted, Storage Building
Interior Features: High Ceilings, Walk-in Closet(s), Washer-Dryer Connection, Water Softener
Topography: Level, Views
Surface Water: Ponds
Access: Farm/Ranch Road
Location Description: Other
Documents on File: Septic Permit, Well Log

Sub Agent %: 0 Buyer Agent %: 3 Sub Agency Non-MLS Fee: Buyer Agency Non-MLS Fee: 0
Trms/Fin: Trms/Fin: Cash, Conventional Possessn: Closing/Funding Var Rate: Yes Excl Agy: No
Title Company: Fredericksburg Titles Attorney: Refer to MLS#:

Location/Directions: On Main St. head SE and turn left on N Olive St/1631 Ranch Rd Continue on Ranch Rd 1631 for 5.6 miles and house will be on the right side

Owner: OTTMERS, GUENTHER G III & ERIN P Occupancy: Owner
Legal Description: ABS A0576 M RIVERA #25, 12.75 ACRES, ABS A0576 M RIVERA #25, .5 ACRES, -HOMESITE-

Instructions: Call LA for instructions
Public Remarks: Pastoral views of the surrounding Hill Country set the scene for this 13.25-acre property, just minutes from Fredericksburg's Main Street and wineries. This 2,315 sq ft, 3-bedroom, 2.5-bathroom home, built in 2009 by Richard Laughlin, offers a blend of rustic charm and modern amenities. Inside, a rock accent wall, stained concrete floors, and natural light create a welcoming atmosphere. The kitchen boasts Thermador appliances, custom cabinetry, concrete countertops, and a rugged island. Outside, a stone patio with an outdoor fireplace is perfect for relaxation. The property includes a modern 60x40 Mueller metal steel barn with a custom welded pen system and covered livestock working pens, suitable for cattle and equine use. It also features a rainwater collection system and an enclosed insulated feed/tack room. Additionally, there's a charming casita with a full bathroom connected to the carport and workshop, providing extra living space or guest accommodations. With three lush grass pastures, a stock pond, and space for livestock, this property is ideal for Hill Country ranching. Don't miss this opportunity to own a well-equipped Texas property.

Agent Remarks:
Display on Internet: Yes Display Address: Yes Allow AVM: No Allow Comments: No
Office Broker's Lic #: 9003085

5686 Ranch Rd 1631
Texas, 13.25 AC +/-




 Boundary

Justin Cop
P: 830-997-6531

www.fredericksburarealtv.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 accuracy of the information.

STATE OF TEXAS WELL REPORT for Tracking #151322

Owner: Trae Ottmers	Owner Well #: No Data
Address: 602 W. Burbank Fredericksburg, TX 78624	Grid #: 57-42-9
Well Location: .25 mi W of Sultemeir- Moellering Rd on FM 1631; 80' N in field TX	Latitude: 30° 17' 27" N
	Longitude: 098° 46' 24" W
Well County: Gillespie	Elevation: No Data

Type of Work: New Well	Proposed Use: Domestic
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Drilling Start Date: **8/25/2008** Drilling End Date: **8/25/2008**

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	9	0	60

Drilling Method: **Air Hammer**

Borehole Completion: **Filter Packed**

	Top Depth (ft.)	Bottom Depth (ft.)	Filter Material	Size
Filter Pack Intervals:	25	46	Gravel	3/8"

	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
Annular Seal Data:	1	3	1 Cement
	3	25	10 Bentonite

Seal Method: **Grout**

Sealed By: **Driller**

Distance to Property Line (ft.): **No Data**

Distance to Septic Field or other concentrated contamination (ft.): **No Data**

Distance to Septic Tank (ft.): **No Data**

Method of Verification: **No Data**

Surface Completion: **Pitless Adapter Used**

Water Level: 23 ft. below land surface on No Data	Measurement Method: Unknown
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Packers: **No Data**

Type of Pump: Submersible	Pump Depth (ft.): 40
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Well Tests: **Jetted** **Yield: 30 GPM**

Water Quality:	<i>Strata Depth (ft.)</i>	<i>Water Type</i>
	27-46	Good (480 ppmTDS)

Chemical Analysis Made: **No**

Did the driller knowingly penetrate any strata which contained injurious constituents?: **No**

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **Virdell Drilling, Inc.**
111 E. Grayson
Llano, TX 78643

Driller Name: **Taylor Virdell Jr.** License Number: **1900**

Apprentice Name: **James Caleb Virdell** Apprentice Number: **57668**

Comments: **No Data**

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

Casing:
BLANK PIPE & WELL SCREEN DATA

<i>Top (ft.)</i>	<i>Bottom (ft.)</i>	<i>Description</i>
0	1	T/S
2	22	Brn Clay and Gravel
22	27	Rd Clay and LS
27	50	Sand and Gravel
50	60	Dk Gray Glauconitic LS

<i>Dia. (in.)</i>	<i>New/Used</i>	<i>Type</i>	<i>Setting From/To (ft.)</i>
5 N PVC	17 38	+2 - 36	
5 N PVC	slott 10 36	- 46	

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

Texas Department of Licensing and Regulation
P.O. Box 12157
Austin, TX 78711
(512) 334-5540



Gillespie County Application for On-Site Sewage Facility

(Permit application is good for 1 year from purchase date)

Permit # 5984

Date: 5/14/09

Fee: 150.⁰⁰

Reason for Permit (Circle one): New Construction System Replacement System Repair

Name of Landowner: Ottmers III, Guenther "Tree", G
(Last) (First) (MI)

Mailing Address: 602 W. Burbank, Fredericksburg, 78624
(Street # and name) (City & State) (Zip code)

Physical Address/Location of new septic system: 5686 RR 1631
(Street # and name)
Fredericksburg, TX, 78624
(City & State) (Zip code)

Daytime Phone Number(s): 830/992-2110 Cell Number(s): 830/426-1915

Legal Description: Volume: 20085107 Page: _____ Gillespie County Tax I. D. #: R 99692

Subdivision Name: N/A Lot _____ Blk _____ Phase _____ Tract _____

Abstract # A0576 Survey Name and # M. RIVERA #25

Total Acreage: 8.5 Private Well Public Well (Supplier's Name) _____

Name & license # of person installing the septic system: Paul [Signature] 3701
(OS#)

Information on a Single Family Residence: House Mobile Home Manufactured

Total Square Footage of Living Area: <1500 <2500 <3500 <4500 _____

of bedrooms 3 or 4 # of bathrooms (Full) 2, (Half) 1. Does it have or will it have water saving devices such as, low flush toilets, reduced flow shower heads or faucets, pressure reducing valves and/or faucet aerators? Yes No

Water Softener (Demand-Initiated Regeneration)

Circle: Y or N

Is the water softener plumbed separate from the OSSF: Y or N

Information on a Non-Single Family Residence or Commercial/Institutional Facility (including Multi-family residences) Describe usage: _____

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given to Gillespie County OSSF Department to enter upon the above described property for the purpose of soil/site evaluation and investigation of an on-site sewage facility.

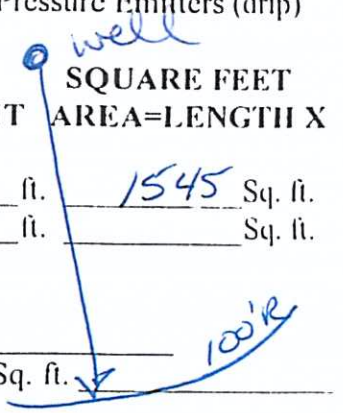
Guenther [Signature]
(Signature of Landowner)

2/20/2009
(Date)

III. Disposal Field: Conventional Gravel Leaching Chambers (Brand)
 Low-Pressure Pipe Mounds Gravel-Less Pipe Pressure Emitters (drip)
 ET Beds Other: _____

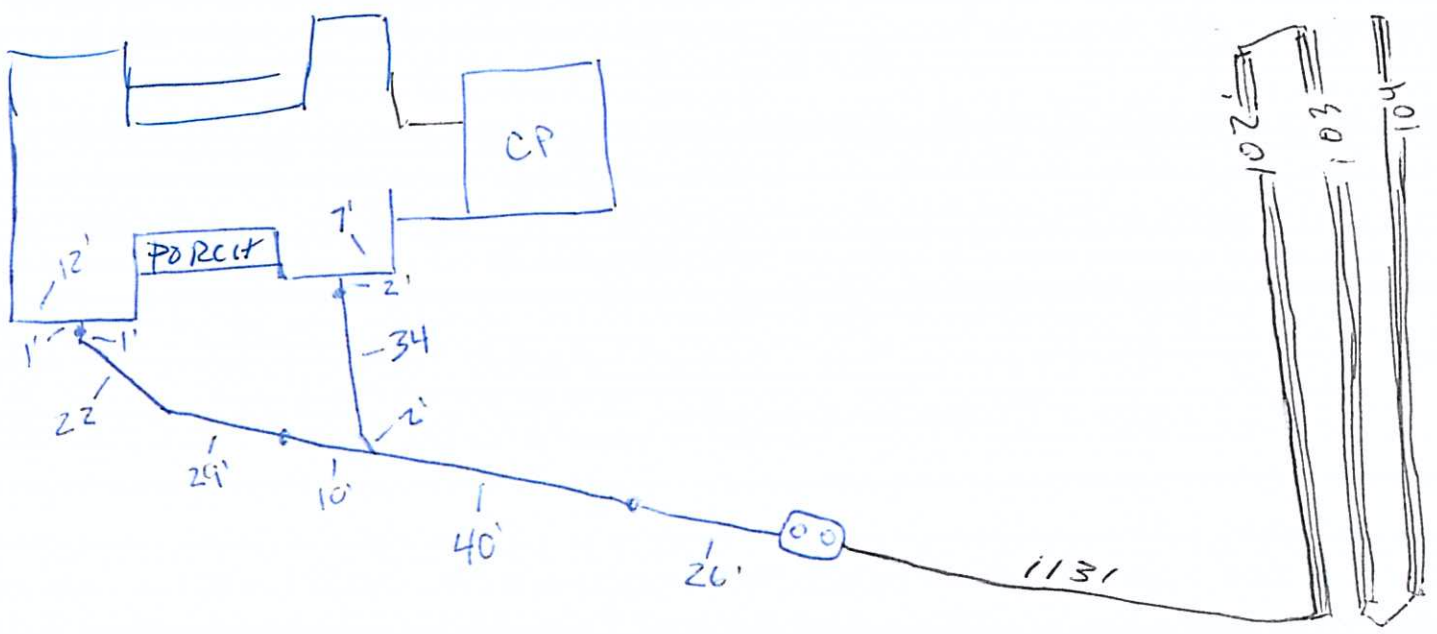
Subsurface Disposal:

LENGTH OF TRENCH CREDIT	WIDTH	HEIGHT OF MEDIA	CREDIT	SQUARE FEET AREA=LENGTH X
1. <u>309</u> ft.	<u>3</u> ft.	<u>1</u> ft.	<u>5</u> ft.	<u>1545</u> Sq. ft.
2. _____ ft.	_____ ft.	_____ ft.	_____ ft.	_____ Sq. ft.



IV. Surface Disposal (Application):
 Loading Rate: _____ Area Required in Sq. ft. _____
 Area Designed in Sq. ft. _____
 Timer installed-----Y/N
 Anti-siphon Hole used----Y/N
 Check valve used-----Y/N

V. Map of System: GPS UTM 14 R 0521819
Not to Scale 3351152



Gillespie CAD Property Search

Property ID: 99692 For Year 2024

 Map

Property Details

Account		
Property ID:	99692	Geographic ID: A0576-0025-000000-00
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:	5686 RANCH ROAD 1631 TX	
Map ID:	7-P	Mapsc0:
Legal Description:	ABS A0576 M RIVERA #25, 12.75 ACRES	
Abstract/Subdivision:	A0576 - M RIVERA #25	
Neighborhood:	F500	
Owner		
Owner ID:	84761	
Name:	OTTMERS, GUENTHER G III & ERIN P	
Agent:		

Mailing Address:	5686 RANCH ROAD 1631 FREDERICKSBURG, TX 78624
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$24,970 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$391,740 (+)
Market Value:	\$416,710 (=)
Agricultural Value Loss:	\$390,210 (-)
Appraised Value:	\$26,500 (=)
Homestead Cap Loss:	\$0 (-)
Assessed Value:	\$26,500
Ag Use Value:	\$1,530

PLEASE SEARCH USING THE PROPERTY ID OR OWNER'S NAME

VALUES SHOWN ARE 2024 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

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: OTTMERS, GUENTHER G III & ERIN P **%Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
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CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$416,710	\$26,500	\$0.00	
G086	GILLESPIE COUNTY	\$416,710	\$26,500	\$74.09	
HUW	HILL CNTRY UWCD	\$416,710	\$26,500	\$1.25	
SFB	FREDBG ISD	\$416,710	\$26,500	\$205.48	
WCD	GILLESPIE WCID	\$416,710	\$26,500	\$0.05	

Total Tax Rate: 1.059876

Estimated Taxes With Exemptions: \$280.87

Estimated Taxes Without Exemptions: \$4,416.61

Property Improvement - Building

Description: MISC IMP **Type:** MISC IMP **State Code:** D2 **Living Area:** 0.00 sqft **Value:** \$24,970

Type	Description	Class CD	Year Built	SQFT
STG	STORAGE	*	0	144.00
SHED	SHED	*	0	300.00
BARN	BARN	*	0	2,256.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RID1	IMPROVED PASTURE 1	8.0000	348,480.00	0.00	0.00	\$245,800	\$1,020
RID2	IMPROVED PASTURE 2	4.7500	206,910.00	0.00	0.00	\$145,940	\$510

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$24,970	\$391,740	\$1,530	\$26,500	\$0	\$26,500
2023	\$24,970	\$391,740	\$1,540	\$26,510	\$0	\$26,510
2022	\$24,970	\$374,850	\$1,520	\$26,490	\$0	\$26,490
2021	\$24,970	\$285,600	\$1,550	\$26,520	\$0	\$26,520
2020	\$24,970	\$217,390	\$1,400	\$26,370	\$0	\$26,370
2019	\$24,970	\$154,400	\$930	\$25,900	\$0	\$25,900

2018	\$24,970	\$154,400	\$910	\$25,880	\$0	\$25,880
2017	\$24,970	\$136,960	\$890	\$25,860	\$0	\$25,860
2016	\$0	\$136,000	\$870	\$870	\$0	\$870
2015	\$0	\$136,000	\$870	\$870	\$0	\$870
2014	\$0	\$128,000	\$850	\$850	\$0	\$850

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/10/2008	WD	WARRANTY DEED	WILLIAMS, OLIVER A MD	OTTMERS, GUENTHER G III & ERIN P	20085107		

ARB Data

Data will be available in October 2024.

Estimated Tax Due

ATTENTION

Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

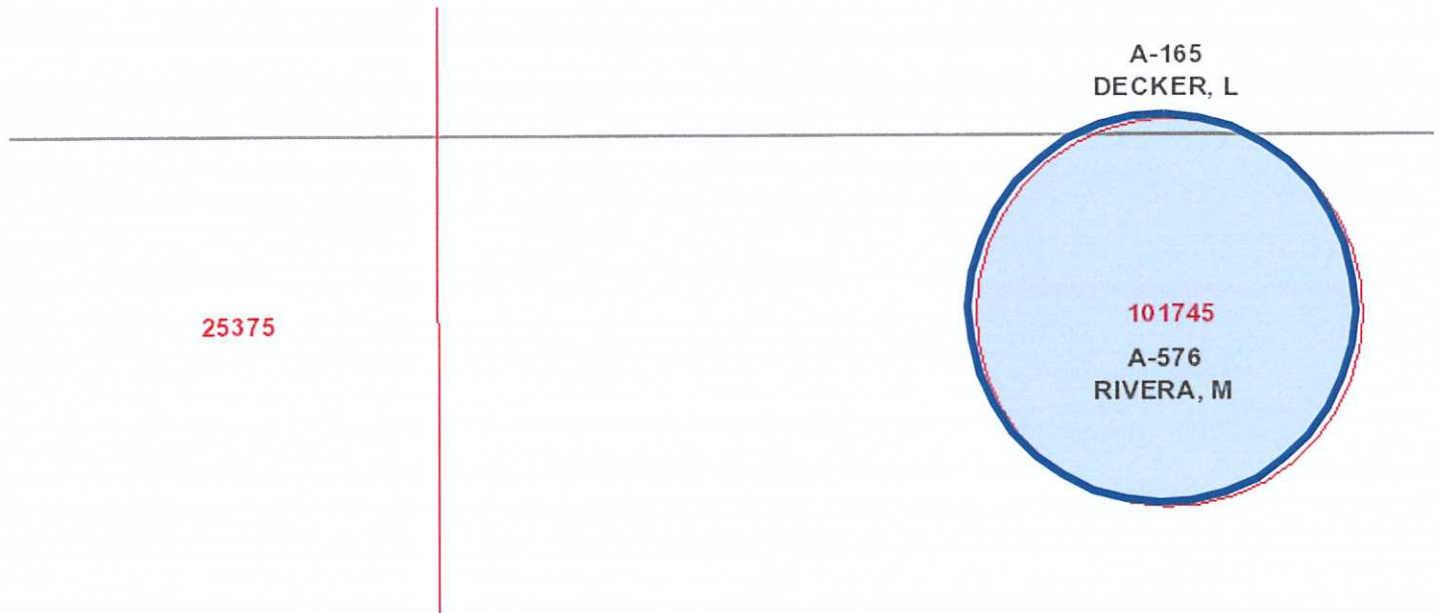
If Paid: 06/12/2024 17

Year	Taxing Jurisdiction	Tax Rate	Market Value	Taxable Value	Base Tax	Amount Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees
2023	GILLESPIE COUNTY	0.279600	\$416,710	\$26,510	\$74.12	\$0.00	\$0.00	\$0.00	\$0.00
2023	HILL CNTRY UWCD	0.004700	\$416,710	\$26,510	\$1.25	\$0.00	\$0.00	\$0.00	\$0.00
2023	FREDBG ISD	0.775400	\$416,710	\$26,510	\$205.55	\$0.00	\$0.00	\$0.00	\$0.00

Gillespie CAD Property Search

Property ID: 101745 For Year 2024

Map



Property Details

Account		
Property ID:	101745	Geographic ID: A0576-0025-000000-00
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:	5686 RANCH ROAD 1631 TX	
Map ID:	7-P	Mapsc0:
Legal Description:	ABS A0576 M RIVERA #25, .5 ACRES, -HOMESITE-	
Abstract/Subdivision:	A0576 - M RIVERA #25	
Neighborhood:	F500	
Owner		
Owner ID:	84761	
Name:	OTTMERS, GUENTHER G III & ERIN P	
Agent:		

Mailing Address:	5686 RANCH ROAD 1631 FREDERICKSBURG, TX 78624
% Ownership:	100.0%
Exemptions:	HS - Homestead For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$604,500 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$15,360 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$619,860 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$619,860 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$619,860
Ag Use Value:	\$0

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Property Taxing Jurisdiction

Owner: OTTMERS, GUENTHER G III & ERIN P **%Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
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CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$619,860	\$619,860	\$0.00
G086	GILLESPIE COUNTY	\$619,860	\$619,860	\$1,733.13
HUW	HILL CNTRY UWCD	\$619,860	\$619,860	\$29.13
SFB	FREDBG ISD	\$619,860	\$519,860	\$4,030.99
WCD	GILLESPIE WCID	\$619,860	\$619,860	\$1.09

Total Tax Rate: 1.059876

Estimated Taxes With Exemptions: \$5,794.34

Estimated Taxes Without Exemptions: \$6,569.74

Property Improvement - Building

Type: RESIDENTIAL **State Code:** E1 **Living Area:** 2,310.00 sqft **Value:** \$604,500

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OP	OPEN PORCH	*		2009	288.00
OP	OPEN PORCH	*		2009	65.00
MA	MAIN AREA	M6P	ST,SV	2009	2,310.00
PO	PATIO	*		2009	278.00
PO	PATIO	*		2009	56.00
SHED	SHED	SHED3		0	400.00
SHED	SHED	SHED3		0	240.00
SHED	SHED	SHED3		0	300.00
UTL	UTILITY ROOM	*		2009	88.00
BARN	BARN	BARN2		0	2,000.00
CP	CARPORT	*		2009	546.00
CP	CARPORT	*		2011	576.00
CNOP	CANOPY	*		2011	1,440.00
BLDG	BUILDING	*		2011	828.00

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
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RN2	NATIVE PASTURE 2	0.5000	21,780.00	0.00	0.00	\$15,360	\$0
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Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$604,500	\$15,360	\$0	\$619,860	\$0	\$619,860
2023	\$604,500	\$15,360	\$0	\$619,860	\$24,116	\$595,744
2022	\$530,090	\$14,700	\$0	\$544,790	\$3,205	\$541,585
2021	\$494,170	\$11,200	\$0	\$505,370	\$13,020	\$492,350
2020	\$407,770	\$8,530	\$0	\$416,300	\$0	\$416,300
2019	\$407,770	\$9,650	\$0	\$417,420	\$0	\$417,420
2018	\$388,090	\$9,650	\$0	\$397,740	\$0	\$397,740
2017	\$378,530	\$8,560	\$0	\$387,090	\$0	\$387,090
2016	\$355,900	\$8,500	\$0	\$364,400	\$0	\$364,400
2015	\$333,400	\$8,500	\$0	\$341,900	\$0	\$341,900
2014	\$333,400	\$8,000	\$0	\$341,400	\$0	\$341,400

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/10/2008	WD	WARRANTY DEED	WILLIAMS, OLIVER A MD	OTTMERS, GUENTHER G III & ERIN P	20085107		

ARB Data

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Estimated Tax Due

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F | **FREDERICKSBURG**
REALTY GROUP

JUSTIN COP
BROKER, GRI, CNE

JUSTIN@FREDERICKSBURGREALTY.COM

830.998.2895

FREDERICKSBURGREALTY.COM

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