

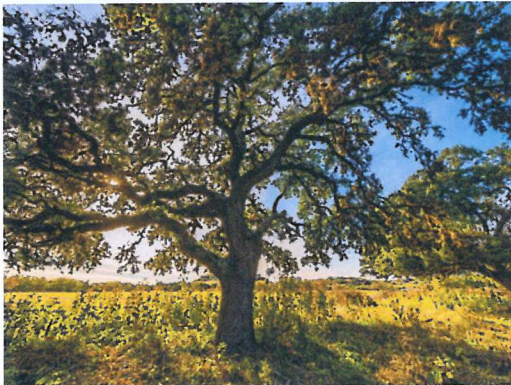


# 326 LEHNE LANE

BRIDGET FRY, REALTOR® | CELL: 830-234-7141







## 326 LEHNE LANE

10.04± ACRES | FREDERICKSBURG, TEXAS | GILLESPIE COUNTY

This rare small-acreage home site is located in the heart of the Texas Hill Country, just a few miles from the popular town of Fredericksburg. The beautiful property offers the best of all worlds — outstanding views across rolling hills and open fields, majestic mature Live Oak trees and meandering wildlife. A peaceful spring-fed creek runs through the property and draws in herds of trophy whitetail and axis deer.

This 10.04± acre tract has 378 LF of creek frontage and a private all-weather road. Beautiful huge oak trees surround the site, and there are several home site options with amazing views of the countryside.

### PROPERTY HIGHLIGHTS

**LOCATED IN THE HEART OF THE TEXAS HILL COUNTRY**, just a few miles from Fredericksburg's Main Street

**SPRING-FED CREEK ON PROPERTY**

**SEVERAL POSSIBLE LEVEL HOME SITES**

**HEAVILY WOODED AREAS** with mature spreading Live Oak trees

**ABUNDANT WILDLIFE** — deer, turkeys and several varieties of birds

**LIGHT DEED RESTRICTIONS**



### SCHEDULE A SHOWING TODAY

Listing Agent: **Bridget Fry**, REALTOR®

Office: 830-997-6531

Cell: 830-234-7141

[bridget@fredericksburgrealty.com](mailto:bridget@fredericksburgrealty.com)





**FREDERICKSBURG** REALTY GROUP  
**TEXAS RANCH** REALTY TEAM

**326 Lehne Ln | Fredericksburg, Texas | Gillespie County**

**10.04+/- Acres**

**\$580,000**

**Agent**

Bridget Fry

**Property Highlights**

- Located in the heart of the Texas Hill Country, just a few miles from Fredericksburg's Main Street
- Spring-fed creek on property
- Several possible level home sites
- Heavily wooded areas with mature spreading Live Oak trees
- Abundant wildlife--deer, turkeys and several varieties of birds
- Light deed restrictions

**Property Taxes:**

\$11.00

**Ad and MLS Copy**

This rare small-acreage home site is located in the heart of the Texas Hill Country, just a few miles from the popular town of Fredericksburg. The beautiful property offers the best of all worlds--outstanding views across rolling hills and open fields, majestic mature Live Oak trees and meandering wildlife. A peaceful spring-fed creek runs through the property and draws in herds of trophy whitetail and axis deer.

This 10.04+/- acre tract has 378 LF of creek frontage and a private all-weather road. Beautiful huge oak trees surround the site, and there are several home site options with amazing views of the countryside.

MLS #: A85480A (Active) List Price: \$580,000 (469 Hits)

326 -- Lehne Lane Fredericksburg, TX 78624



Type: Vacant Land  
Best Use: Residential, Investment  
Topography: Level, Sloping, Partially  
Wooded, Exceptional View  
Surface Cover: Wooded, Improved Grasses  
Views: Yes  
Apx \$/Acre: 0  
Lot/Tract #:

Original List Price: \$650,000  
Area: County-North  
Subdivision: N/A, Not in Sub  
County: Gillespie  
School District: Fredericksburg  
Distance From City: 6-9 miles  
Property Size Range: 6-10 Acres  
Apx Tract Size: 10.04  
Apx Acreage: 10.0400  
Seller's Est Tax: 11.00  
Showing Instructions: Call LA  
Appointment  
Days on Market 315

Tax Exemptions: CAD Property ID #: 187428 Zoning: None  
Flood Plain: Yes Deed Restrictions: Yes Easements: Electric Distribution, ROW Easement  
HOA: No HOA Fees: HOA Fees Pd:

Items Not In Sale:

Documents on File: Aerial Photo

Land	
Leases	Cropland
Rangeland/Pasture	Fenced

Water: Spring  
Sewer: None  
Utilities: CTEC Electric Available  
Access/Location: County Road, Gravel Road  
Minerals: Unknown

Improvements: None  
Misc Search: Livestock Permitted  
Surface Water: Seasonal Creek  
Fence: Wire

Sub Agent %: 3 Buyer Agent %: 3 Sub Agency Non-MLS Fee: Buyer Agency Non-MLS Fee:  
TrmsFin: Cash, Conventional Possesn: After Closing/Funding Var Rate: No Excl Agy: Yes  
Escrow Agent: Hill Country Titles Attorney: Refer to MLS#:

Location/Directions: From Fredericksburg's Main St, turn onto N Llano (State Hwy 16 N). Turn left onto Lower Crabapple and Lehne Lane will be approximately 4 miles down on your left.

Owner: Wellington Asset Management, LLC  
Legal Description: ABS A0043 J C BURKE #187, 10.04 ACRES

Instructions: Call Listing Agent to schedule showing.

Public Remarks: This rare small-acreage home site is located in the heart of the Texas Hill Country, just a few miles from Fredericksburg. The beautiful property offers the best of all worlds--outstanding views across rolling hills and open fields, majestic mature Live Oak trees & meandering wildlife. A peaceful spring-fed creek runs through the property and draws in herds of trophy whitetail & axis deer. This 10.04+/- acre tract has 378 LF of creek frontage & a private all-weather road. Beautiful huge oak trees surround the site, & there are several home site options with amazing views of the countryside.

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: Bridget Fry (#:132)  
Agent Email: [bridget@fredericksburgrealty.com](mailto:bridget@fredericksburgrealty.com)  
Contact #: (830) 234-7141  
License Number: 0723159



 Map

 Property Details

<b>Account</b>	
<b>Property ID:</b>	187428
<b>Legal Description:</b>	ABS A0043 J C BURKE #187, 10.04 ACRES
<b>Geographic ID:</b>	A0043-0187-000000-00
<b>Agent:</b>	
<b>Type:</b>	Real
<b>Location</b>	
<b>Address:</b>	LEHNE LN OFF LOWER CRABAPPLE RD, TX
<b>Map ID:</b>	5-O
<b>Neighborhood CD:</b>	F300
<b>Owner</b>	
<b>Owner ID:</b>	342261
<b>Name:</b>	WELLINGTON ASSET MANAGEMENT LLC
<b>Mailing Address:</b>	7808 LYNCHBURG DR AUSTIN, TX 78738
<b>% Ownership:</b>	100.0%
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.



## Property Values

<b>Improvement Homesite Value:</b>	\$0
<b>Improvement Non-Homesite Value:</b>	\$0
<b>Land Homesite Value:</b>	\$0
<b>Land Non-Homesite Value:</b>	\$0
<b>Agricultural Market Valuation:</b>	\$195,480
<b>Market Value:</b>	\$195,480
<b>Ag Use Value:</b>	\$1,000
<b>Appraised Value:</b>	\$1,000
<b>Homestead Cap Loss: ⓘ</b>	\$0
<b>Assessed Value:</b>	\$1,000

**The deadline to file a real property notice of protest is June 15, 2022 - VALUES DISPLAYED ARE 2022 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

Entity	Description	Market Value	Taxable Value
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$195,480	\$1,000
G086	GILLESPIE COUNTY	\$195,480	\$1,000
HUW	HILL CNTRY UWCD	\$195,480	\$1,000
SFB	FREDBG ISD	\$195,480	\$1,000
WCD	GILLESPIE WCID	\$195,480	\$1,000

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	4.54	197,762.40	0.00	0.00	\$88,390	\$440
RN1	NATIVE PASTURE 1	5.5	239,580.00	0.00	0.00	\$107,090	\$560



## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2022	\$0	\$195,480	\$1,000	\$1,000	\$0	\$1,000

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
2/15/2022	WD	WARRANTY DEED	WOOD, JESS COLLIN	WELLINGTON ASSET MANAGEMENT LLC	20221216		



## Estimated Tax Due

**\*\*ATTENTION\*\***

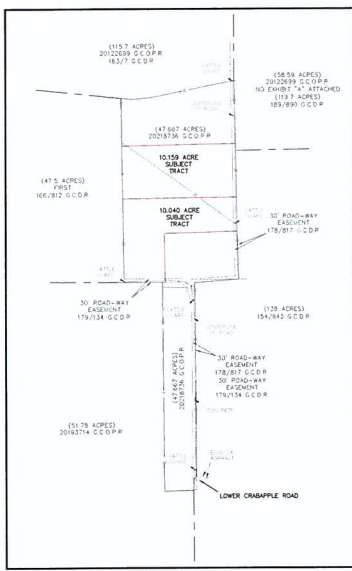
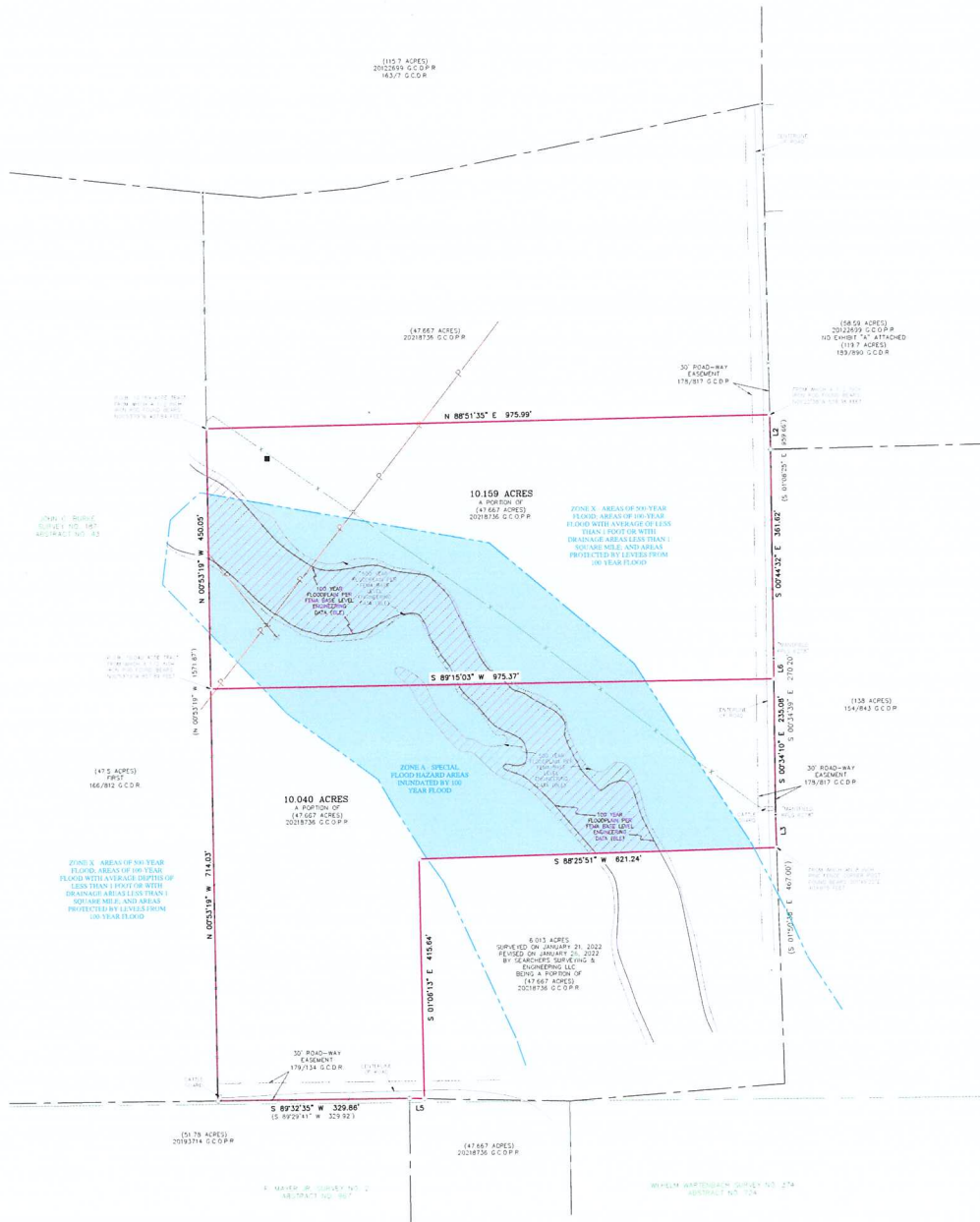
Indicated amount may not reflect delinquent tax due beyond a 5-year history. Partial payments or contract payments may not be reflected. Quarter payments that are made according to Section 31.031 of the Texas Property Tax Code are not considered delinquent.

If Paid: 6/23/2022



Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2022	GILLESPIE COUNTY	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2022	HILL CNTRY UWCD	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2022	FREDBG ISD	N/A	N/A	N/A	N/A	N/A	N/A	N/A
2022	GILLESPIE WCID	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	<b>2022 Total:</b>		N/A	N/A	N/A	N/A	N/A	N/A





**NOTE:**

1. THIS SURVEY IS A PARTIAL SURVEY OF THE TRACT DESCRIBED IN THE ADJACENT SURVEY.

2. THE BOUNDARIES SHOWN ON THIS SURVEY ARE BASED ON THE DATA PROVIDED BY THE CLIENT.

3. THE FLOOD HAZARD AREAS SHOWN ON THIS SURVEY ARE BASED ON THE DATA PROVIDED BY THE CLIENT.

4. THE FLOOD HAZARD AREAS SHOWN ON THIS SURVEY ARE NOT TO BE USED FOR ANY OTHER PURPOSE.

**FLOOD NOTE:**

1. THE FLOOD HAZARD AREAS SHOWN ON THIS SURVEY ARE BASED ON THE DATA PROVIDED BY THE CLIENT.

2. THE FLOOD HAZARD AREAS SHOWN ON THIS SURVEY ARE NOT TO BE USED FOR ANY OTHER PURPOSE.

**LINE TABLE**

LINE NO.	BEARING	DISTANCE
1	N 0°00'00" E	100.00
2	S 90°00'00" W	100.00
3	N 0°00'00" E	100.00
4	S 90°00'00" W	100.00



**TITLE SURVEY**

SEARCHERS SURVEYING & ENGINEERING LLC  
 WASHINGTON, DC 20001



**LEGEND:**

- 30' ROAD-WAY EASEMENT
- 100' ROAD-WAY EASEMENT
- 150' ROAD-WAY EASEMENT
- 200' ROAD-WAY EASEMENT
- 300' ROAD-WAY EASEMENT
- 400' ROAD-WAY EASEMENT
- 500' ROAD-WAY EASEMENT
- 600' ROAD-WAY EASEMENT
- 700' ROAD-WAY EASEMENT
- 800' ROAD-WAY EASEMENT
- 900' ROAD-WAY EASEMENT
- 1000' ROAD-WAY EASEMENT

**SURVEY NOTES:**

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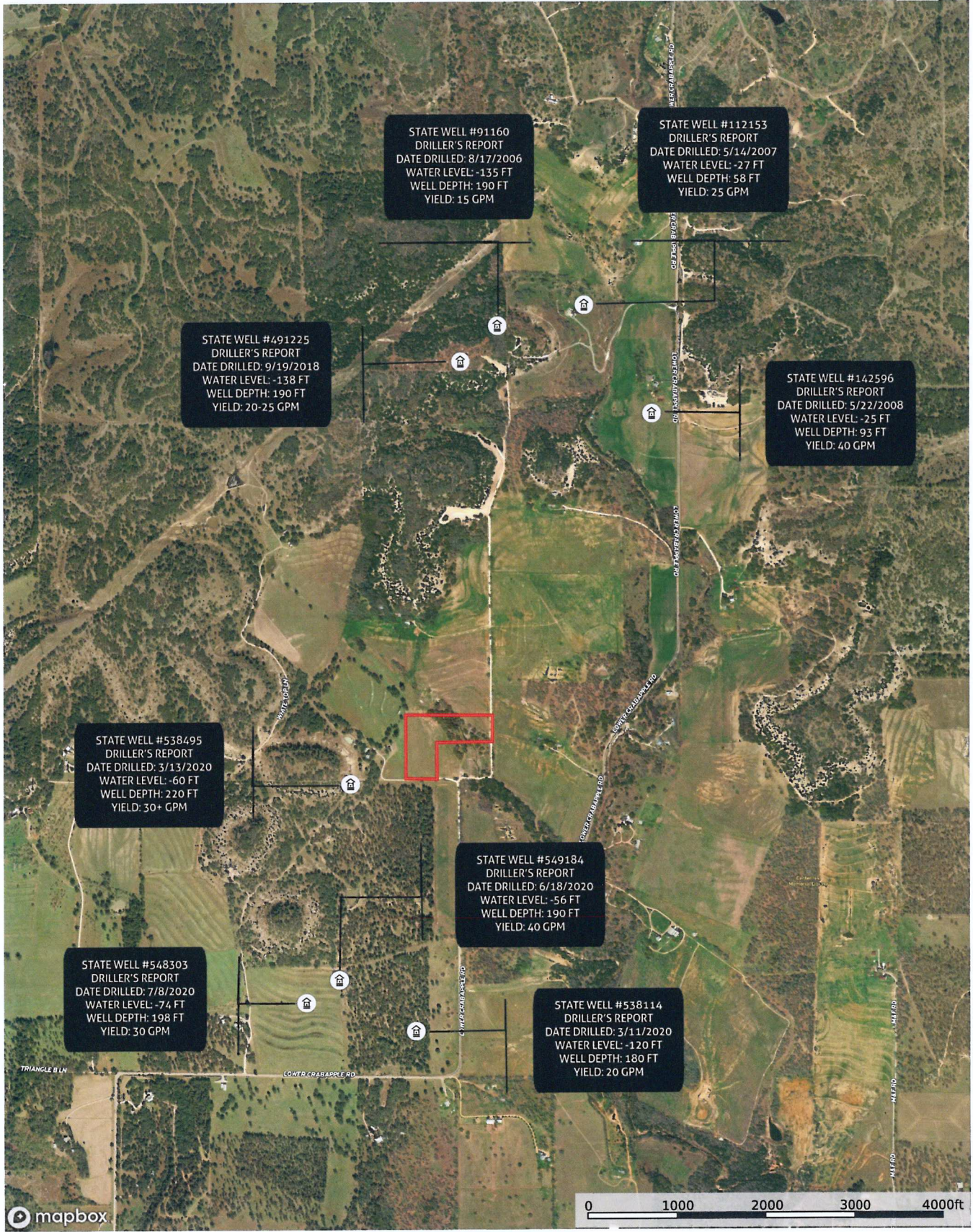
4. THE FLOOD HAZARD AREAS SHOWN ON THIS SURVEY ARE NOT TO BE USED FOR ANY OTHER PURPOSE.



**TITLE SURVEY**

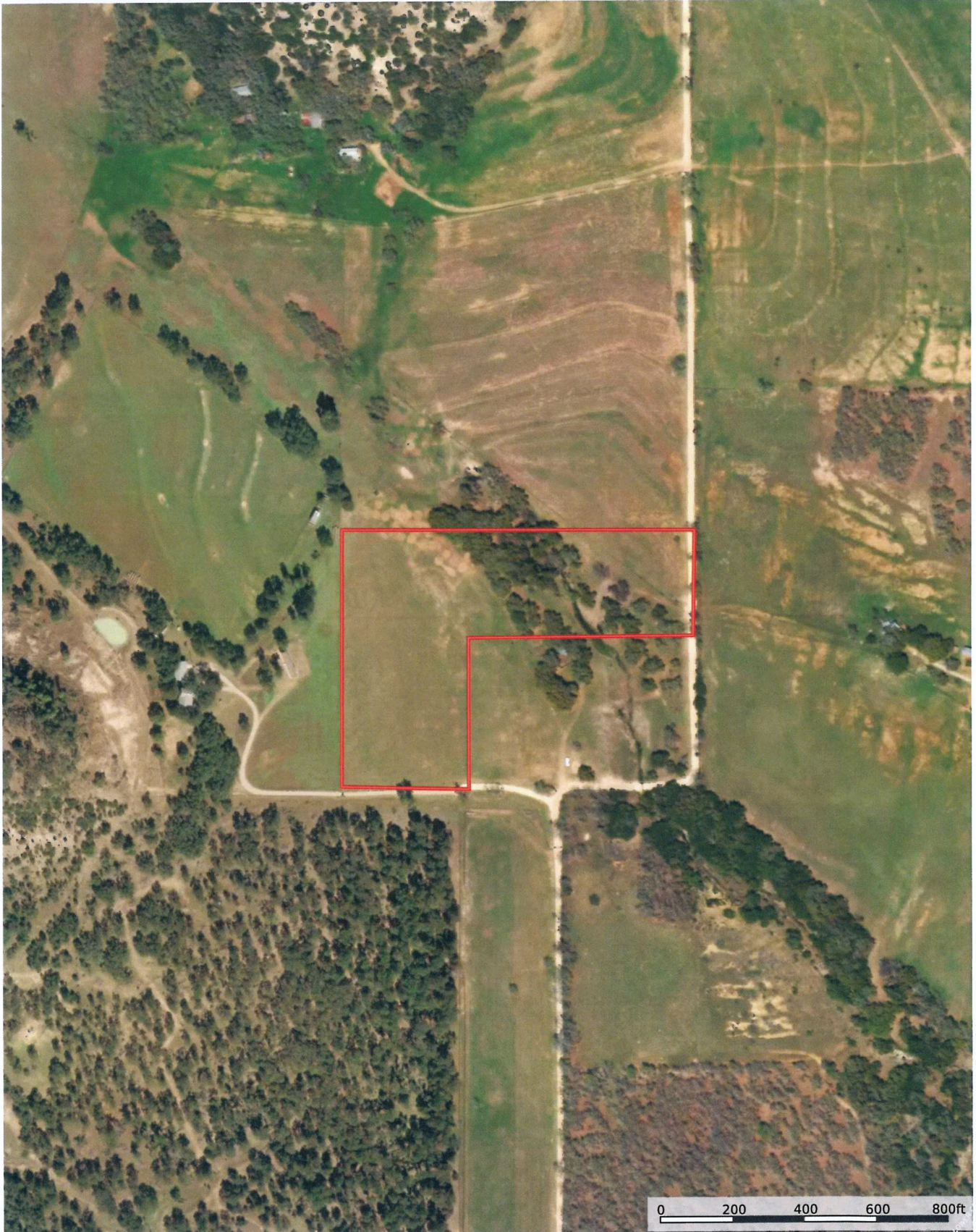
SEARCHERS SURVEYING & ENGINEERING LLC  
 WASHINGTON, DC 20001





Well Label Boundary

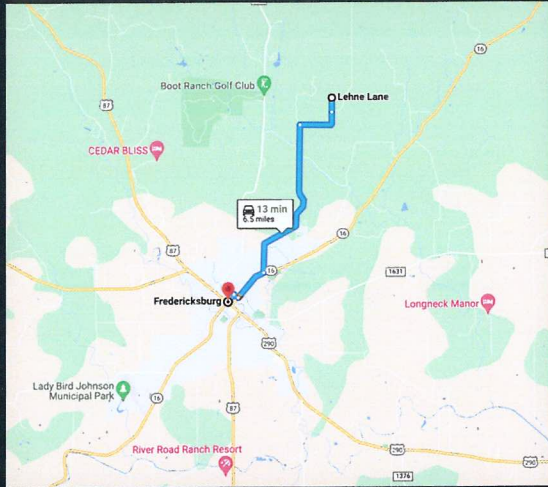




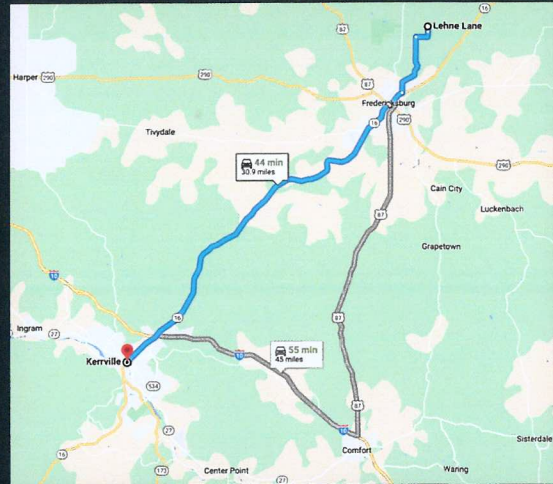
 Boundary



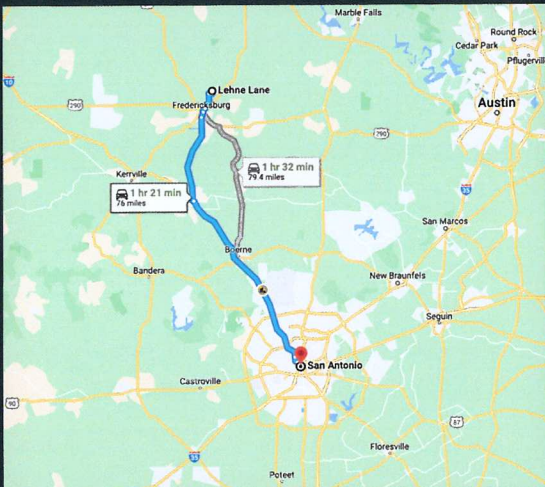
# Lehne Lane #3 10 AC, Gillespie County Distance Map



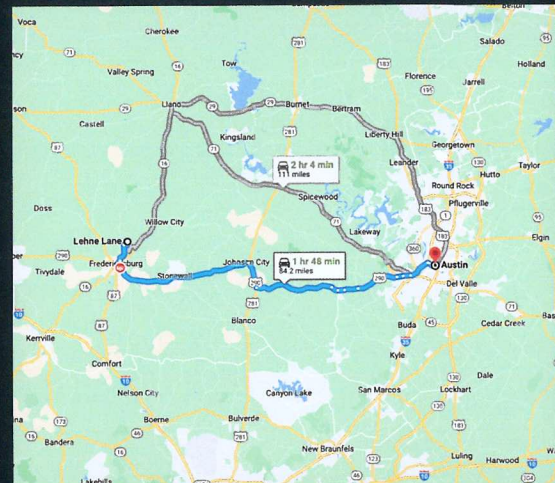
Lehne Lane #3 to Fredericksburg, TX



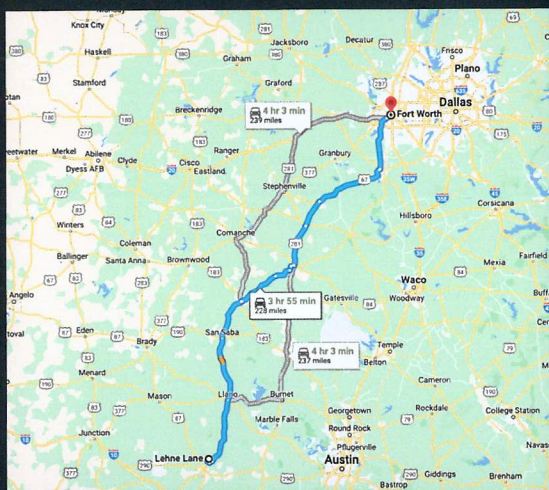
Lehne Lane #3 to Kerrville, TX



Lehne Lane #2 to San Antonio, TX



Lehne Lane #3 to Austin, TX



Lehne Lane #3 to Fort Worth, TX


## Distance to Surrounding Cities

Fredericksburg, TX	6.5 Miles
Kerrville, TX	30.9 Miles
San Antonio, TX	76 Miles
Austin, TX	84.2 Miles
Fort Worth, TX	228 Miles







I  Boundary 10.01 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
He	Heaton loamy fine sand	5.97	59.64	0	39	3e
Fr	Oakalla silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.15	31.47	0	58	3e
PeC	Pedernales fine sandy loam, 3 to 5 percent slopes	0.56	5.59	0	52	3e
BaC	Bastrop loamy fine sand, dry, 1 to 5 percent slopes	0.33	3.3	0	47	3e
TOTALS		10.01(*)	100%	-	45.97	3.0









(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

### Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

Lehne Lane Estates #3 Adjoiners  
 Gillespie County, Texas, 10.04 AC +/-

