



THE CANYONS LOT #23

WALTER CROWDER, REALTOR® | 409-916-1222





FREDERICKSBURG REALTY GROUP
TEXAS RANCH REALTY TEAM

The Canyons

Lot 23, Ridgeline Rd | Fredericksburg, Texas 78624 | Gillespie County

5.15+/- Acres

\$365,000

Agent

Walter Crowder

Property Highlights

- 5.19+/- acres with great views, only 16-20 miles from Fredericksburg, TX.
- Gated subdivision
- Paved roads
- Underground electricity
- High speed fiber internet
- Abundant wildlife including whitetail deer, turkey and hogs

Property Taxes:

\$5.61

Ad and MLS Copy

Escape to the heart of the Texas Hill Country and build your dream home on this 5.15-acre lot in the exclusive gated community of The Canyons. Located just 16-20 miles from the charming town of Fredericksburg, this property offers a serene escape with all the modern conveniences you desire.

Imagine waking up to panoramic views of rolling hills, abundant wildlife, and vibrant sunsets. This wooded lot provides the perfect canvas for your custom home, with easy access via paved roads and essential utilities like underground electricity and high-speed fiber internet already in place.

The Canyons Subdivision offers a sense of community and privacy, with a gated entrance ensuring security and tranquility. Whether you envision a weekend retreat or a full-time residence, this property offers endless possibilities to create your ideal Hill Country lifestyle.

MLS #: T91359A (Active) List Price: \$365,000 (32 Hits)

Lot 23 -- Ridgeline Rd Fredericksburg, TX 78624



Type: Rural Subdivision, Gated Subdivision
Best Use: Residential
Topography: Gently Rolling, Partially Wooded
Surface Cover: Wooded/Native Pasture
Views:
Apx \$/Acre: 0
Lot/Tract #: 23

Original List Price: \$365,000
Area: City-Northwest
Subdivision: The Canyons
County: Gillespie
School District: Fredericksburg
Distance From City: Over 20 miles
Property Size Range: 1-5 Acres
Apx Acreage: 5.1500
Seller's Est Tax: 5.61
Showing Instructions: Call LA Appointment
Days on Market 10

Tax Exemptions: Ag**CAD Property ID #:** 186374**Zoning:** None**Flood Plain:** Yes**Deed Restrictions:** Yes**Easements:** Electric Service**HOA:** Yes**HOA Fees:** 1000.00**HOA Fees Pd:** Yearly**Items Not In Sale:****Documents on File:** Survey/Plat, Deed Restrictions

Land		
Leases		Cropland
Rangeland/Pasture		Fenced

Water: None**Sewer:** None**Utilities:** City Electric-On Property**Access/Location:** County Road**Minerals:** None**Improvements:** None**Misc Search:** None**Surface Water:** Wet Weather Creek**Fence:** None**Sub Agent %:** 3**Buyer Agent %:** 3**Sub Agency Non-MLS Fee:****Buyer Agency Non-MLS Fee:** 3**TrmsFin:** Cash, Conventional**Possessn:** After Closing/Funding**Var Rate:** No**Excl Agy:** No**Title Company:** Fredericksburg Title**Attorney:****Refer to MLS#:**

Location/Directions: From Fredericksburg, head north on Hwy 87. Take a right on Ranch Road 2323 and continue for 6.3 miles. Take right on Schneider Moellering Rd and in 2.1 miles take a left onto Canyons Dr.

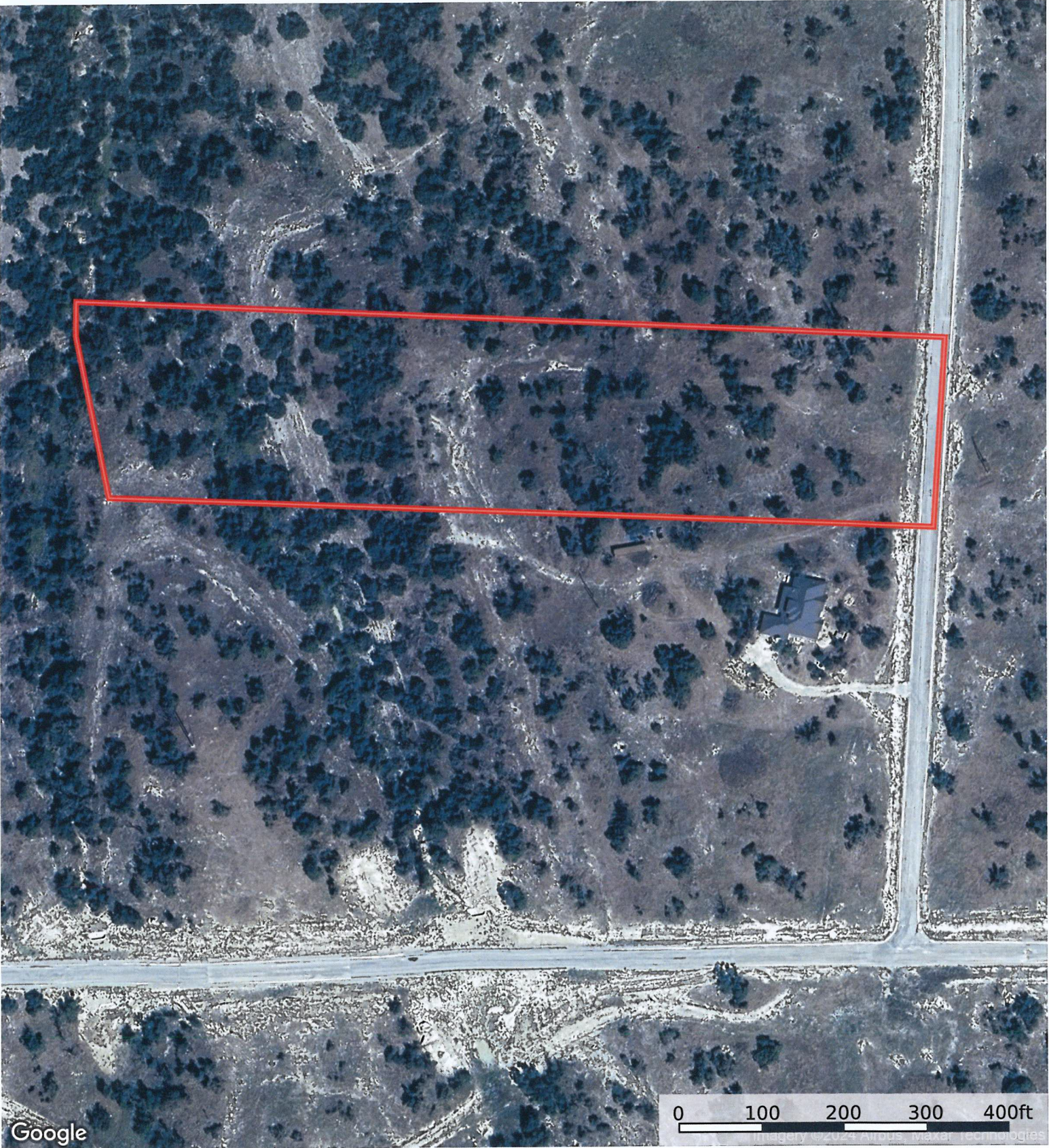
Owner: Naveen Krishnappa, Nagaraja Kotige**Legal Description:** The Canyons (S0244), Lot 23, 5.15, Ridgeline Rd, Tx**Instructions:**

Public Remarks: Escape to the heart of the Texas Hill Country and build your dream home on this 5.15-acre lot in the exclusive gated community of The Canyons. Located just 20 miles from the charming town of Fredericksburg, this property offers a serene escape with all the modern conveniences you desire. Imagine waking up to panoramic views of rolling hills, abundant wildlife, and vibrant sunsets. This wooded lot provides the perfect canvas for your custom home, with easy access via paved roads and essential utilities like underground electricity and high-speed fiber internet already in place. The Canyons Subdivision offers a sense of community and privacy, with a gated entrance ensuring security and tranquility. Whether you envision a weekend retreat or a full-time residence, this property offers endless possibilities to create your ideal Hill Country lifestyle.

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

Information Herein Deemed Reliable but Not Guaranteed
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Lot 23 Canyons wc
Texas, AC +/-



 Boundary

Justin Cop

P: 830-997-6531

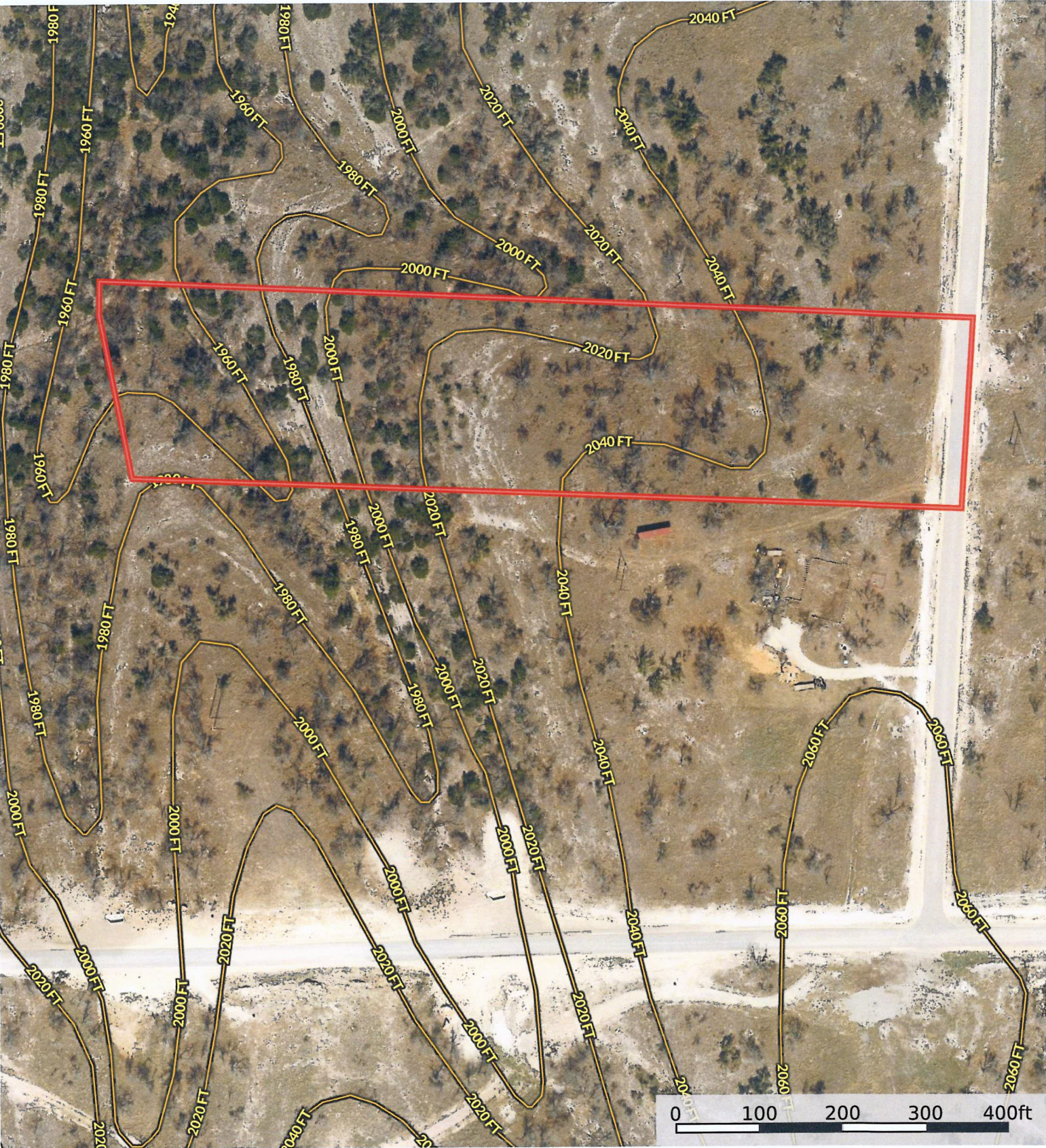
www.fredericksburgrealty.com

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.

Lot 23 Canyons wc
Texas, AC +/-



 Boundary

Justin Cop

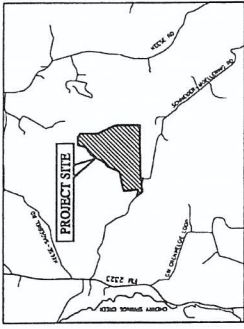
P: 830-997-6531

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257 West Main St.



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LOCATION MAP
NOT TO SCALE

- LEGEND**
- EXISTING PING
 - PROPERTY BOUNDARY
 - ADJACENT PROPERTY BOUNDARY
 - EXISTING CONTOUR
 - EXISTING OPENING UTILITY LINE
 - PROPOSED CONTOUR
 - PROPOSED UTILITY
 - PROPOSED ACCESS & UTILITY EASEMENT
 - UTILITY EASEMENT
 - MANAGEMENT LINE EASEMENT
 - SET 1/2' MIN. ROAD WITH 40' CAP
 - SET 4' MIN. ROAD

PRELIMINARY PLAT
FOR

THE CANYONS

4754 MCNEILS BLVD., FARMERSBURG, COLLINGS COUNTY, TEXAS

LANDSTAR HOLDINGS, LLC

OWNER

CONTACT: PETER LAMER

PHONE: (214) 917-4800

FAX: (214) 917-4801

ADDRESS: 4754 MCNEILS BLVD., FARMERSBURG, TX 75844

VBI CONSULTING ENGINEERS

ENGINEER

CONTACT: KEVA N. SPRAGGS

PHONE: (830) 397-4144

FAX: (830) 397-4144

ADDRESS: 1700 N. WILSON ST., FARMERSBURG, TX 75844

MDS LAND SURVEYING

SURVEYOR CONTACT: JEFF BEEMER

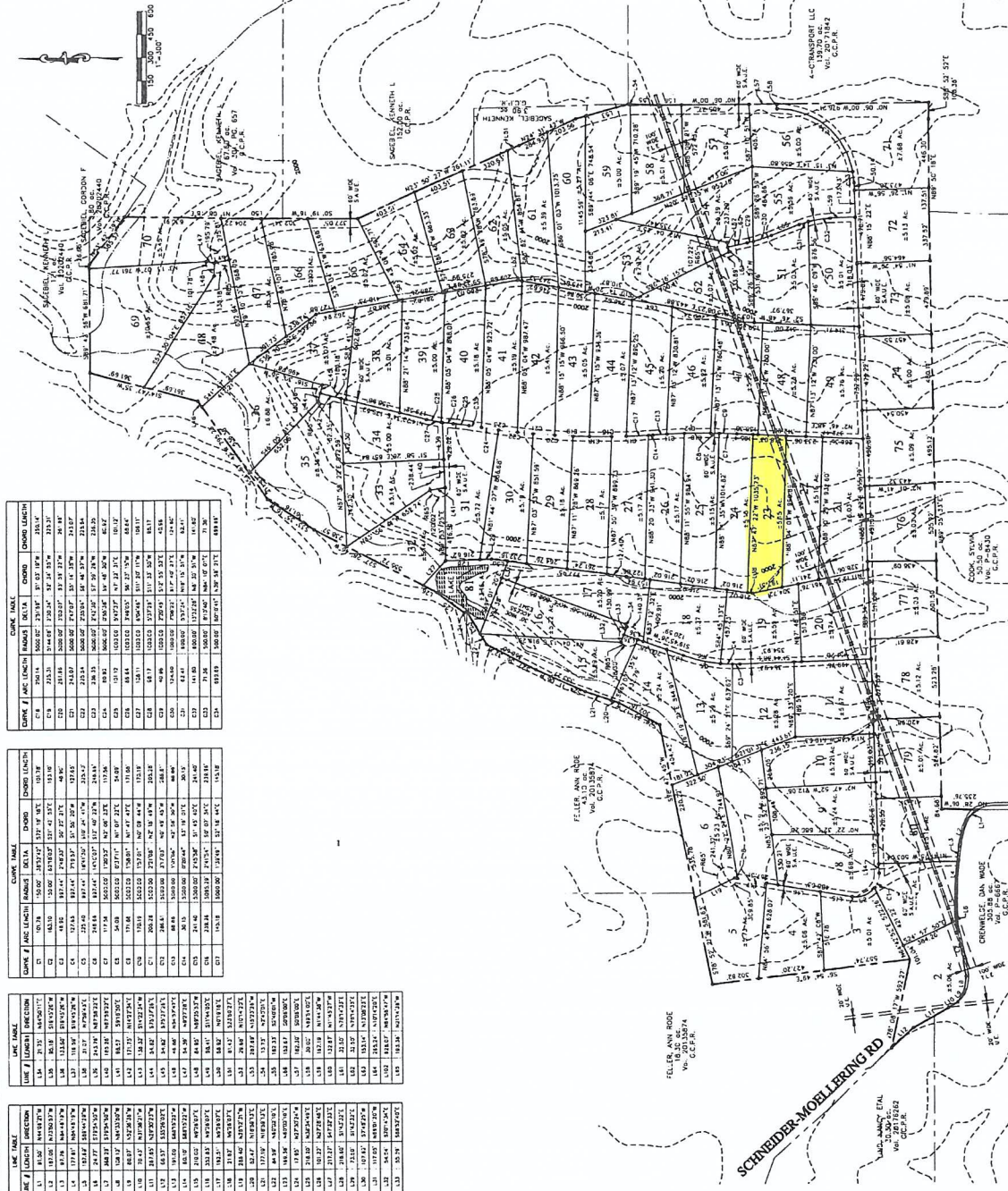
PHONE: (817) 441-1111

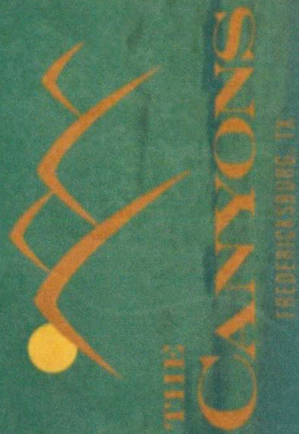
FAX: (817) 441-1111

ADDRESS: 1700 N. WILSON ST., FARMERSBURG, TX 75844

DATE: 09/09/2021

SHEET: 1 OF 2





TO ENCHANTED
ROCK
↑



TO FREDERICKSBURG
↓

THIS MAP IS FOR INFORMATION PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR, OR BE SUITABLE FOR, LEGAL, ENGINEERING, OR SURVEYING PURPOSES.

The Canyons- Subdivisionwc Texas, AC +/-



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Gillespie CAD Property Search

Property ID: 186374 For Year 2024

 Map

Property Details

Account

Property ID:	186374	Geographic ID:
Type:	R	Zoning:
Property Use:		Condo:

Location

Situs Address:	RIDGELINE RD, TX	
Map ID:	2-L	Mapsco:
Legal Description:	CANYONS, THE LOT 23, 5.15	
Abstract/Subdivision:	S0244	
Neighborhood:	(F200) FBG HWY 87 NORTH	

Owner

Owner ID:	341168
Name:	KRISHNAPPA, NAVEEN & KOTIGE, NAGARAJA
Agent:	

Mailing Address: 8010 RUSTIC TERR
SAN ANTONIO, TX 78249

% 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:	\$360,500 (+)
Market Value:	\$360,500 (=)
Agricultural Value Loss: ⓘ	\$359,970 (-)
Appraised Value:	\$530 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$530
Ag Use Value:	\$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: KRISHNAPPA, NAVEEN & KOTIGE, NAGARAJA

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
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G086	GILLESPIE COUNTY	\$360,500	\$530	\$1.48
HUW	HILL CNTRY UWCD	\$360,500	\$530	\$0.02
SFB	FREDBG ISD	\$360,500	\$530	\$4.11
WCD	GILLESPIE WCID	\$360,500	\$530	\$0.00
CAD	GILLESPIE CENTRAL APPRAISAL DISTRICT	\$360,500	\$530	\$0.00

Total Tax Rate: 1.059876

Estimated Taxes With Exemptions: \$5.61

Estimated Taxes Without Exemptions: \$3,820.85

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RN2	NATIVE PASTURE 2	5.1500	224,334.00	0.00	0.00	\$360,500	\$530

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$360,500	\$530	\$530	\$0	\$530
2023	\$0	\$360,500	\$540	\$540	\$0	\$540
2022	\$0	\$360,500	\$500	\$500	\$0	\$500

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/28/2021	WDVL	WARRANTY DEED VENDORS LIEN	LANDSTAR HOLDINGS LLC	KRISHNAPPA, NAVEEN & KOTIGE, NAGARAJA	20218551		

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: 06/20/2024

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Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount/Penalty & Interest	Attorney Fees	Amount Due
2023	GILLESPIE COUNTY	\$540.00	\$1.51	\$1.51	\$0.00	\$0.00	\$0.00	\$0.00
2023	HILL CNTRY UWCD	\$540.00	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$0.00
2023	FREDBG ISD	\$540.00	\$4.18	\$4.18	\$0.00	\$0.00	\$0.00	\$0.00
2023	GILLESPIE WCID	\$540.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2023 Total:		\$5.72	\$5.72	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE COUNTY	\$500.00	\$1.66	\$1.66	\$0.00	\$0.00	\$0.00	\$0.00
2022	HILL CNTRY UWCD	\$500.00	\$0.03	\$0.03	\$0.00	\$0.00	\$0.00	\$0.00
2022	FREDBG ISD	\$500.00	\$4.80	\$4.80	\$0.00	\$0.00	\$0.00	\$0.00
2022	GILLESPIE WCID	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2022 Total:		\$6.49	\$6.49	\$0.00	\$0.00	\$0.00	\$0.00