

114 Acres
Bertram, Tx

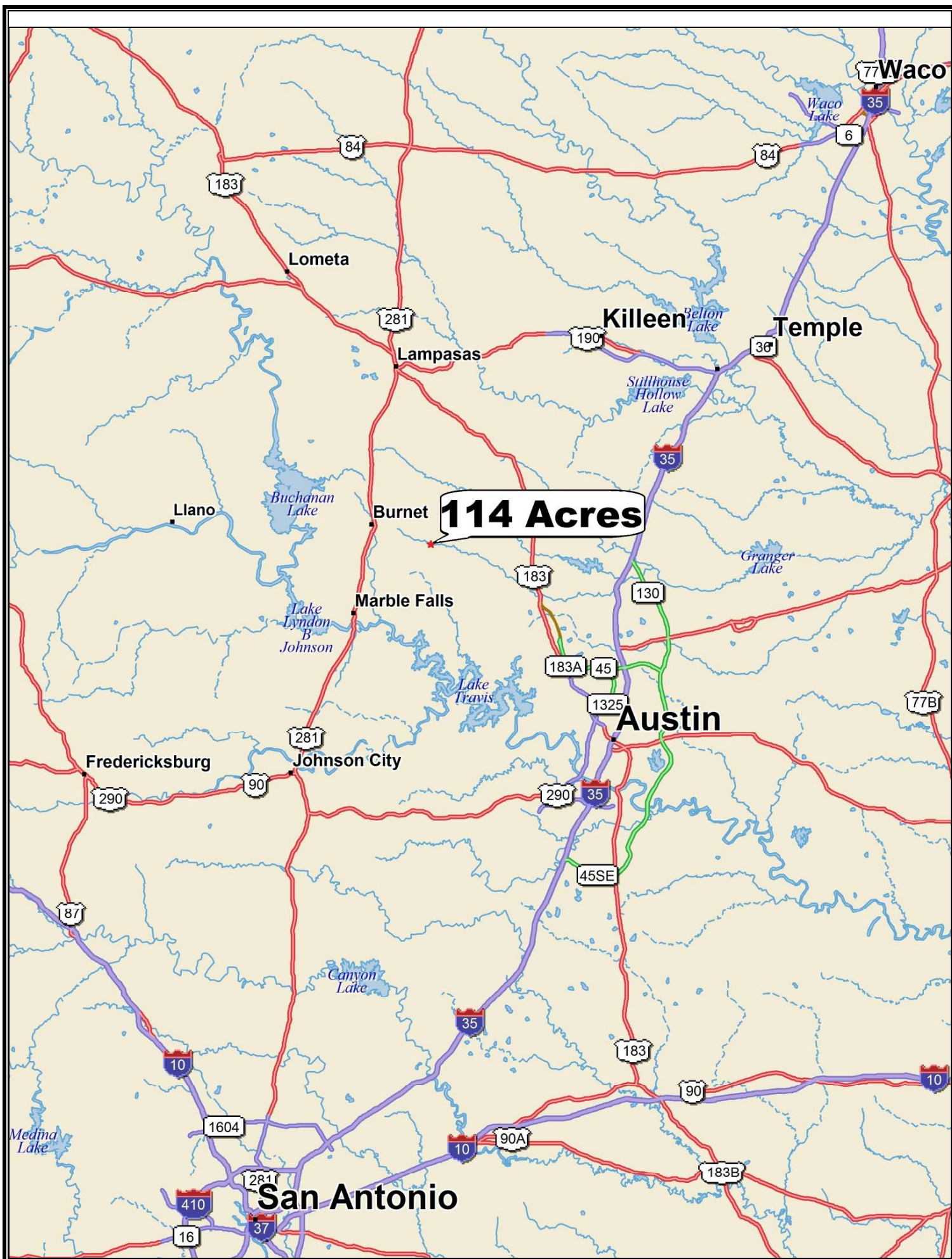


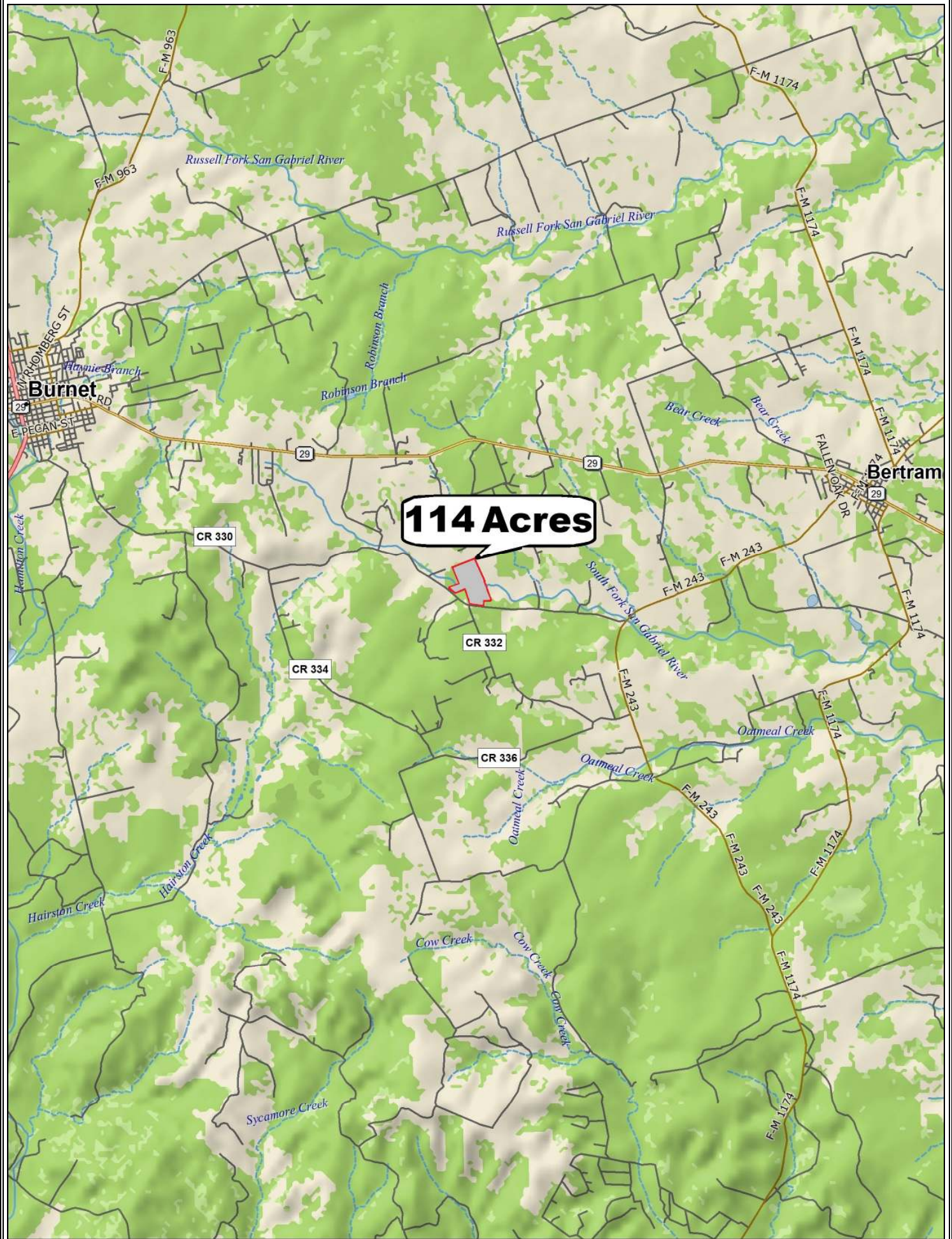
114 acres on the south fork of the San Gabriel River located on CR 330 about 5 minutes west of Bertram and 10 minutes east of Burnet. The land features two spring fed ponds, a beautiful pecan bottom and a coastal Bermuda field. There is an excellent mix of open pastures and heavily wooded pasture with a variety of hardwoods, including live oak, post oak and elm. There is a city of Bertram water main inside the property along the county road. NO deed restrictions. Ag-exempt. This is a great investment opportunity within an hour of downtown Austin.

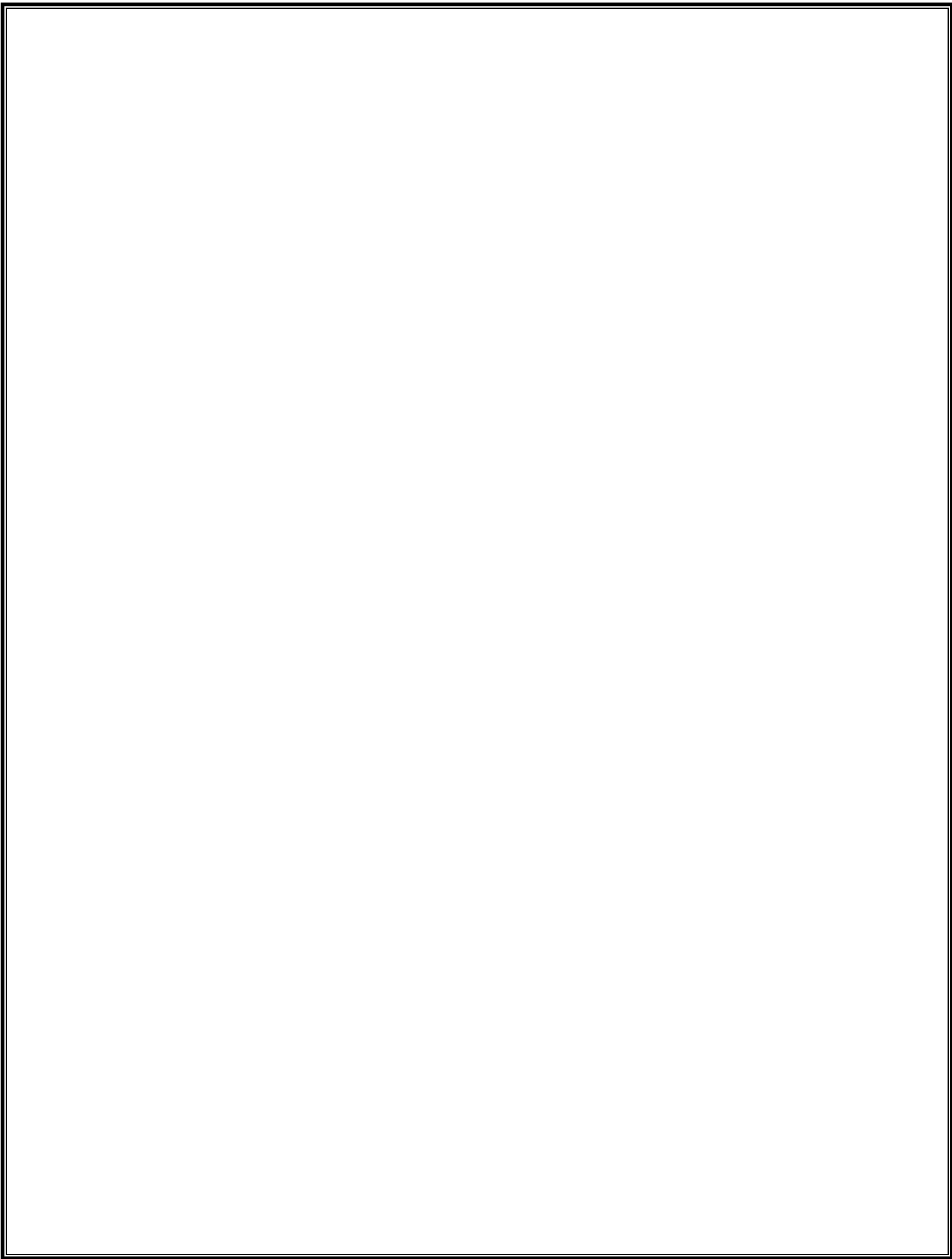
\$2,565,000



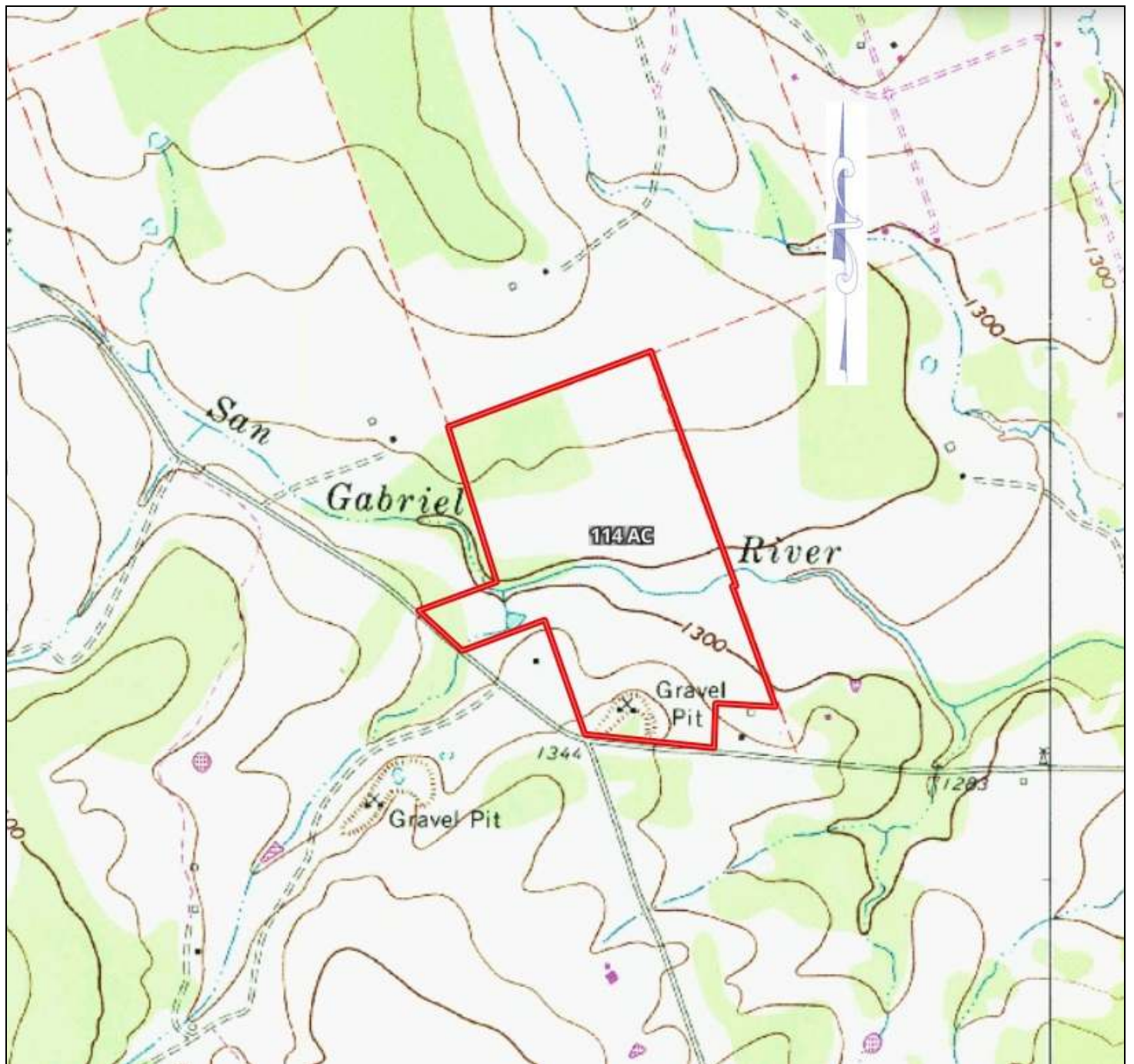
This information is deemed reliable but is not guaranteed. cc.













Property Summary Sheet

LOCATION: County Road 330, Bertram, Tx

SIZE: 114+/- acres

UTILITIES: Bertram water

FENCING: Partial

SURFACE WATER: San Gabriel River, 2 spring fed ponds

SCHOOL DISTRICT: Burnet

TAX RATE: 1.33, Agricultural exemption

RESTRICTIONS: None

All sizes, areas, volumes, lengths and distances contained herein are only approximations and are not intended, nor should they be accepted as exact measurements. All information furnished is from sources deemed reliable, but no warranty or representation, expressed or implied, is made to the accuracy thereof, and is submitted to prior sale, withdrawal or other changes in the price or terms without notice.



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