

2400 County Road 330 – 19.35 Acres



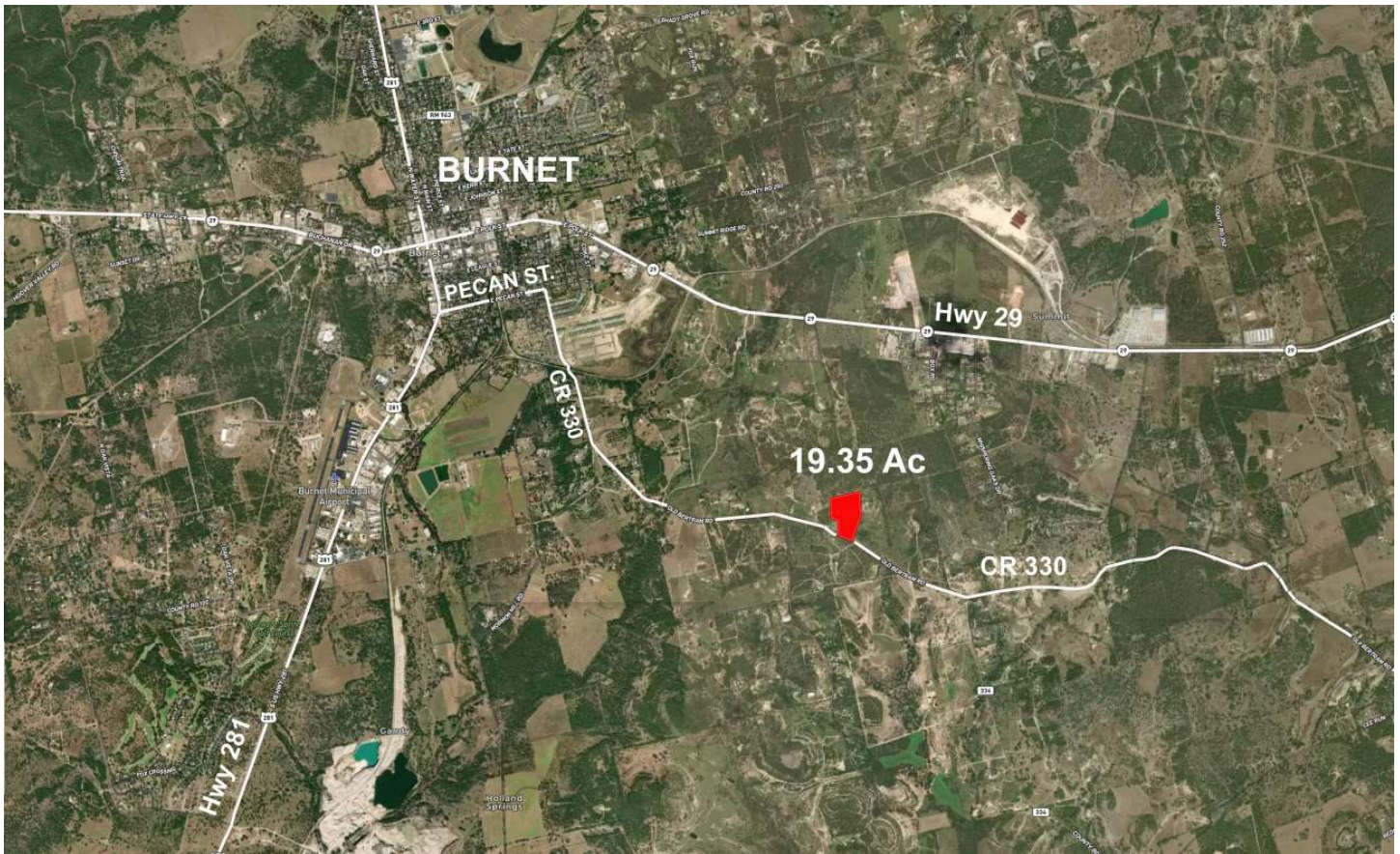
Only 2.5 miles from Burnet yet in the country. Enjoy the beautiful hill country views sitting on the front porch. Property has gently rolling hills that is loaded with Oak and Elm trees with lots of wildlife. Six large gobblers hang out on the property. Ag exempt (Wildlife Management) and fully fenced. A small pond at the front of the property. No property owner fees or flood plain. 40' x 35' insulated metal workshop with two overhead doors provide plenty of storage/barn space. RV hookup. Convenient two car carport with a loop drive around the home. Enjoy the quietness, hearing nature around you and seeing stars you can't see in the big cities. County road frontage.

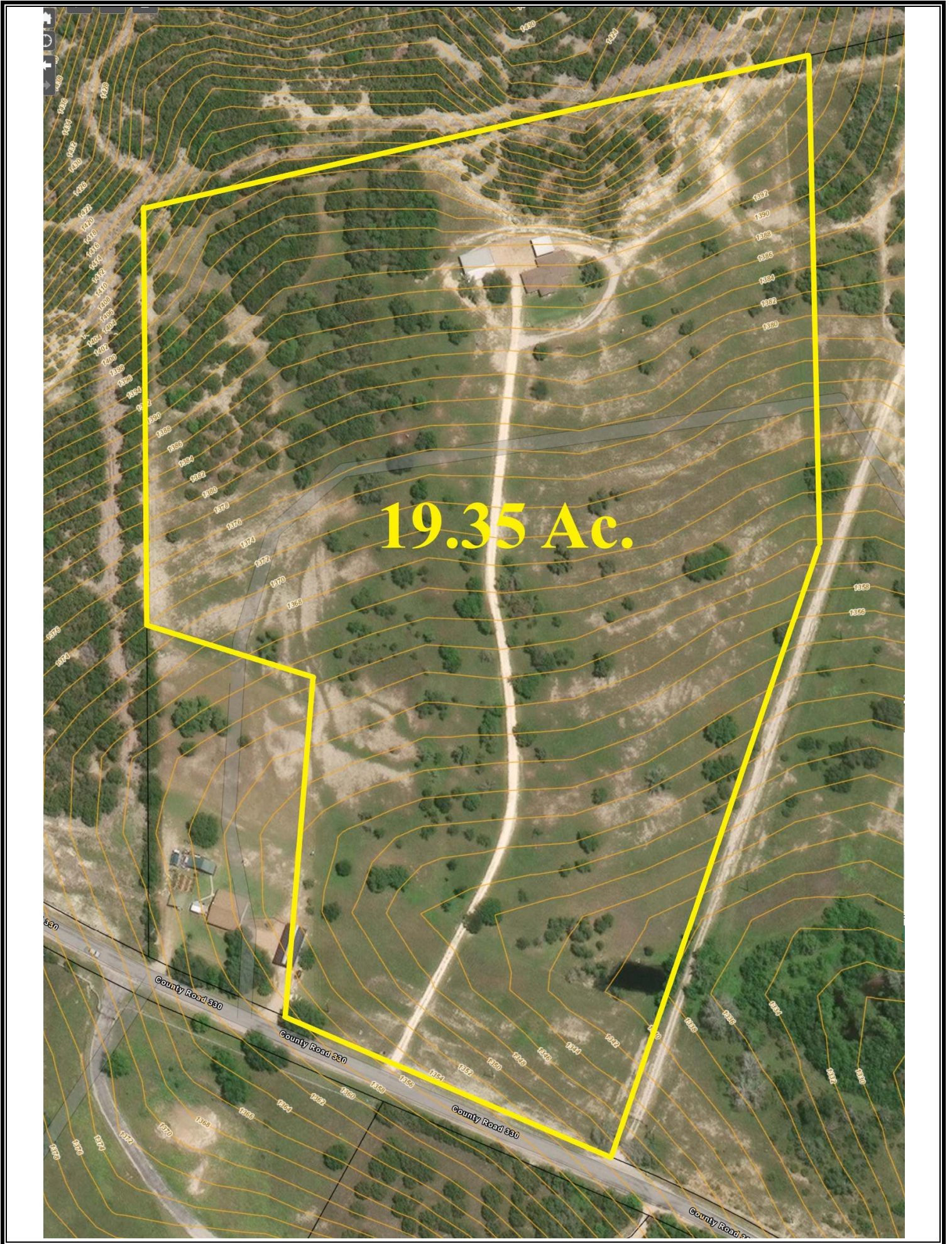
\$899,000

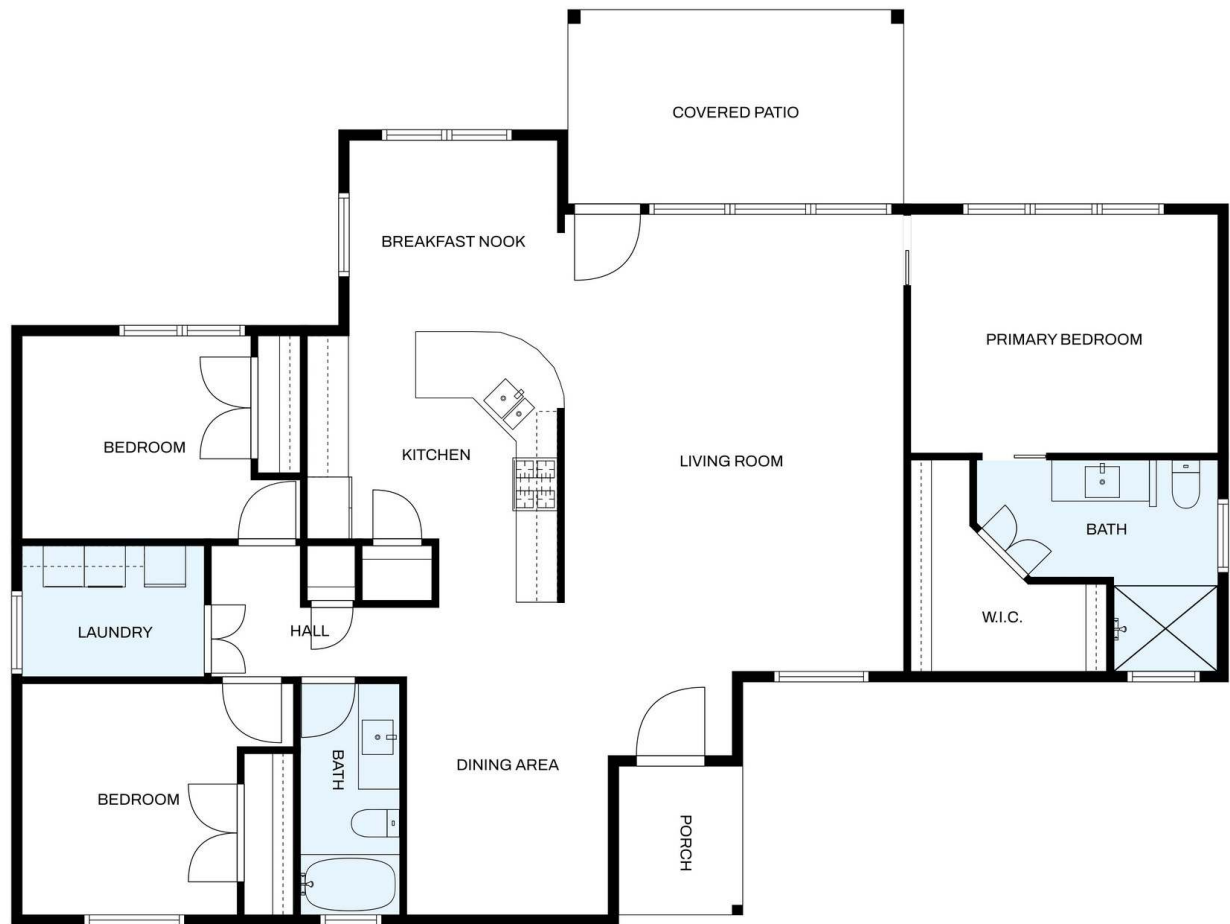


This information is deemed reliable but is not guaranteed. L.N.

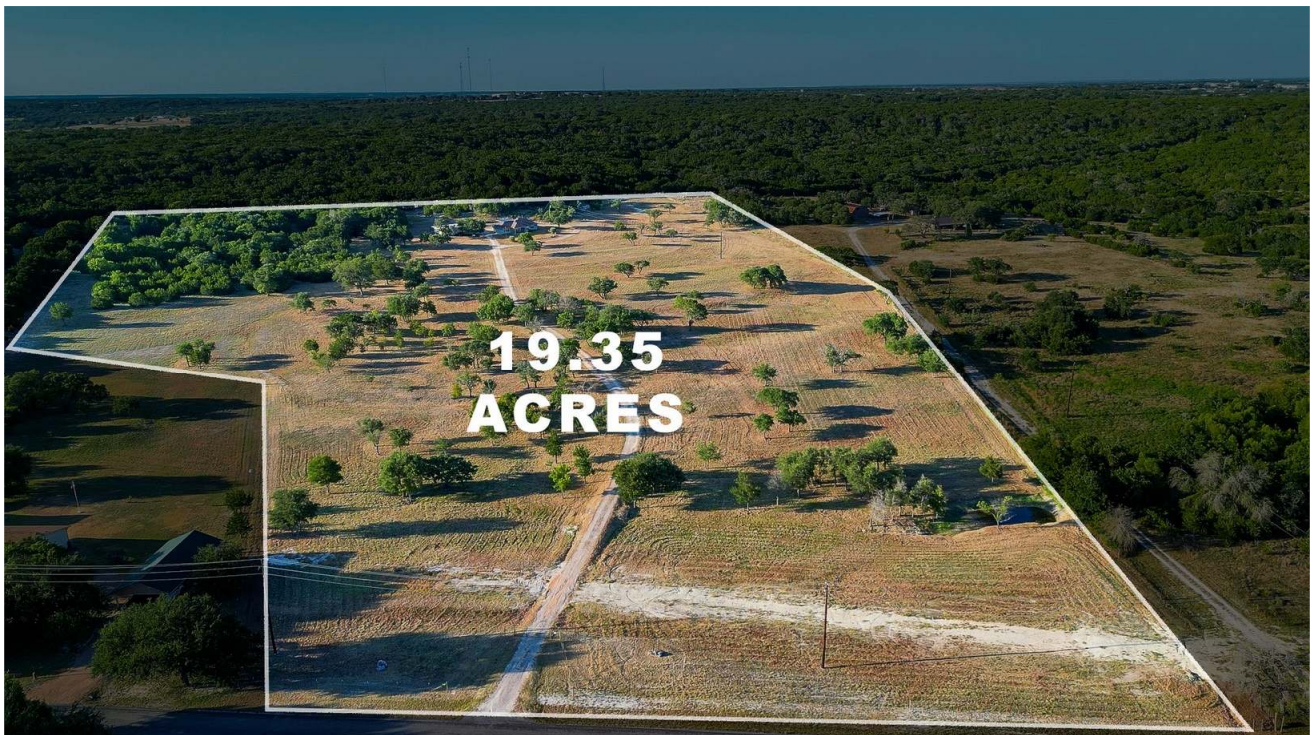
LOCATION MAP







FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.







Property Summary Sheet

SIZE: 19.35 acres

LOCATION: 2400 County Road 330

HOUSE:

Built in 2017
1,677 sq. ft., 3 bedroom 2 bath
Granite Counters
Detached drive through double carport
Security system in place

ADDITIONAL IMPROVEMENTS:

40' x 35' insulated metal workshop with two overhead doors
40' x 15' covered equipment space next to workshop
RV hookup
Completely fenced for livestock
Ag exempt (Wildlife Management)
Water well gets 60 GPM at 460' deep

SURFACE WATER: Seasonal creek runs across the front of the 20 acres with a small pond

SCHOOL DISTRICT: Burnet

PROPERTY TAX RATE: 1.28%

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.



email: ranches@jimberryranchsales.com