

489 Nordic Ridge Road – 25 Acres

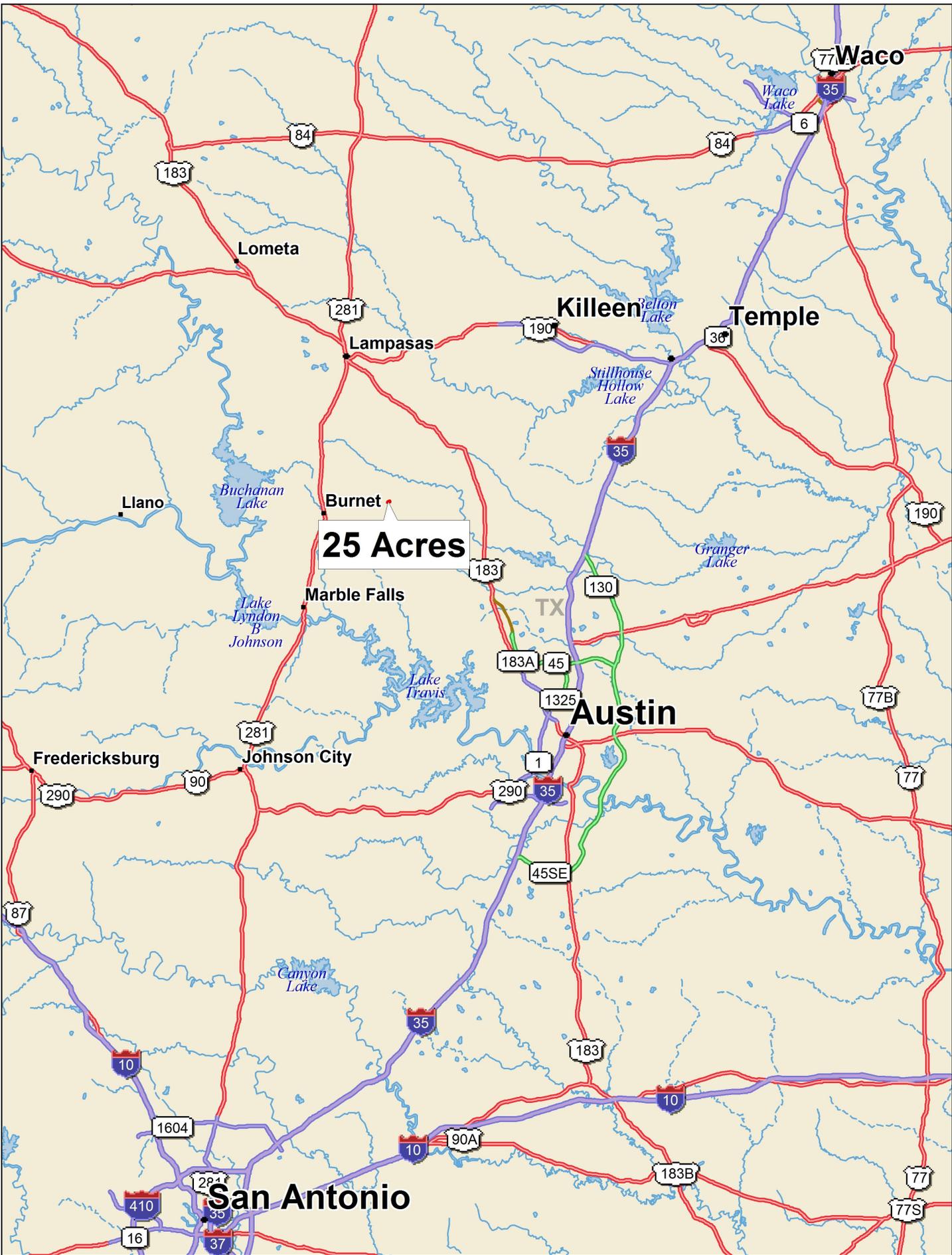


Great location being just six miles northwest of Bertram. At the end of the road seclusion. Property has gently rolling hills loaded with Oak and Elm trees with lots of wildlife. Ag exempt, fully fenced, and crossed fence for livestock with a cattle guard and two gated entries. A seasonal creek runs across the back of the acreage. No flood plain. Cattle working pens set up with two water troughs. There is a 420 foot zip line with entry and exit platforms. ATV trails cut through the back part of the ranch. Great 14' x 24' insulated party shed complete with a bar. And when you want to relax, hang out in the large hot tub next to the covered deck in the back of the home. Enjoy the quietness, hearing nature around you and seeing stars you can't see in the big cities.

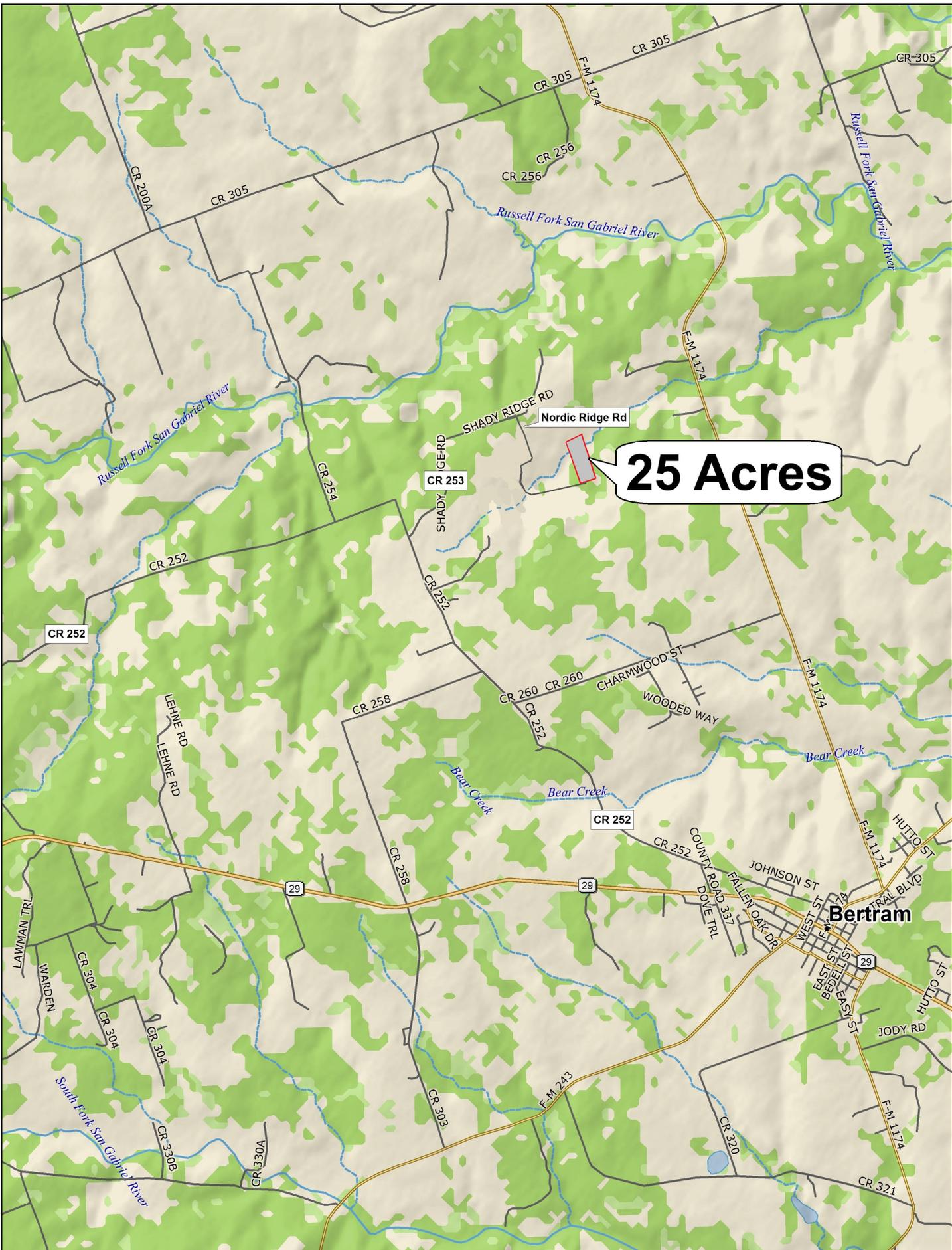
\$939,900



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

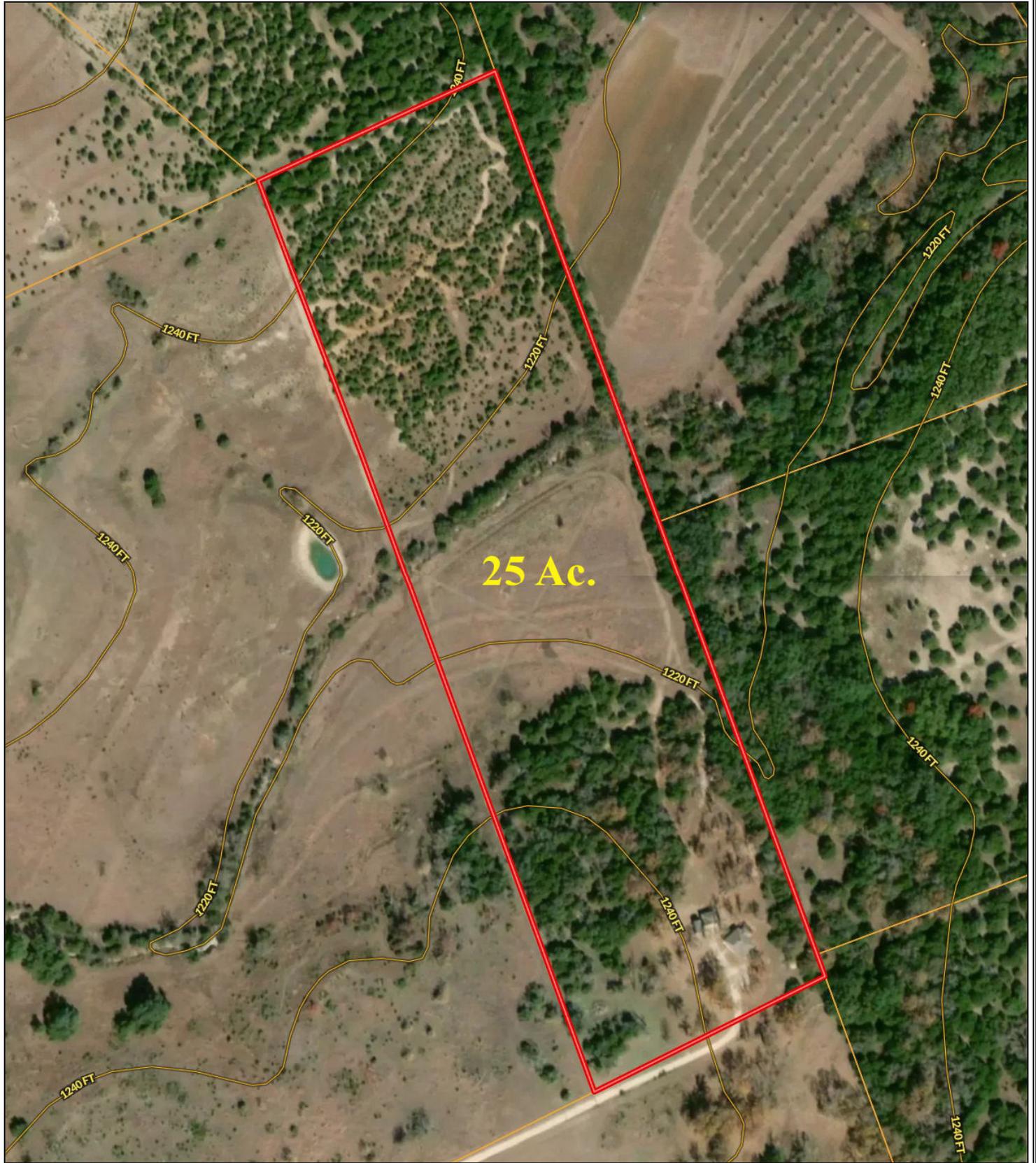


25 Acres



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Bertram





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





Property Summary Sheet

SIZE: 25 +/- acres

LOCATION: 489 Nordic Ridge Rd.

HOUSE:

1,522 sq. ft., 3 bedroom 2 bath
Granite Counters
Master bath complete with double vanities
Detached 2 car garage
Hot tub by back deck

ADDITIONAL IMPROVEMENTS:

Electric, septic and water hook ups for a camper
Fenced and cross fenced for livestock w/cattle guard
2 entry gates
ATV trails
420 foot zip line

SURFACE WATER: Seasonal dry creek bed runs through the back portion of the property

SCHOOL DISTRICT: Burnet

PROPERTY TAX RATE: 1.31% (property has an agricultural exemption)

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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