

40 Acres
County Road 108



Great location being just five miles northwest of Burnet on County Road 108. This 40 acres is nestled in the breathtaking landscape of the Texas hill country. Property has gently rolling hills that is loaded with Oak trees, a small pond and lots of wildlife. Nice rectangular shaped sets back off the road making it extremely private. Property is ag exempt, unrestricted and offers a great blend of flat open meadows mixed with lots of live oaks. 40 acres is already cleared of all mature cedar. Conveniently located only 5 minutes to Burnet, 35 minutes to Georgetown, 65 minutes to Austin and 20 minutes to the lakes.

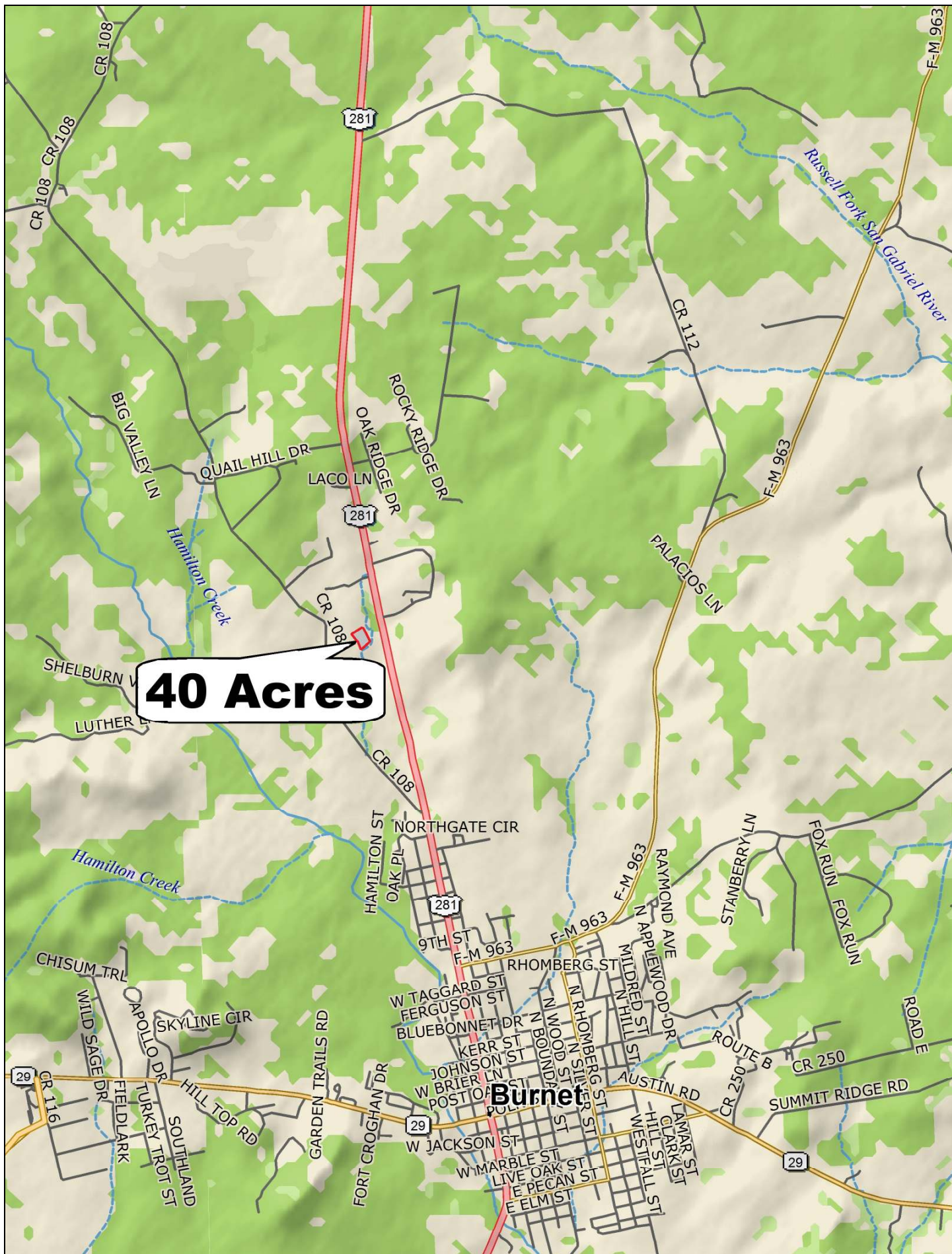
\$798,000



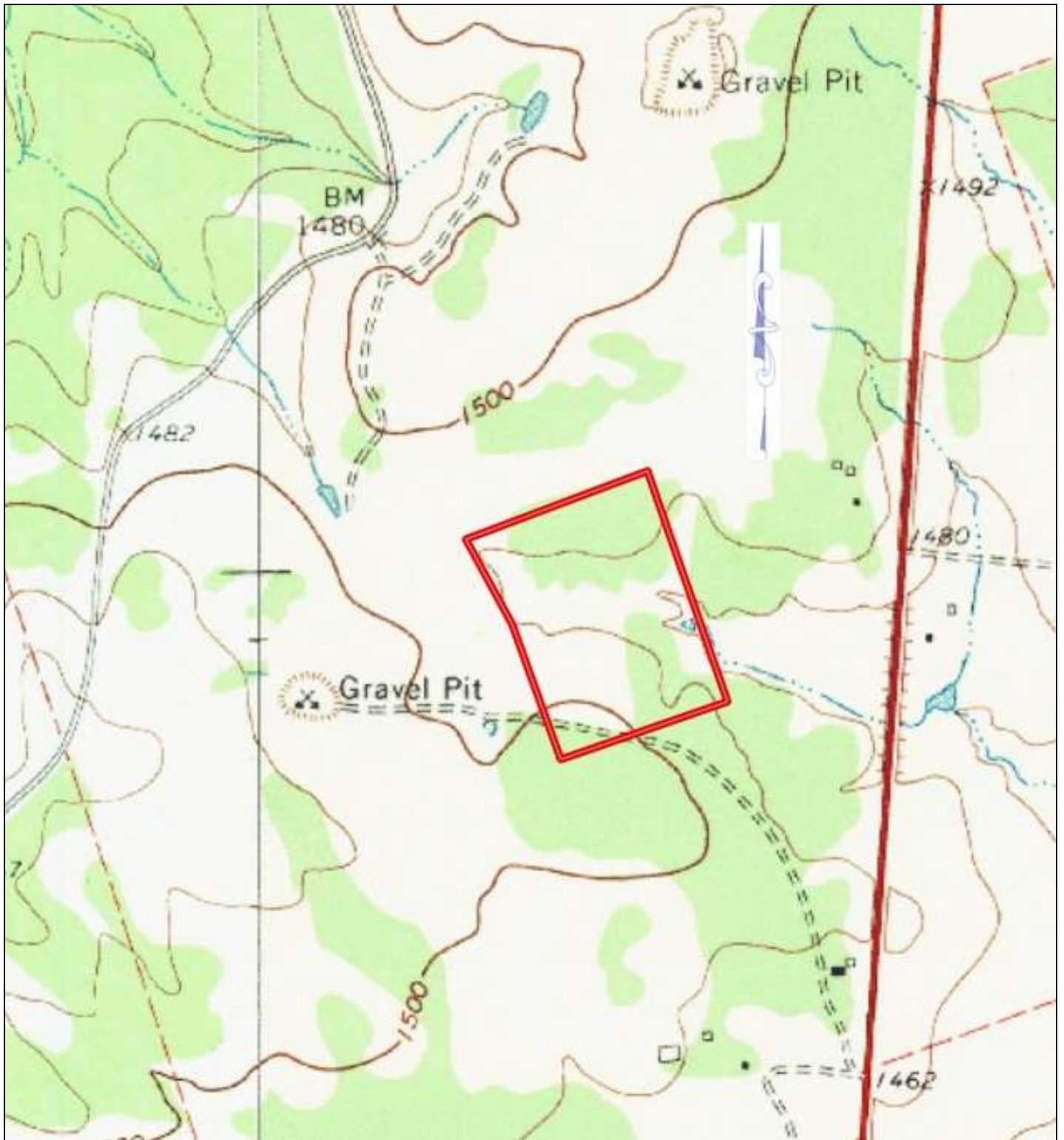
This information is deemed reliable but is not guaranteed. L.N.

40 Acres











Jim Berry Hill Country Ranch Sales
Property Summary Sheet

LOCATION: 4585 County Road 108

SIZE: 40 Acres

IMPROVEMENTS: None

ACCESS: Shared Driveway

TERRAIN: Gently Rolling

SCHOOL DISTRICT: Burnet

2025 PROPERTY TAXES: \$34.84, with ag 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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