

45 Acres
Bertram, Tx

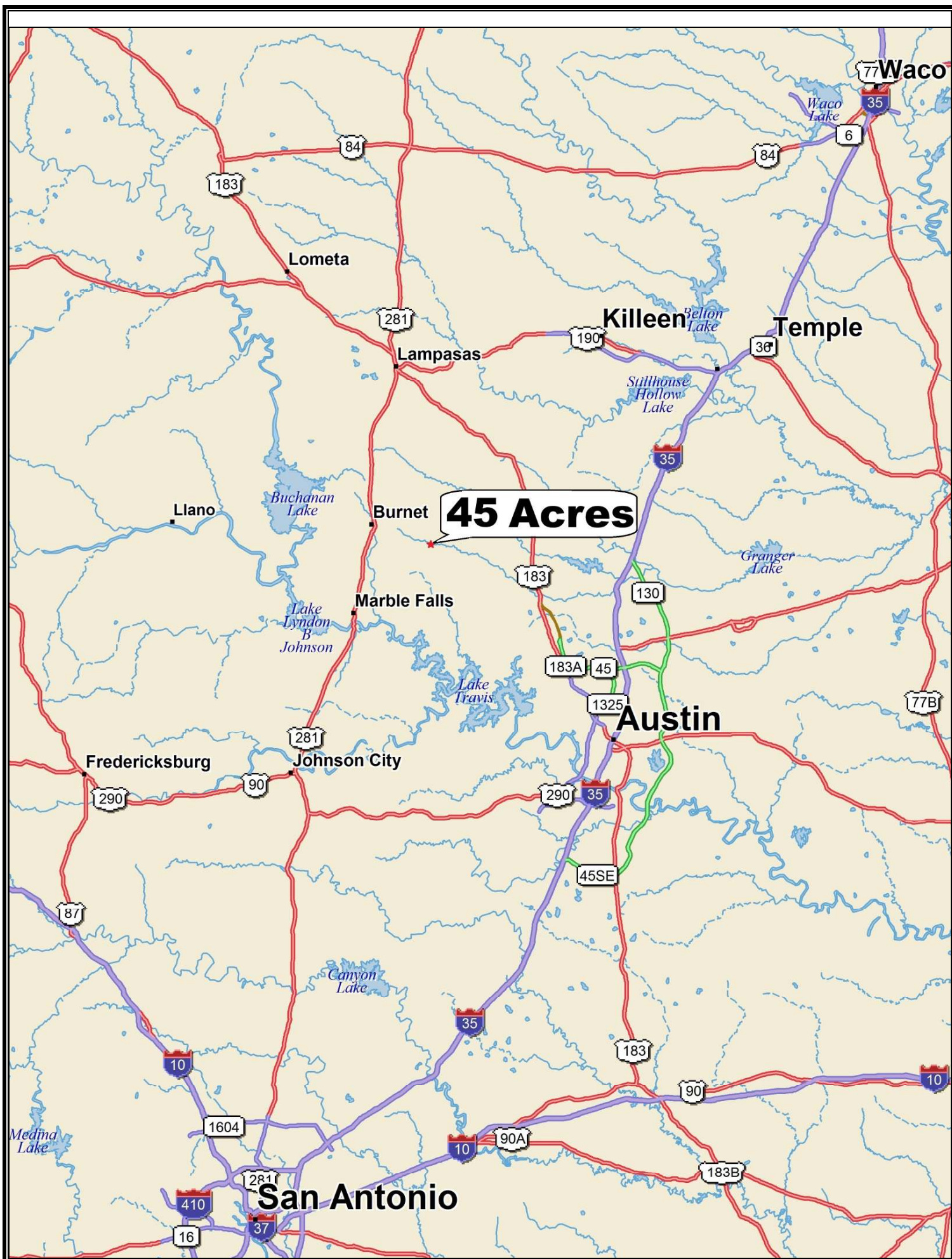


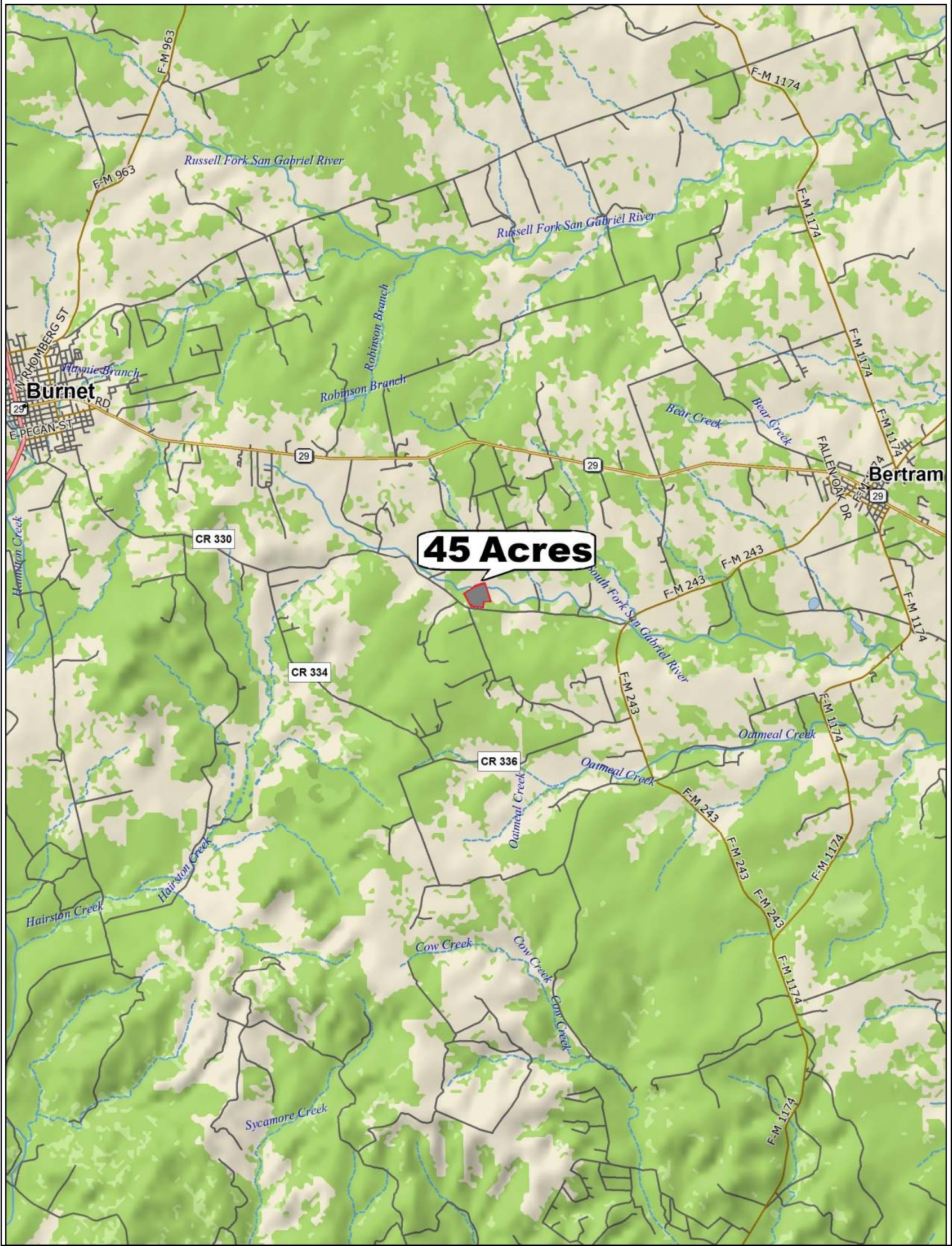
45 acres on the upper end of the south fork of San Gabriel River. Featuring approximately 1,000 ft. of both sides of the river, the ranch offers a nice mix of hill country terrain and fertile bottom land. Mature oaks dot the upper end of the property while pecan trees and a 12 acre coastal bermuda field highlight the valley. A spring fed pond brings in lots of wildlife. The property is unrestricted. There is approximately 1,000 ft. of frontage on CR 330. Located just a few minutes from Bertram, the property is 10 minutes to Burnet or 15 minutes to Liberty Hill. One hour from Austin.

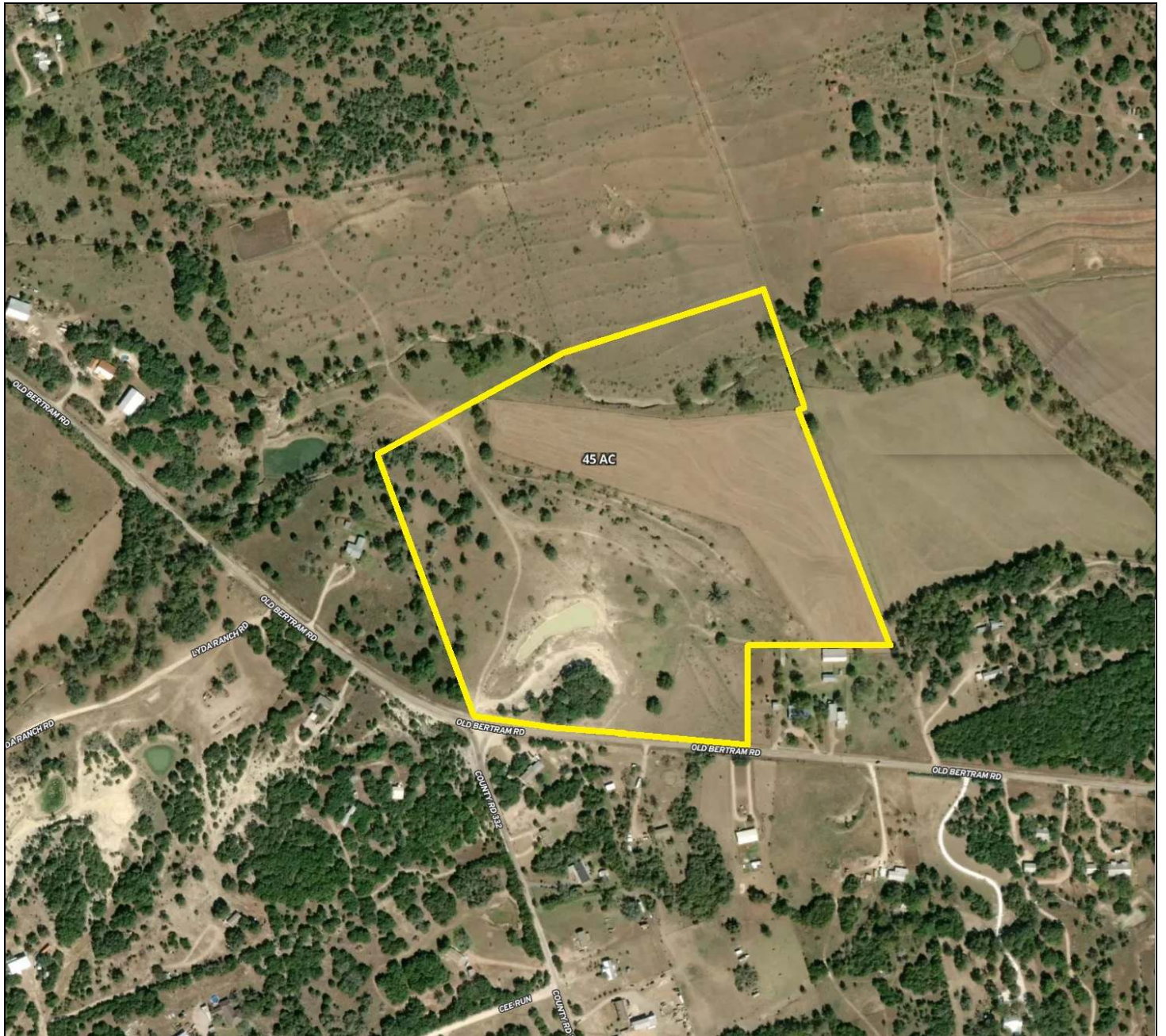
\$1,125,000

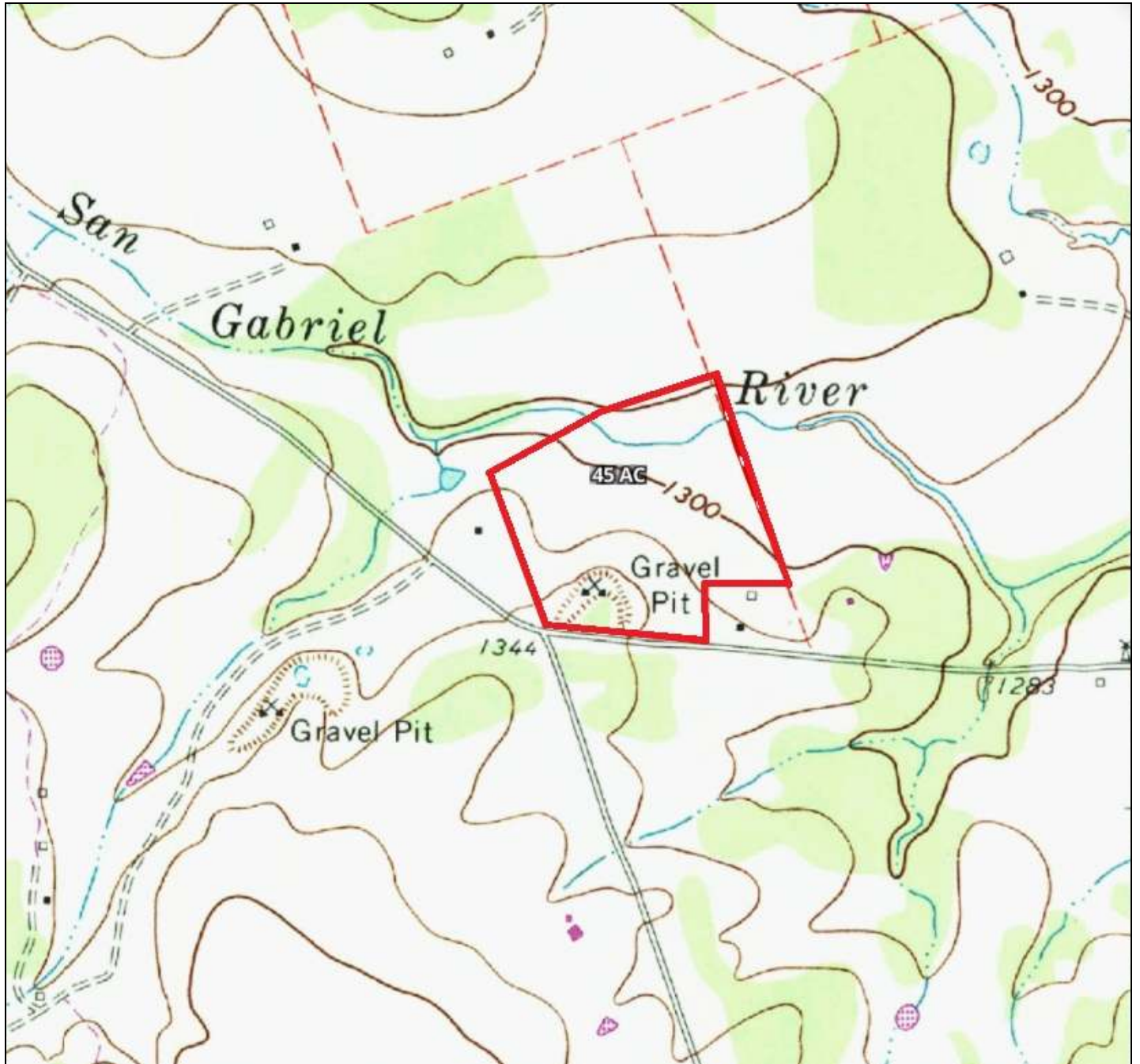


This information is deemed reliable but is not guaranteed. c.c.











Property Summary Sheet

LOCATION: County Road 330, Bertram, Tx

SIZE: 45+/- acres

FENCING: Partial

SURFACE WATER: 1,000 ft. both sides of San Gabriel River, pond

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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