

72 Acres  
Bertram, Tx



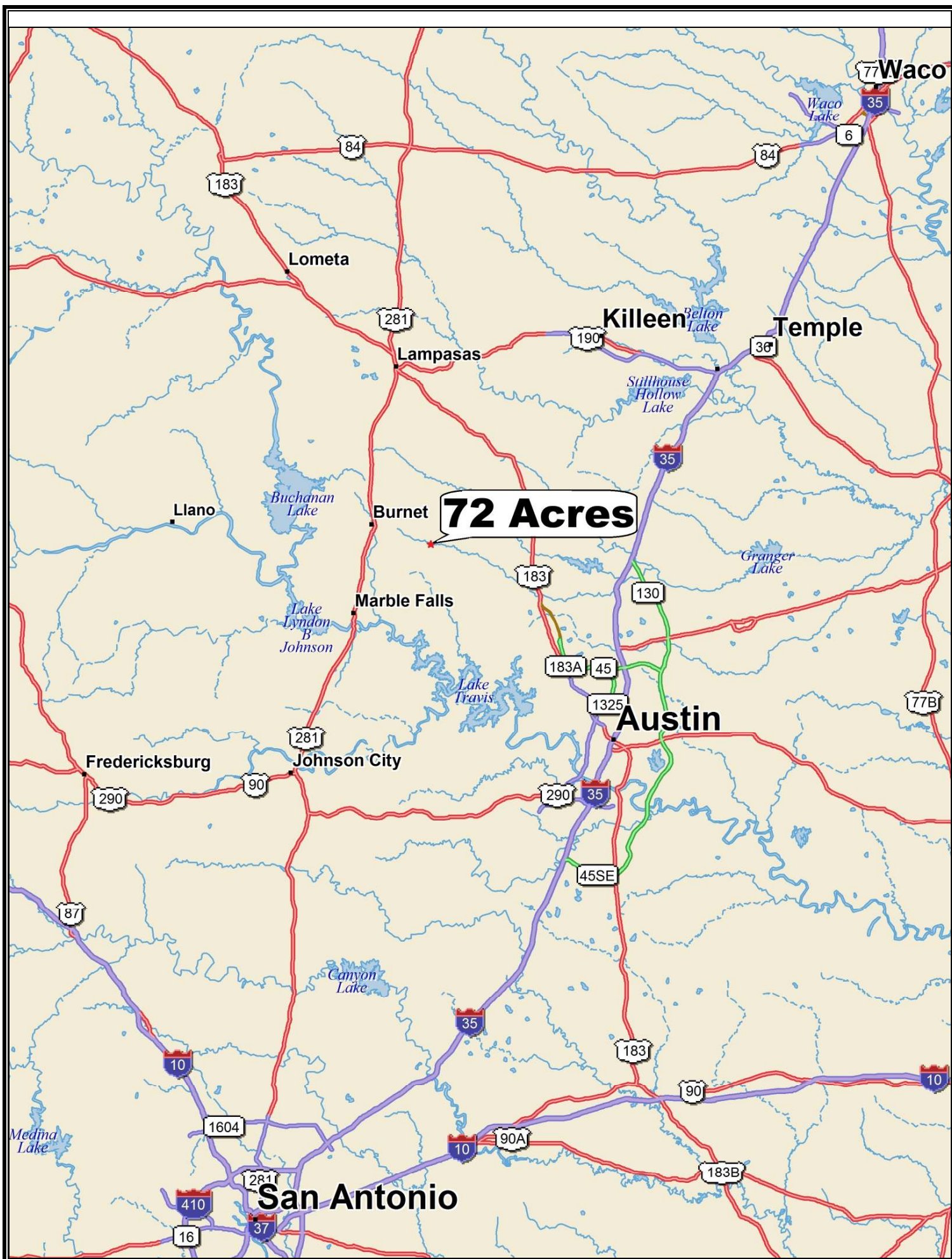
72 acres on the south fork of the San Gabriel River located on CR 330 about 5 minutes west of Bertram and 10 minutes east of Burnet. The land features a beautiful pecan bottom on the upper end of the San Gabriel River and an excellent pond that has held water throughout the drought. There is an excellent mix of open pasture and heavily wooded pasture with a variety of hardwoods, including live oak, post oak and elm. There are no deed restrictions. Ag-exempt. Within an hour of downtown Austin.

**\$1,440,000**



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







**72 Acres**

**Burnet**

**Bertram**

Russell Fork San Gabriel River

Russell Fork San Gabriel River

Robinson Branch  
Robinson Branch

Bear Creek  
Bear Creek

South Fork San Gabriel River

Oatmeal Creek

Oatmeal Creek

Cow Creek

Cow Creek  
Cow Creek

Sycamore Creek

CR 330

CR 332

CR 334

CR 336

F-M 963

F-M 1174

F-M 1174

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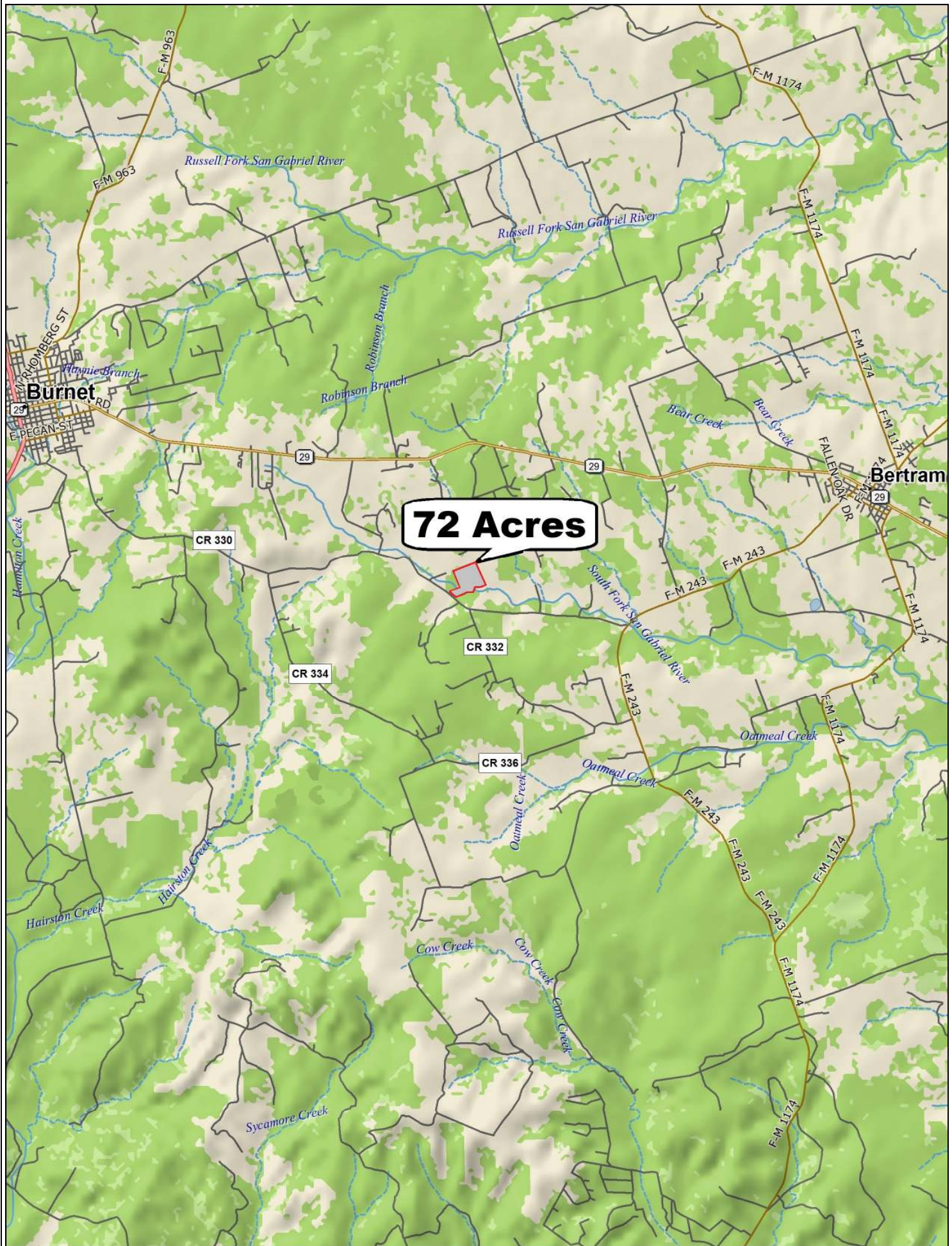
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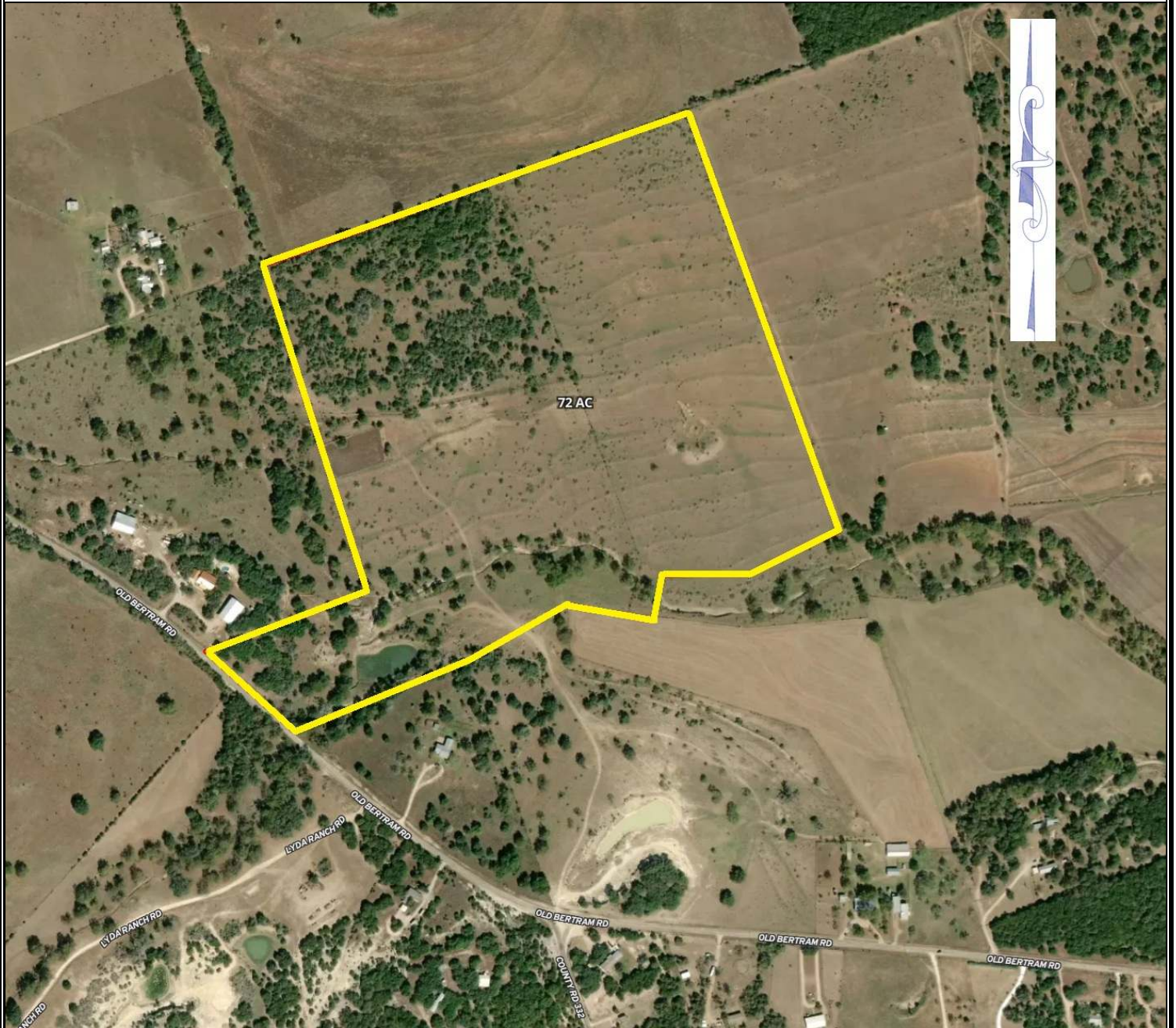
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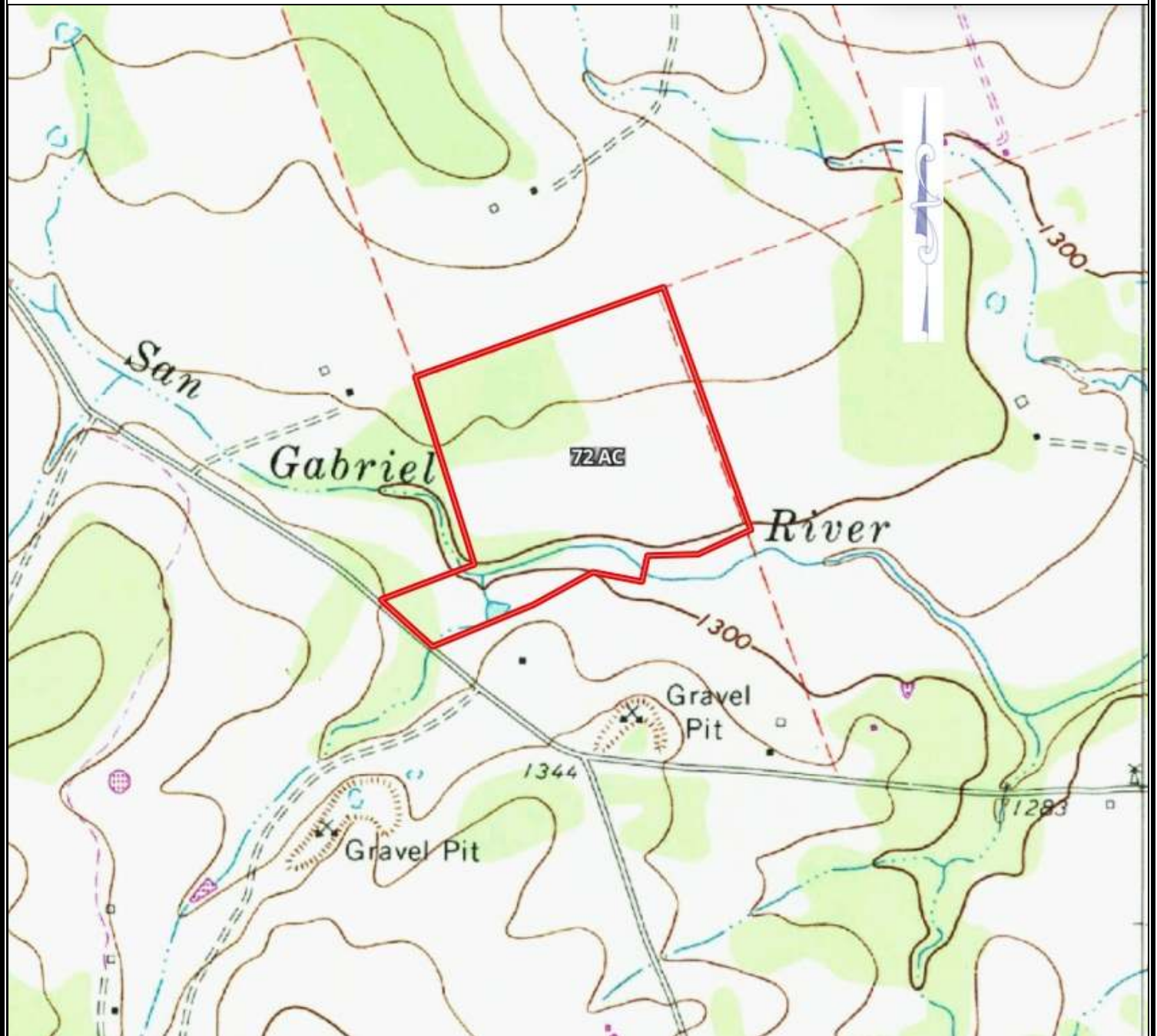
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## Property Summary Sheet

**LOCATION:** County Road 330, Bertram, Tx

**SIZE:** 72+/- acres

**FENCING:** Partial

**SURFACE WATER:** 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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