

94 Acres
Bertram, Tx

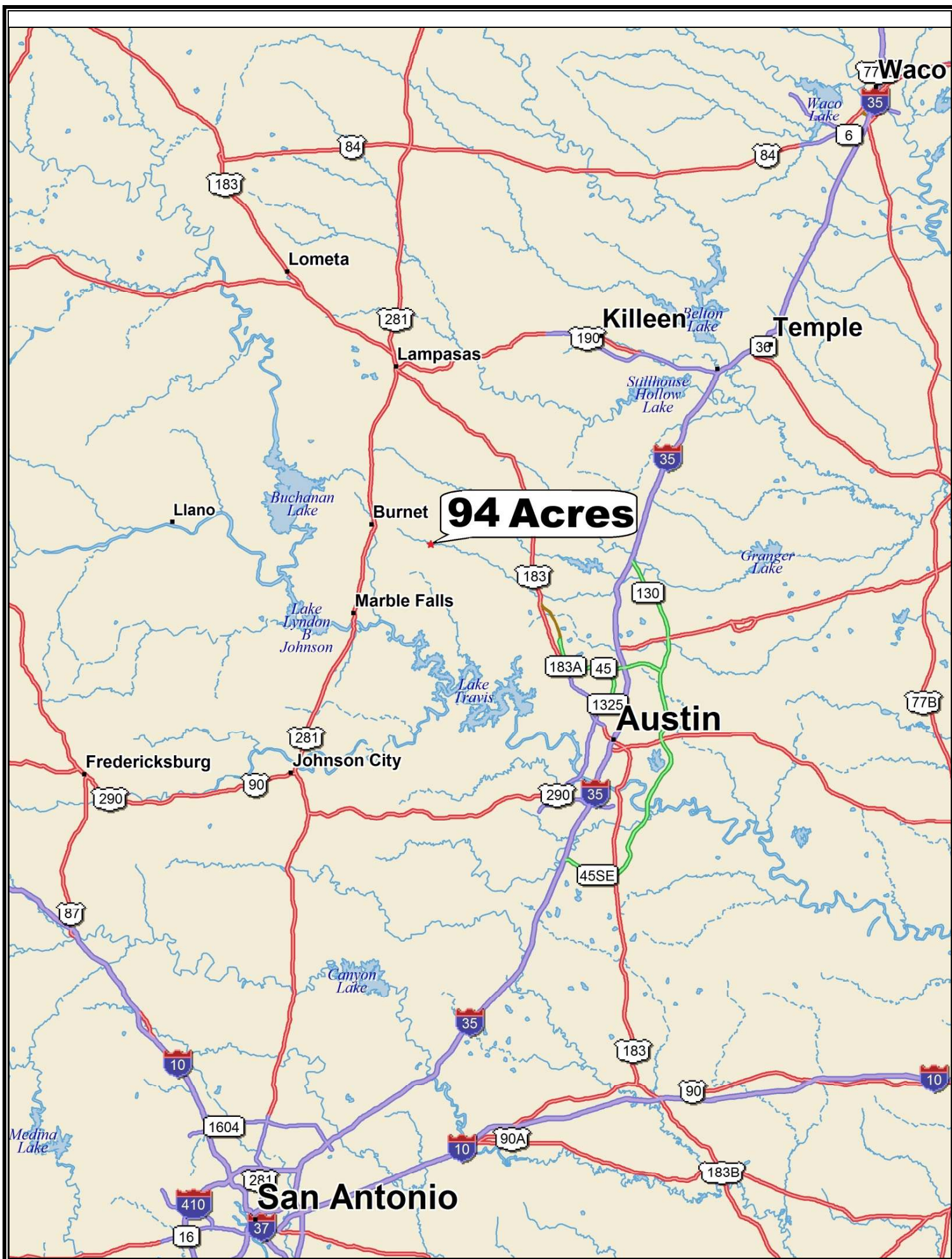


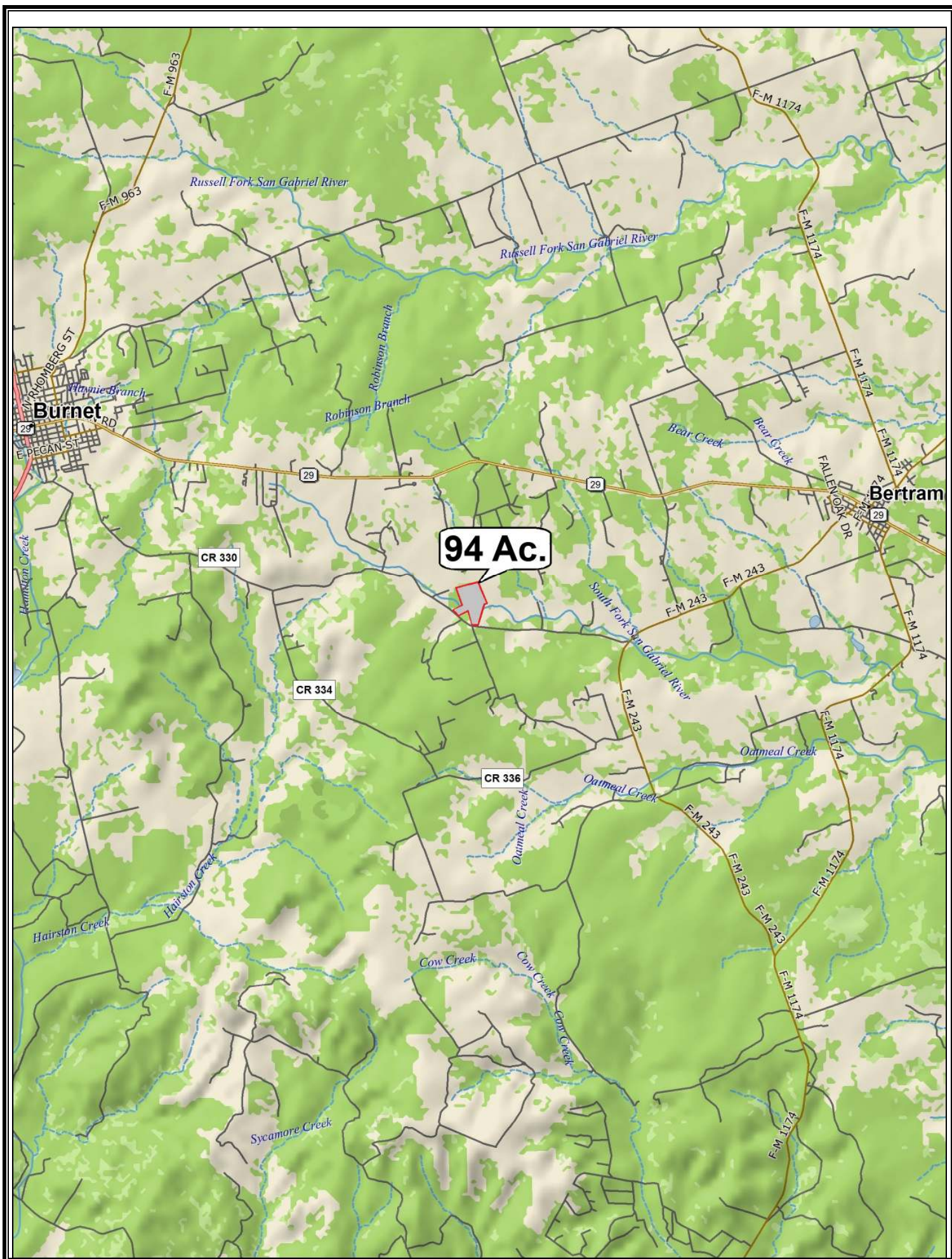
Located on the south fork of the San Gabriel River on CR 330 about 5 minutes west of Bertram and 10 minutes east of Burnet. This ranch offers a nice mix of hill country terrain and fertile bottom land including a 4 acre coastal bermuda field. The land features a beautiful pecan bottom on the upper end of the San Gabriel River and an excellent pond that has held water throughout the drought, bringing in lots of wildlife. There is an excellent mix of open pastures and heavily wooded pastures 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.

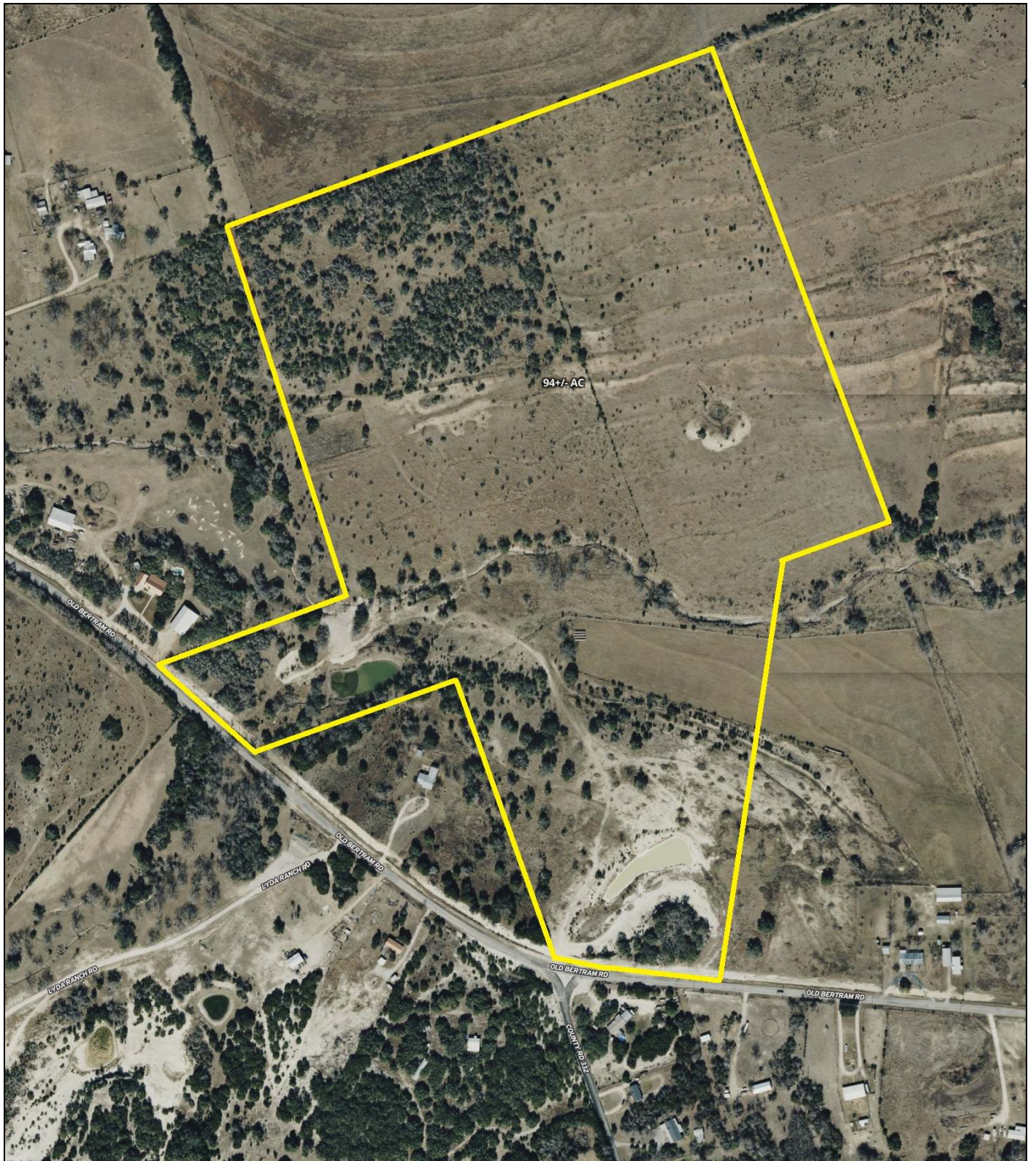
\$1,800,000

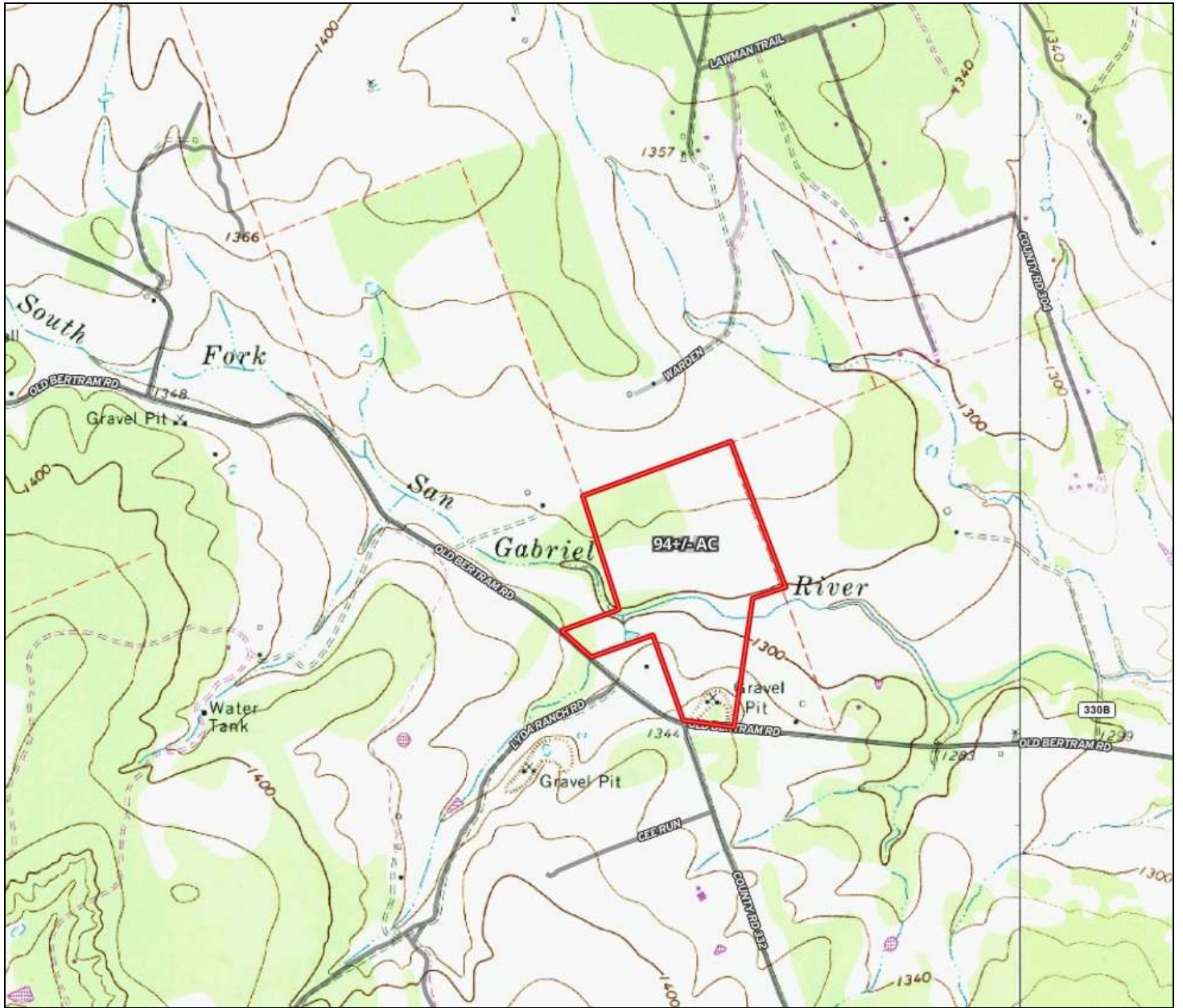


This information is deemed reliable but is not guaranteed. cc.











Property Summary Sheet

LOCATION: County Road 330, Bertram, Tx

SIZE: 94+/- 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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