

Bertram Ridge
FM 243
Bertram, TX 78605

\$1,873,500
62.45± Acres
Burnet County



Bertram Ridge
Bertram, TX / Burnet County

SUMMARY

Address

FM 243 null

City, State Zip

Bertram, TX 78605

County

Burnet County

Type

Commercial, Hunting Land, Recreational Land, Business Opportunity

Latitude / Longitude

30.754031 / -98.041362

Acreage

62.45

Price

\$1,873,500

Property Website

<https://ranchrealestate.com/property/bertram-ridge-/burnet/texas/103134/>



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PROPERTY DESCRIPTION

Bertram Ridge was established in the 1890s and is now available for sale. This ranch is situated less than 1 mile from the City center of Bertram and only 45 miles from Downtown Austin. This ranch has road frontage on two sides and is an attractive shape with multiple access points. Bertram Ridge is a superb property providing a number of opportunities for a discerning developer or investor.

This ranch is on the cusp of development, and just several properties away from significant Pacesetter Homes Community, and other development.

Habitat/Topography: The terrain of this property has a gentle roll that serves expanding views of Burnet County. Wildlife on the property may include Whitetail Deer, Dove, Feral Hogs, Coyote, Dove, and other fur-bearing animals. The owners have historically hunted the property with great success. There is a mix of hardwood trees including post oak, live oak, and cedar.

Water: There is currently no water well or meter on this property. The city of Bertram water line runs North along FM 243 from Bertram and ends very close to the property boundary.

Electric: Phase III Electric is available.

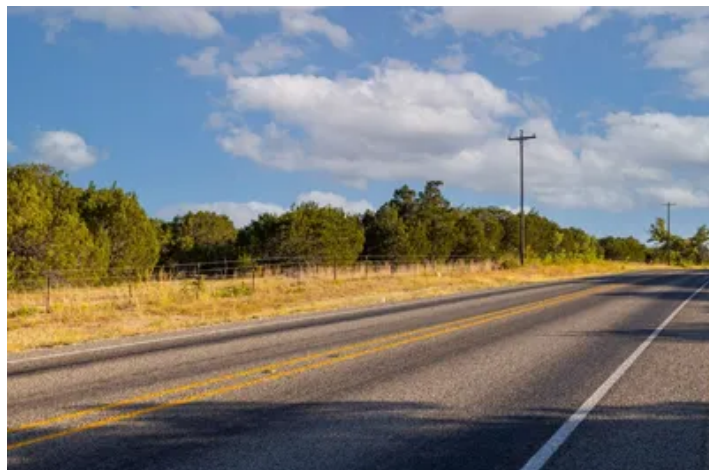
Sewer: City of Bertram Sewage is potentially available, but not present.

Survey: New survey completed 06/09/2022

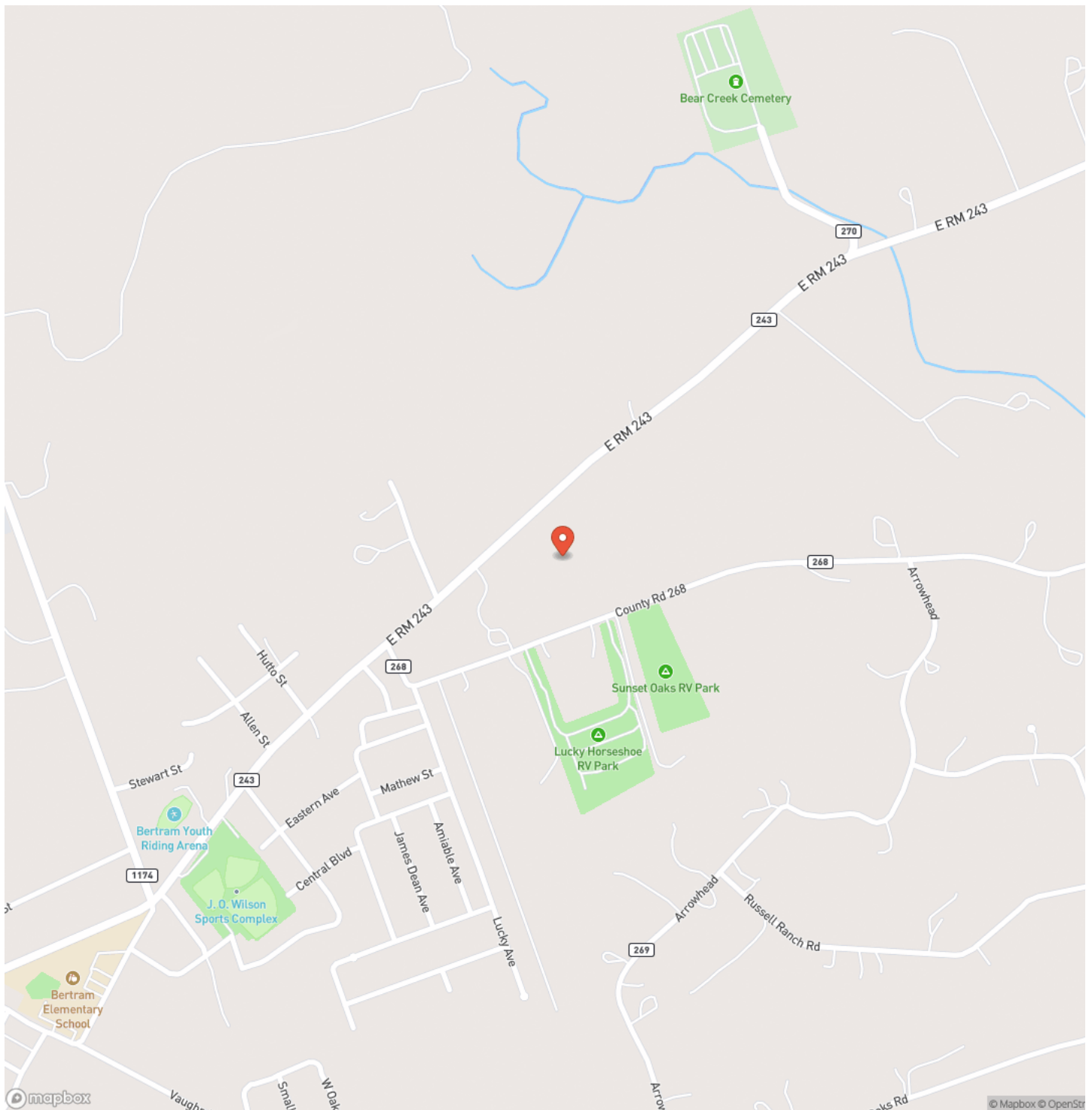
Taxes: Wildlife exemption in place

Location: The property is outside of the City Limits. Austin 45 miles, Liberty Hill 10 miles, Leander 20 miles, Georgetown 25 miles, Bertram 1 mi.

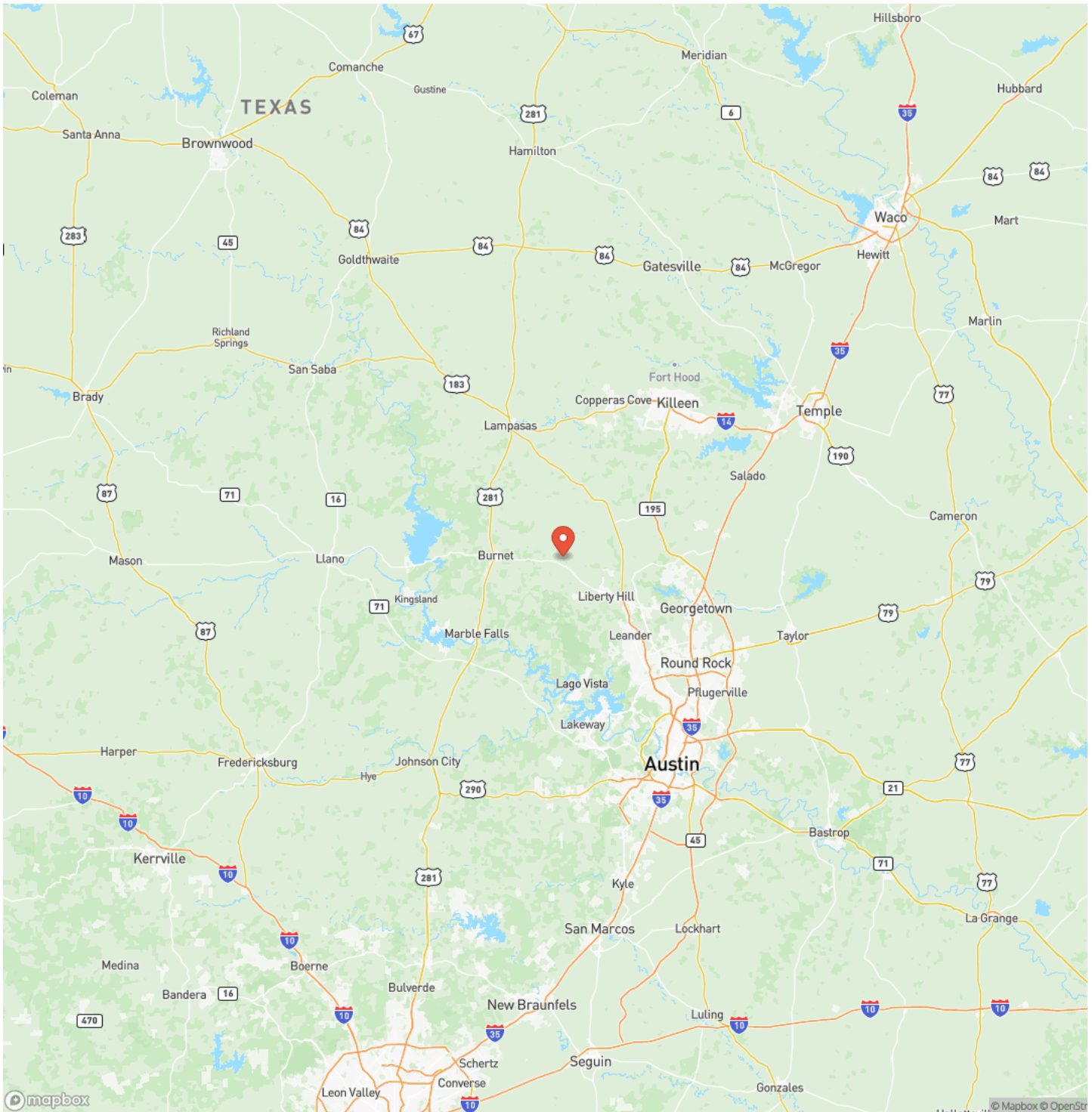
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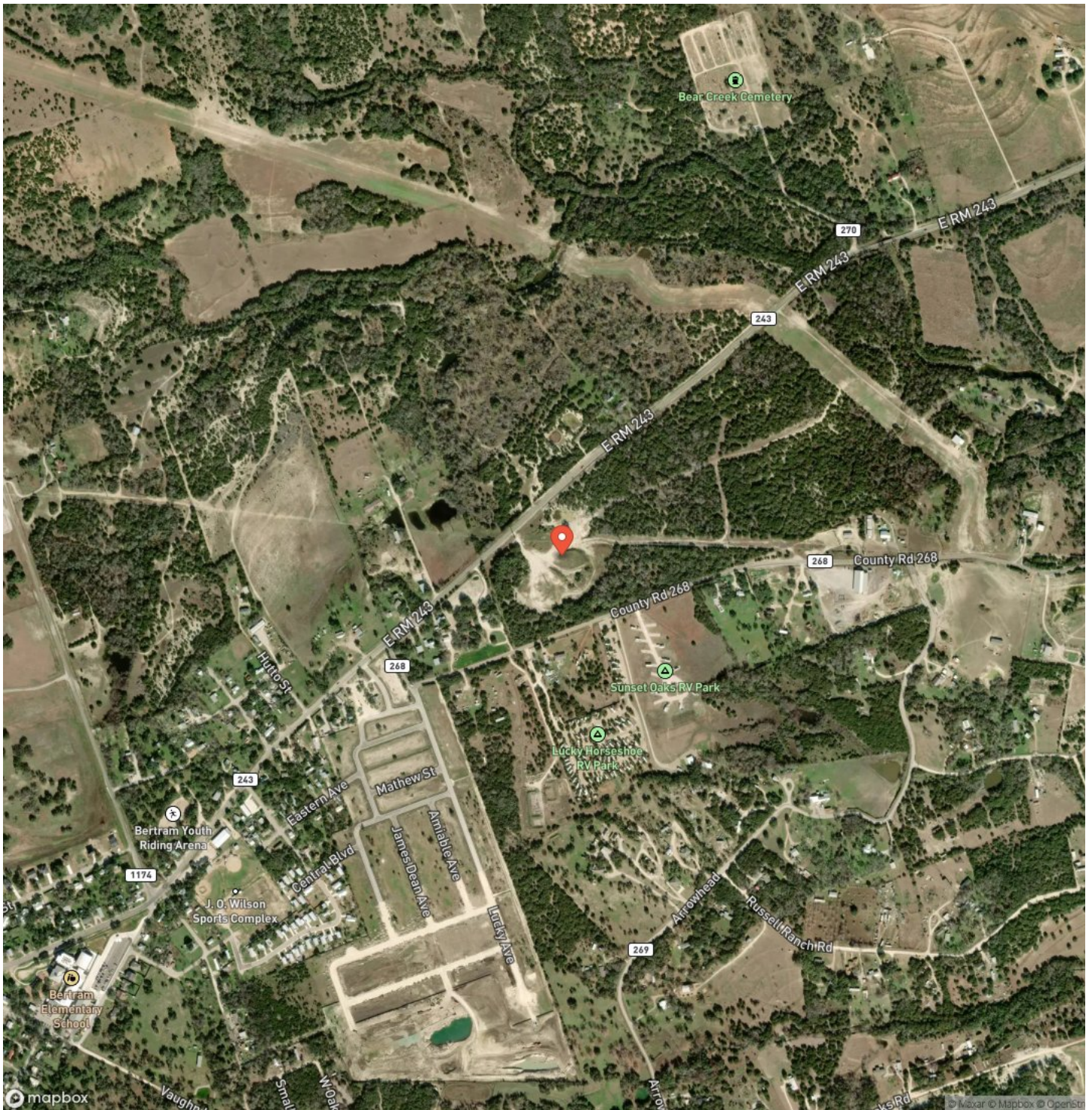
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Justin Witt

Mobile

(832) 212-2966

Email

Justin@CapitolRanch.com

Address

City / State / Zip

Austin, TX 78745

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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DISCLAIMERS

Misc: All contracts are to be presented on a Farm and Ranch Contract. Reach out to the listing agent for details.

Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

All drawings are neither legally recorded maps nor surveys and are not intended to be used as such. The information contained herein has been obtained from sources deemed reliable, but not guaranteed. All dimensions/boundaries are estimated, and buyer has the right to verify prior to submitting an offer. Any legal and/or property information found on this site and/or third-party sites should be verified before relied upon. Buyers are hereby notified that properties are subject to many forces and impacts, natural and unnatural; including, but not limited to weather-related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors, and/or government actions. Buyers should investigate any concerns to their satisfaction.

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