

Farm and Agriculture, Other - Bertram, TX



1100 County Road 322, Bertram, TX, 78605

Offered at \$4,370,000

Highly sought-after transitional development land located in the fast-growing area of eastern Burnet County. Located just ~3 mi south and east of Bertram, ~8 mi west of Liberty Hill, ~23 mi west of Georgetown and ~42 mi north of downtown Austin. The property is relatively flat and has over 2000 feet of frontage on paved County Road 322 (Old Hwy 29). The west side of the property includes a wet weather creek (no flood plain as per Mapright), pond and limestone water feature (small falls when running). Numerous large oak and other native trees and grasses. The east side of the property is open grazing land with good soil and good grazing. Some recent cedar clearing improvements have been made. The property includes the original Bryson Farmhouse, a turn of the century (1906) two story 2,838 sqft farmhouse. The house needs some cosmetic work, but is in reasonable condition for its age. The potential exists to move the house off property. Also includes a turn of the century barn in poor condition, but the old barnwood is salvageable and has some value. A 1-D-1 Ag tax appraisal held by a grass lease keeps the property taxes low. Potential uses for the property include: Immediate development, buy and hold and/or use for a party or wedding venue.

3 Bedrooms
2 Bathrooms
2,838 sqft
Built: 1906



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