

\$399,950 - Lot 1 Tbd Fm-243, Bertram

MLS® #549601

\$399,950

0 Bedroom, 0.00 Bathroom,
Farm on 25.00 Acres

N/A, Bertram, Texas

A unique property with long range views, rolling topography, paved road access, and low property taxes. Conveniently located between Bertram and Briggs, just outside Liberty Hill, this property is 30 minutes from Cedar Park and Georgetown and under an hour to Austin. The rolling topography provides a private homesite that allows a person to take advantage of the long-range panoramic views. This Ag exempt property is lightly restricted to preserve the rural setting and protect your investment. Escape the hustle and bustle of city life and build your home on the range at the Ranches of Prairie Point. Starting at the entrance off FM 243, the property gently slopes upward then crests near the middle of the tract which provides a great build site far enough off the road to provide privacy and to take advantage of the long-range panoramic views. As the name suggests, this property is a prairie/grassland but also has a few mid-range trees starting to make an impact. This grassland is diverse and will yield beautiful wildflowers in years of average rainfall. All lots in the Ranches of Prairie Point are part of a community grazing agreement and as such only the exterior perimeter of the entire community is fenced. An overhead electric line runs in an east to west fashion near the middle of all the tracts. A water well and septic will be needed. Nearby water wells are in the range of 500â€™™ in depth. Simple deed restrictions are in place including site-built homes only, each tract can be



subdivided once, and residential and agricultural uses only. See broker for entire list of restrictions. Adjacent 25 acre lot also available.

Essential Information

MLS® #	549601
Price	\$399,950
Bathrooms	0.00
Acres	25.00
Type	Farm
Sub-Type	Single Family
Status	Active

Community Information

Address	Lot 1 Tbd Fm-243
Subdivision	N/A
City	Bertram
County	Burnet
State	Texas
Zip Code	78605

Amenities

View	None
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Exterior

Exterior Features	None
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Additional Information

Date Listed	July 3rd, 2024
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Listing Details

Listing Office	Grand Land Realty, LLC
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