



# RANCHES AT PRAIRIE POINT

Lot 2 TBD FM 243 Bertram, TX  
25 Acres | \$399,950



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John Melnar

Broker

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(512) 497-8284



# PROPERTY DESCRIPTION

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Ranches at Prairie Point is 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 500' 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.

The property is qualified for Agricultural Valuation via the community grazing agreement. 2024 taxes are estimated to be \$22.04.

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SCAN HERE TO VIEW MORE OF  
THE RANCHES AT PRAIRIE POINT



## LOCATION

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Burnet County

4 miles to Bertram, 8 miles to Hwy 183, 17 miles to HEB, 30 miles to Georgetown and Cedar Park, 47 miles to downtown Austin, and 58 miles to ABIA.

All the basic needs of a rural landowner can be found nearby in Liberty Hill, Cedar Park and Leander. The nearest HEB is 17 miles away at Ronald Reagan Dr and Hwy 29. Major medical care is available in Cedar Park and Georgetown.

## DIRECTIONS

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From the intersection of Hwy 29 and Hwy 183 in Seward Junction, take Hwy 29 West for 12.7 miles, turn right on FM 243/FM 1174, follow FM 243 4.1 miles, gate will be on right.

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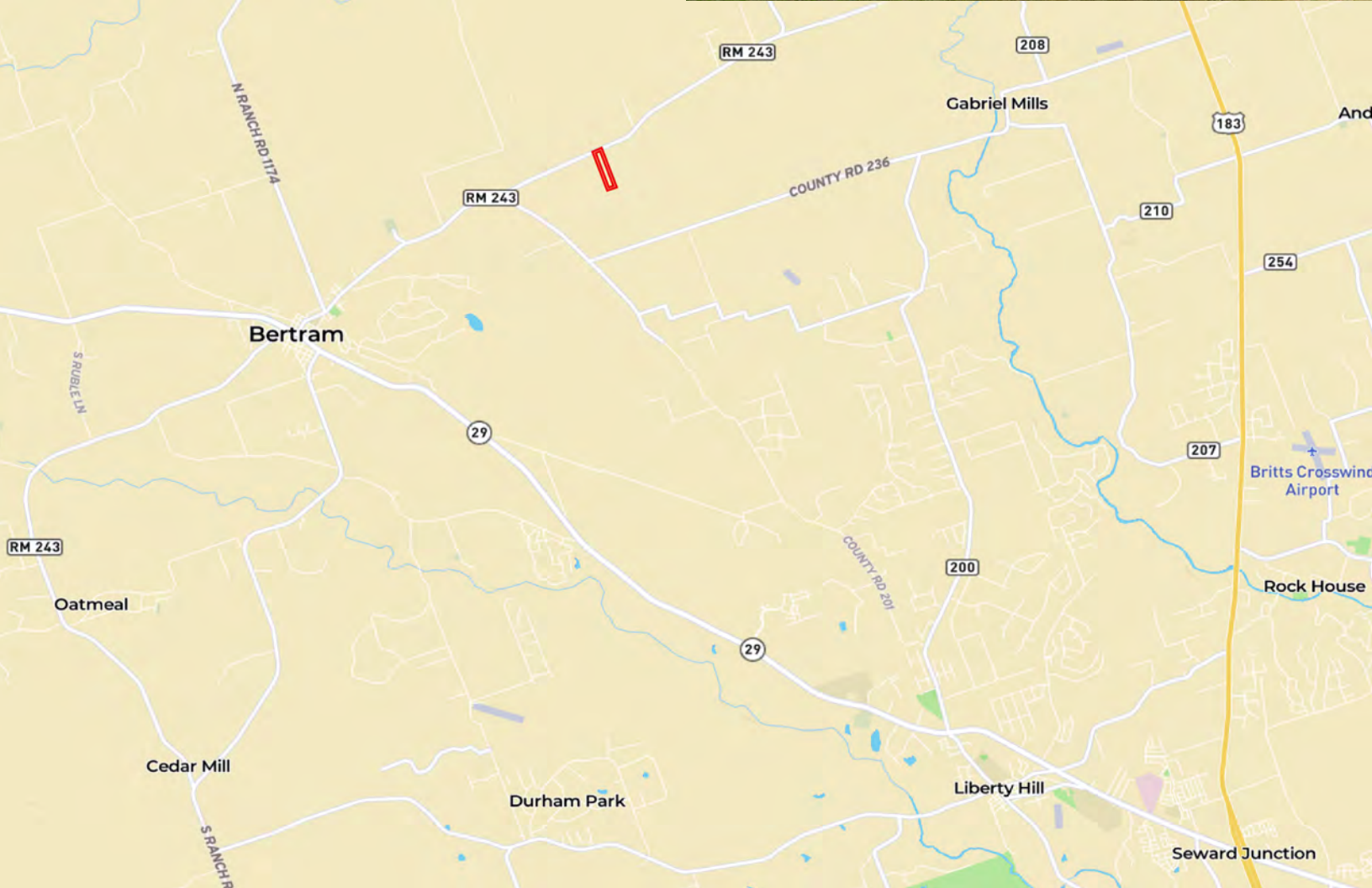
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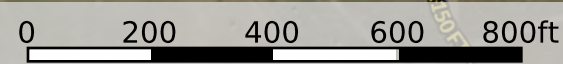






Boundary

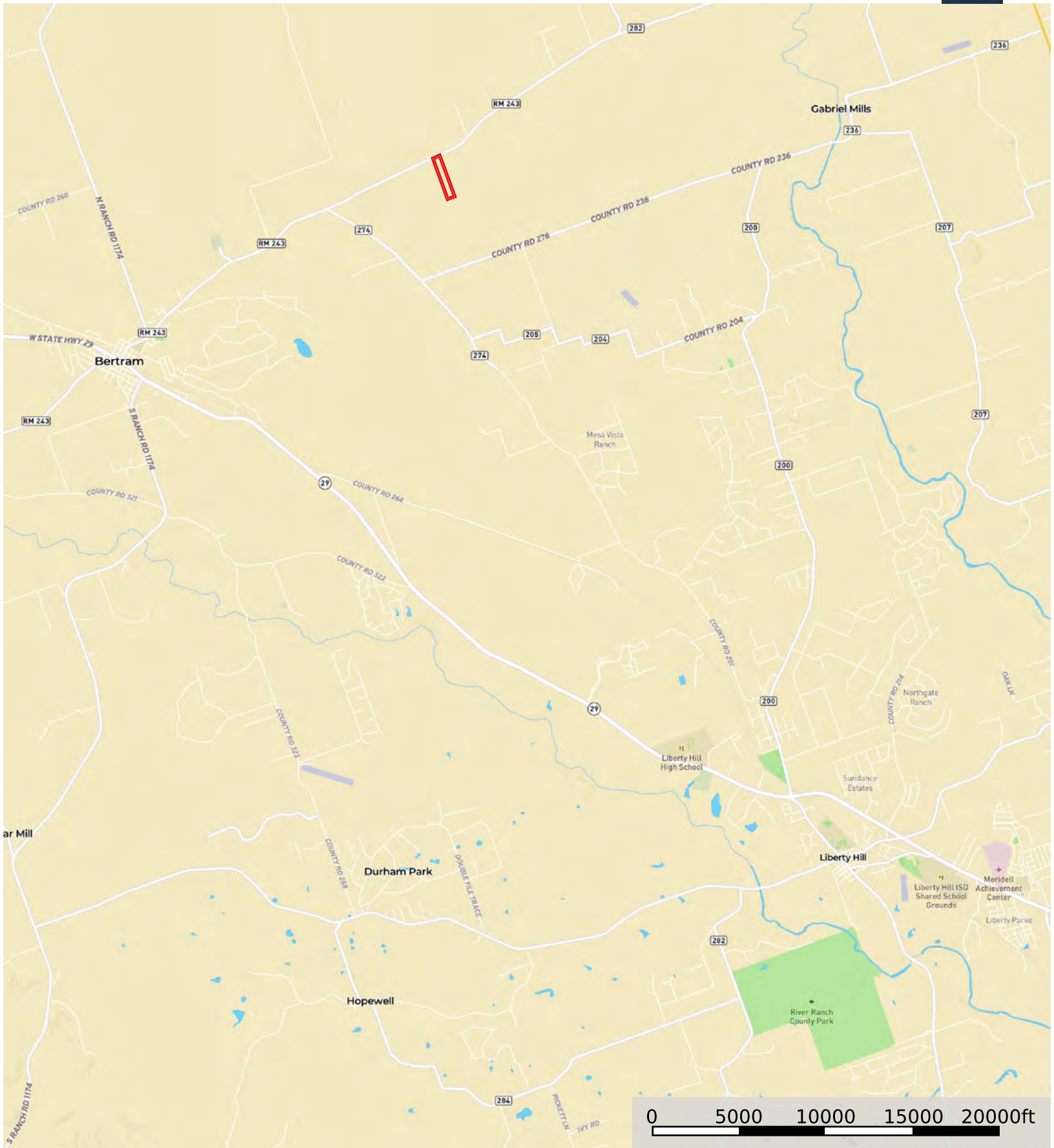




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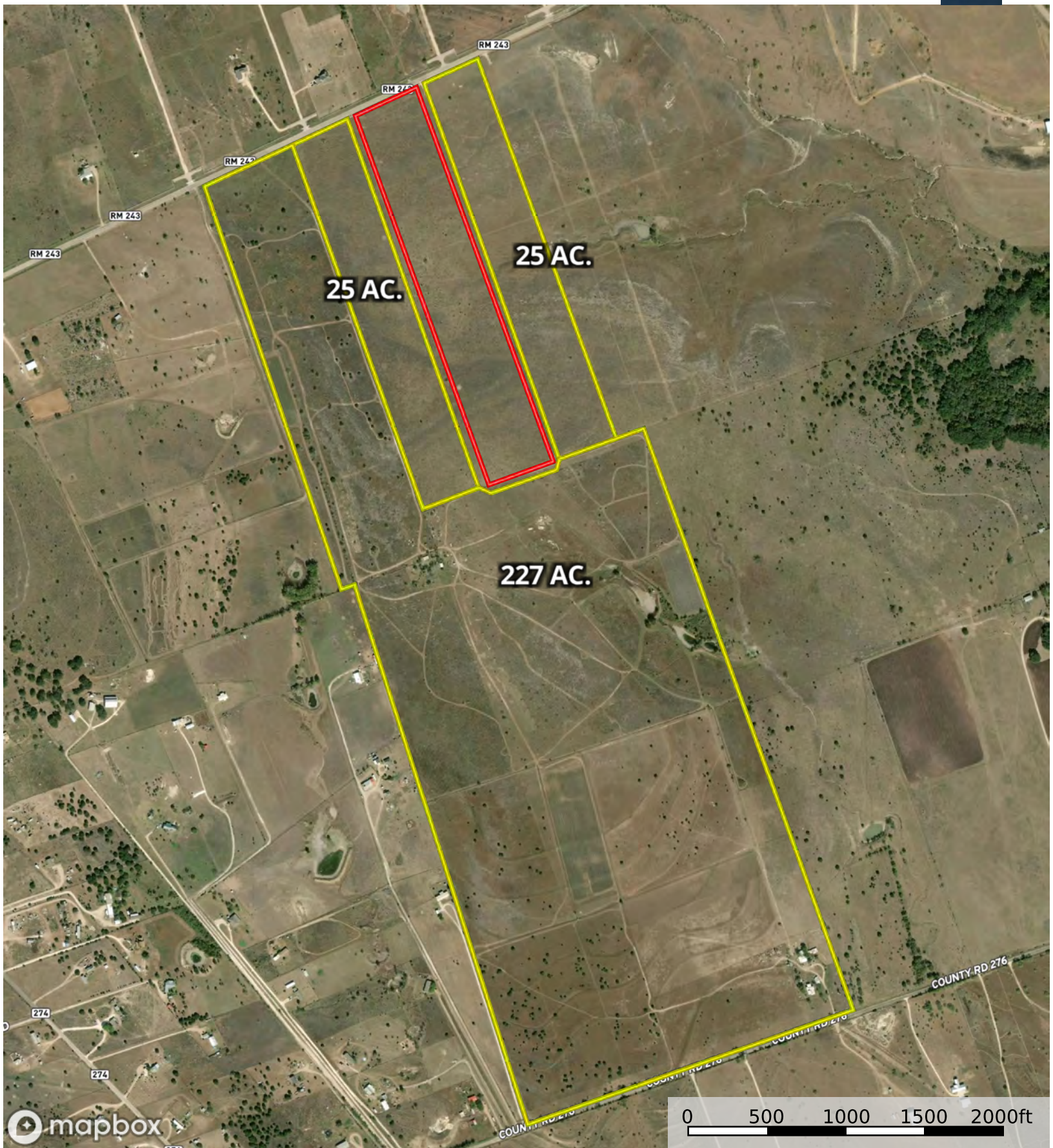


Lot 2 TBD FM 243 Bertram, TX 78605  
Burnet County, Texas, 25 AC +/-

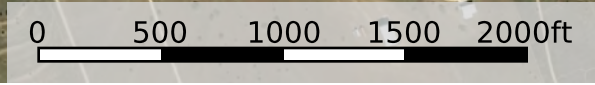


 Boundary





mapbox



Boundary 1 Boundary