



Bertram Oaks Farm

3547 W State Highway 29 Bertram, TX
20 Acres | \$849,950



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John Melnar

Broker

john@grandland.com

(512) 497-8284

PROPERTY DESCRIPTION

Bertram Oaks Farm is a conveniently located property that has both easy access off Hwy 29 and privacy. Nestled among the Live Oaks are several build sites for a home. Enjoy country living without having to drive too far for city conveniences.

Most of the property is a closed canopy oak woodland with some open grassland in the center. The dense woodland cover provides a buffer from the neighboring properties and a visual and sound buffer from the highway. A small unnamed creek drainage meanders through the property and supplies a small pond in the southern portion of the property.

The property will be subdivided out of a 25-acre tract with a preliminary survey already completed. The property will have a shared entrance off Hwy 29 with the remaining 5 acres. The property is restricted to residential use, however commercial use is allowed if the commercial use takes place within the residential structure. Site-built homes only with a 1700 sq. ft. minimum. On the remaining 5 acres is the Decadent Saint Winery, which is not currently open to the public. See broker for a copy of the deed restrictions.

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TREES

Live Oak
Post Oak
Spanish Oak
Ashe Juniper
Cedar Elm
Hackberry
Black Walnut

SHRUB & FORB

Redbud, Flame Leaf
Sumac, Yaupon,
Possumhaw, Green Briar,
Winged Elm, Mustang
Grape, Twisted Yucca,
Broomweed, and
Ragweed

GRASSES

Little Bluestem
KR Bluestem
Texas Wintergrass,
Threeawn

WATER

Small Pond on southern
part of property

Well needed

UTILITIES

Electric onsite, meter
needed

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SCAN HERE TO VIEW MORE OF
BERTRAM OAKS FARM

LOCATION

Burnet County

3 miles to Bertram, 7.5 miles to Burnet, 12 miles to Liberty Hill, 21 miles to Leander, 27 miles to Georgetown, 47 miles to downtown Austin, and 51 miles to Austin Bergstrom International Airport.

All necessities can be found close by in Bertram or Burnet. The HEB in Burnet is only 7 miles from the property. All other needs including major retail and medical can be found within 30 minutes in either Leander or Georgetown.

DIRECTIONS

From the intersection of Hwy 183 & Hwy 29, head west on Hwy 29 for 15.4 miles, property will be on left.

From the intersection of Hwy 281 & Hwy 29 in Burnet, head east on Hwy 29 for 7.5 miles, property will be on right.

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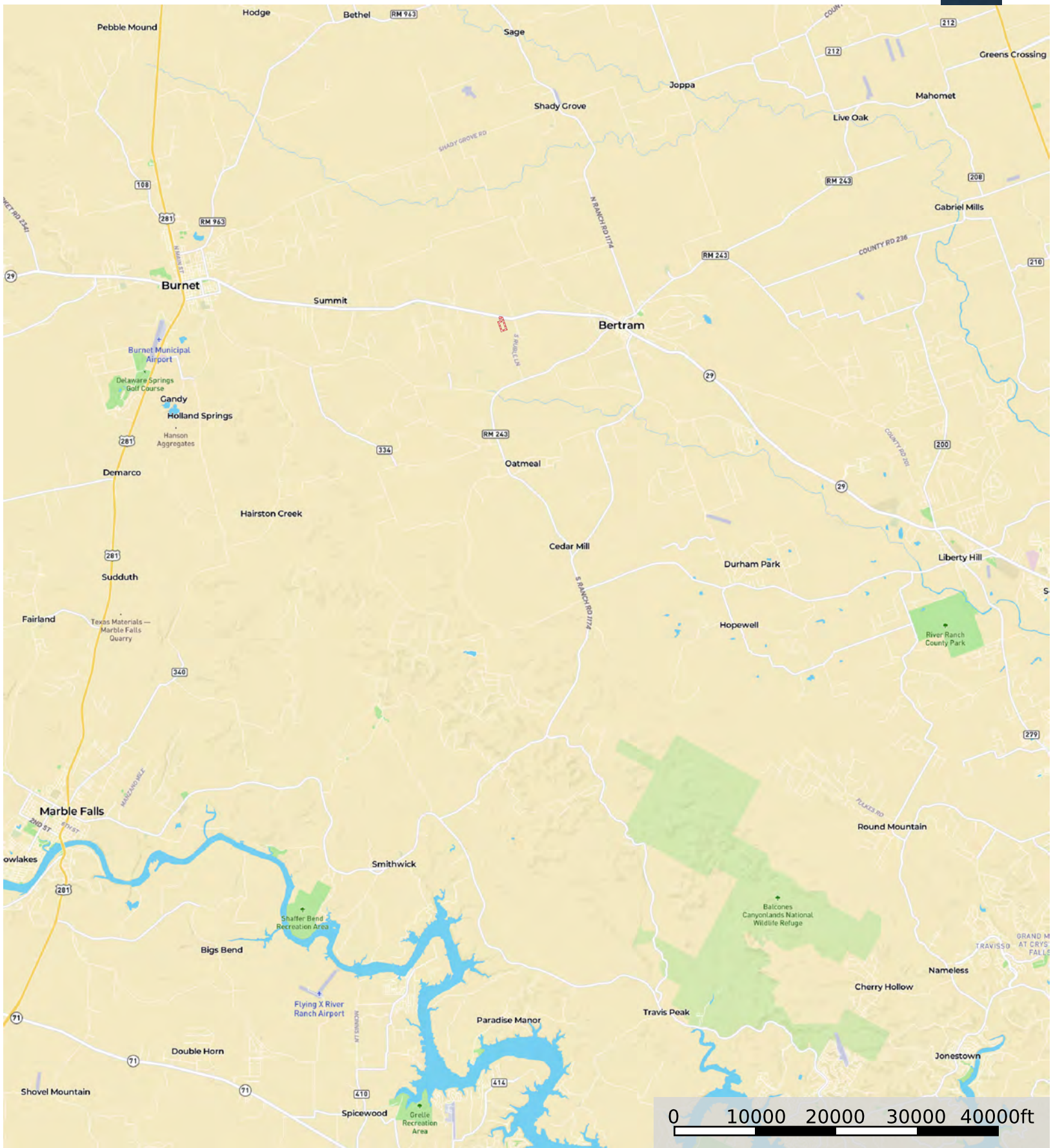
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Boundary



Boundary





Boundary 1 Boundary