

\$2,080,000 - 1100 S Fm 1174, Bertram

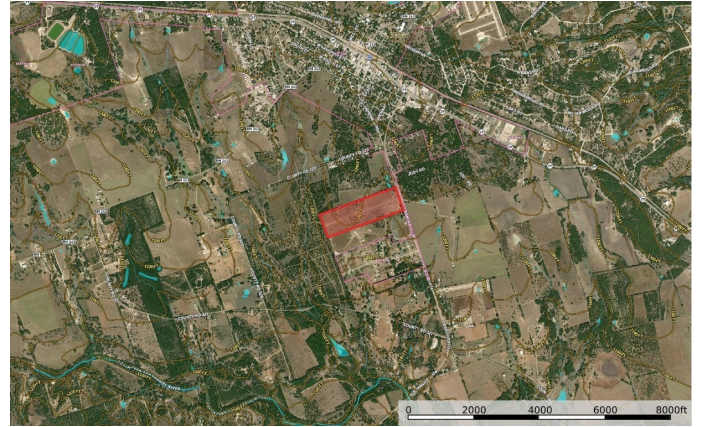
MLS® #6394635

\$2,080,000

0 Bedroom, 0.00 Bathroom,
Farms and Ranches on 41.57 Acres

N/A, Bertram, TX

41.567 acres on South FM 1174 in the Bertram city limits. Ag exempt and unrestricted, zoned residential. Power is supplied by PEC and there's a City of Bertram 6" waterline in front of the property. Seller states the waterline has sufficient capacity to supply the 57, half acre plus lots shown on his concept plat. Currently lots would require septic but Lennar is doing a 240 home development next door and is bringing sewer to the north boundary line. The property has an existing 1-1/2" water meter and power poles down the center of the property that was once planned for a RV park. The power poles can easily be removed per seller. Property is level to gently sloping with primarily clay loam soil. Burnet ISD. Buyer to verify usage, zoning, restrictions, utilities, etc.



Essential Information

ListingFeed	abor_vow
MLS® #	6394635
List Price	\$2,080,000
Sale Price	\$1,825,000
Sale Date	May 2nd, 2024
Bathrooms	0.00
Acres	41.57
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	1100 S Fm 1174
Subdivision	N/A
City	Bertram
County	Burnet
State	TX
Zip Code	78605

Amenities

Utilities	Electricity Connected, Phone Available, Water Connected
View	Hills, Pasture
Waterfront	None

Interior

Heating	None
Cooling	None

Exterior

Lot Description	Gentle Sloping, Level, Few Trees, Trees Small Size
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School Information

District	Burnet ISD
Elementary	Bertram
Middle	Burnet (Burnet ISD)
High	Burnet