

129 Lost Canyon Crk, Bertram, Texas 78605
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Bertram, TX 78605

\$680,000
22.600± Acres
Burnet County



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Bertram, TX / Burnet County

SUMMARY

Address

129 Lost Canyon Crk

City, State Zip

Bertram, TX 78605

County

Burnet County

Type

Hunting Land, Lot, Undeveloped Land, Timberland

Latitude / Longitude

30.643063 / -98.142898

Acreage

22.600

Price

\$680,000

Property Website

<https://www.mockranches.com/property/129-lost-canyon-crk-bertram-texas-78605-burnet-texas/76122/>



PROPERTY DESCRIPTION

Mock Ranches is delighted to present this exceptional 22.6 acre agricultural exempt property, nestled within the prestigious Ranches at Canyon Creek Subdivision. Abundant wildlife and breathtaking hill country views make this property an ideal location for multiple homesites and your dream home. Enjoy privacy and seclusion in your own Hill Country paradise.

Please note the following:

- * An LCRA easement exists along the rear of the property for creek drainage.
- * Electricity is available nearby; a well and septic system will be needed.
- * The buyer is responsible for conducting due diligence on well water and septic system installation.
- * The buyer is also responsible for reviewing all Covenants and Restrictions from the Property Owner Association.
- * The property's current AG Exempt status is contingent upon membership in the Wildlife Management Group; the buyer is responsible for maintaining this status by completing their own application.

We invite you to explore this remarkable property and envision the possibilities it holds.

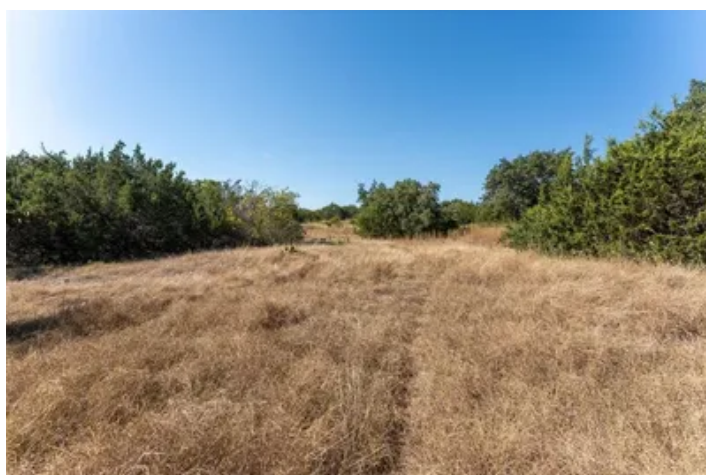
Showing Instructions:

This property is marketed and shown exclusively by The Mock Ranches Group, a team with Keller Williams Realty. Please contact [512-275-6625](tel:512-275-6625) for showing information. All appointments must be made with the listing broker and be accompanied.

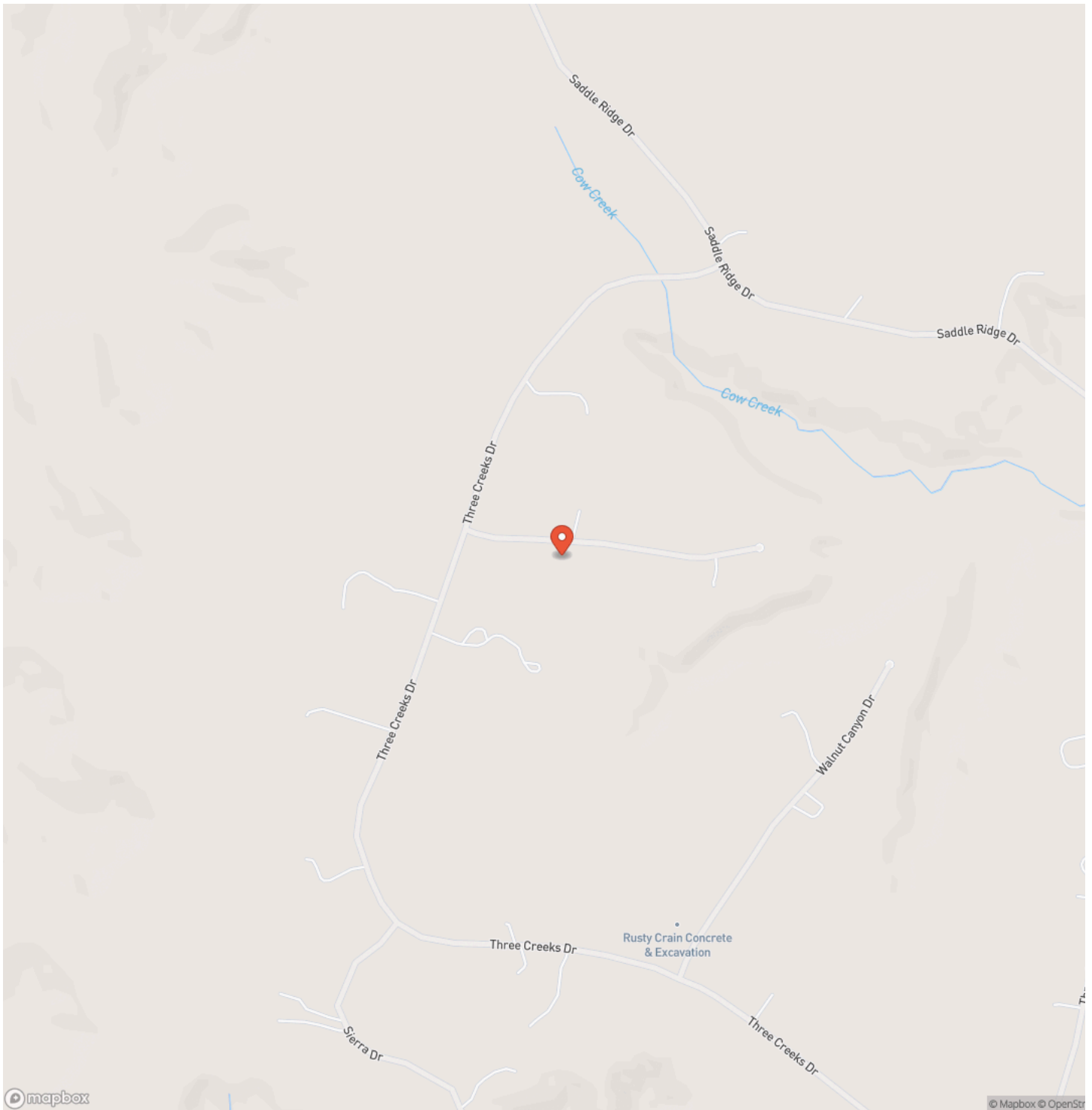
Notice to Buyers Agents:

Buyer agents must make first contact and be present for all showings.

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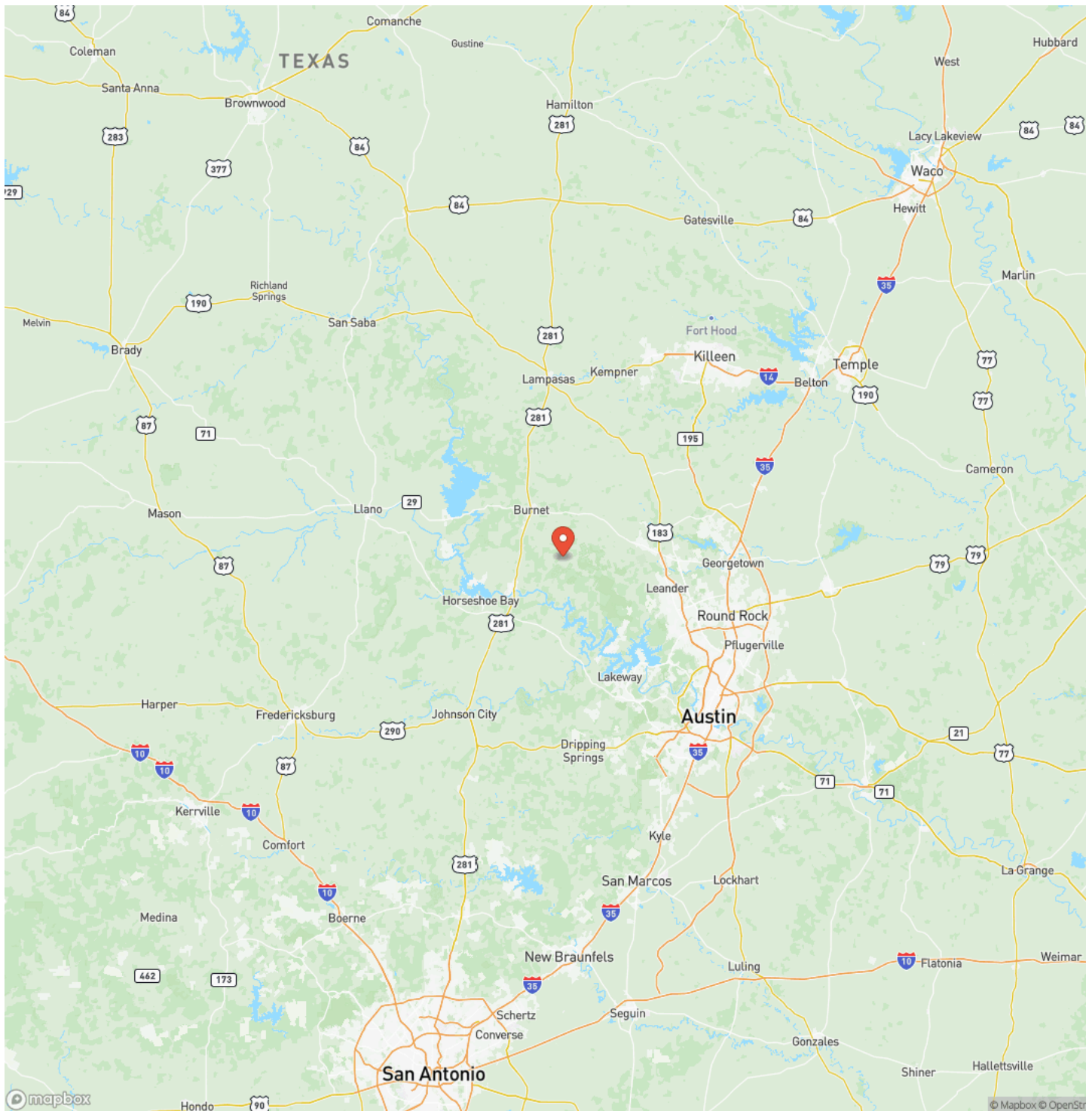


Locator Map



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Locator Map

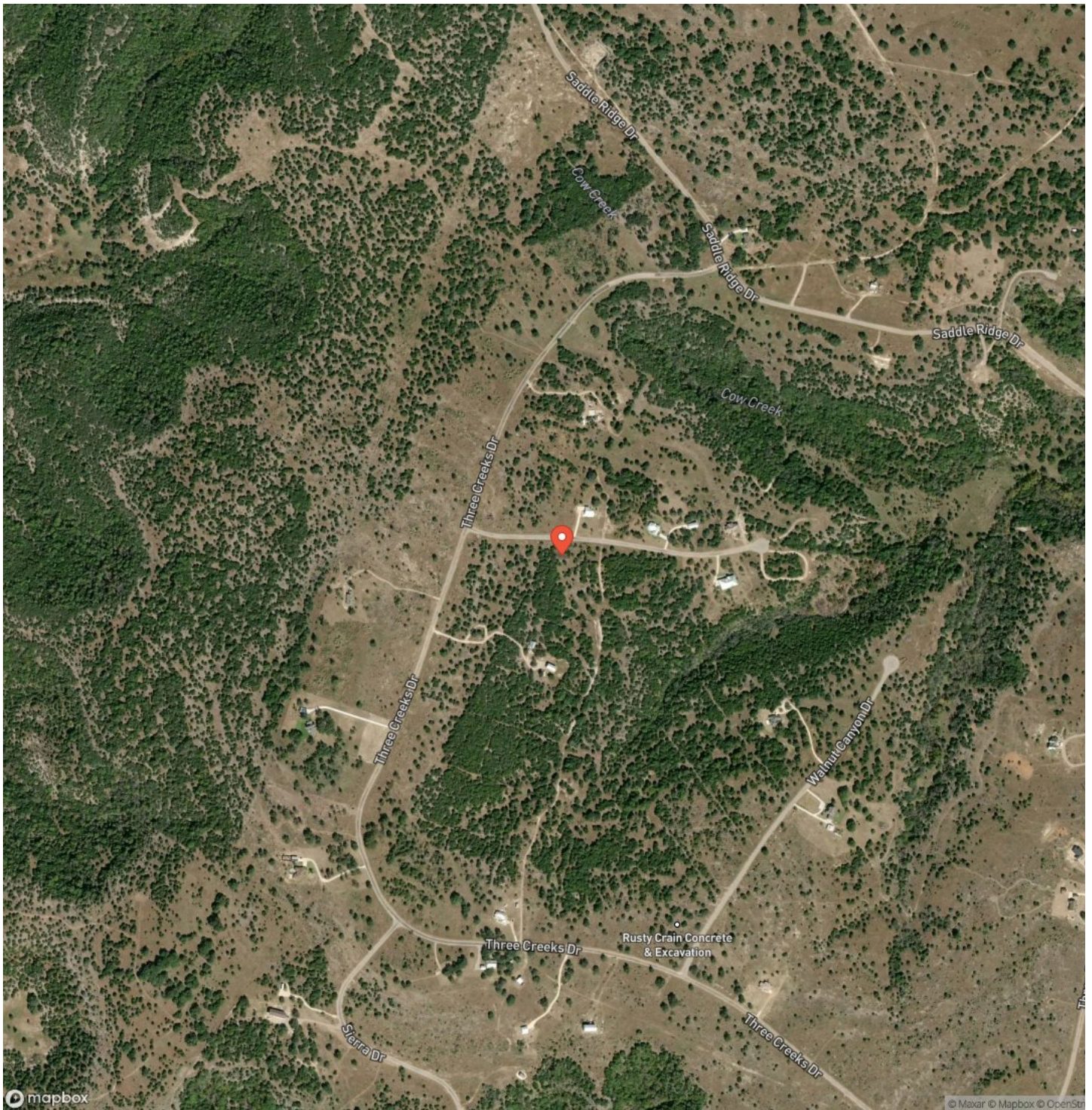


MORE INFO ONLINE:

Mockranches.com

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Satellite Map



MORE INFO ONLINE:

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LISTING REPRESENTATIVE

For more information contact:



Representative

Dwayne Baker

Mobile

(512) 748-9202

Office

(512) 748-9202

Email

DwayneBaker@mockranches.com

Address

130 West Overlook Mountain

City / State / Zip

NOTES

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DISCLAIMERS

The information contained herein has been gathered from sources deemed reliable; however, the Mock Ranches Group, Keller Williams Realty and its associates, members, agents and employees cannot guarantee the accuracy of such information. No representation is made as to the possible investment value or type of use. Prospective buyers are urged to verify all information to their satisfaction and consult with their tax and legal advisors before making a final determination.

Real Estate buyers are hereby notified that properties in the States of Texas are subject to many forces and impacts, natural and unnatural; including, but not limited to weather related events, environmental issues, disease (e.g. Oak Wilt, Chronic Wasting Disease, or Anthrax), invasive species, illegal trespassing, previous owner actions, actions by neighbors and government actions. Prospective buyers should investigate any concerns to their satisfaction.

Mock Ranches Group at Keller Williams Realty
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