

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

\$625,000
22.6± 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

22.6

Price

\$625,000

Property Website

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



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PROPERTY DESCRIPTION

Welcome to 129 Lost Canyon Creek—a stunning 22.6-acre agricultural-exempt property located in the prestigious Ranches at Canyon Creek subdivision in Bertram, Texas. This expansive tract boasts gently rolling terrain with mature trees and native Hill Country flora, offering breathtaking views, abundant wildlife, and exceptional privacy. Key Features: Size & Terrain: 22.6 acres of serene, gently sloping land, perfect for building your dream home or multiple homesites. Utilities: Electricity is available nearby. Well and septic systems will be required; buyers should conduct their own due diligence on water availability and septic installation. Water Features: An LCRA easement along the rear of the property provides natural creek drainage and enhances the scenic landscape. Agricultural Exemption: The property currently holds an AG Exempt status, contingent on participation in the Wildlife Management Group. Buyers must apply independently to maintain this benefit. Subdivision Amenities: Enjoy the peace of mind that comes with controlled access and common area maintenance within this upscale community. Location & Accessibility: Situated in Burnet County, this property offers the tranquility of rural Texas Hill Country while remaining conveniently accessible to Bertram and the greater Austin area. The Ranches at Canyon Creek is renowned for its upscale homesites and natural beauty, making this location highly desirable. Investment Potential: With the potential to subdivide into three separate lots, each allowing a main residence, guest house, shop, and well house, this parcel is perfect for creating a private family compound or a savvy investment opportunity. Annual Taxes: Approximately \$38 (2024) HOA Fees: \$330 annually

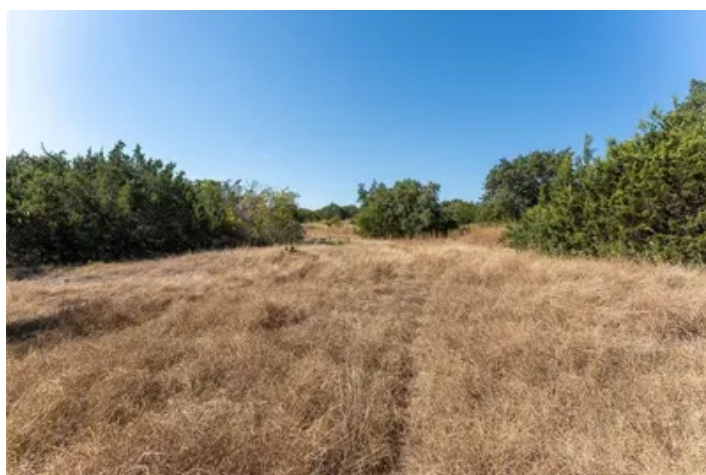
Showing Instructions:

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.

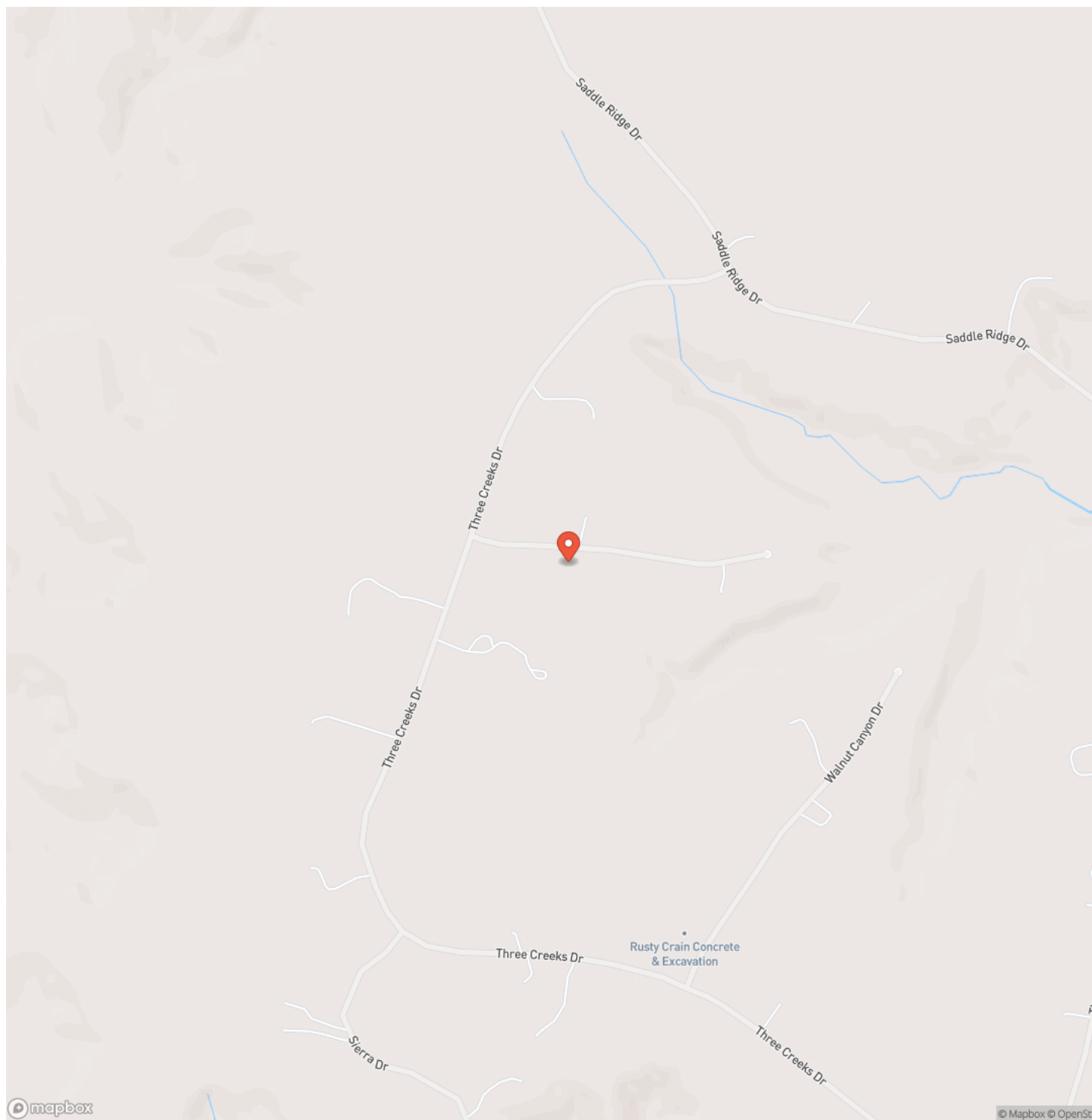
Notice to Buyers Agents:

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

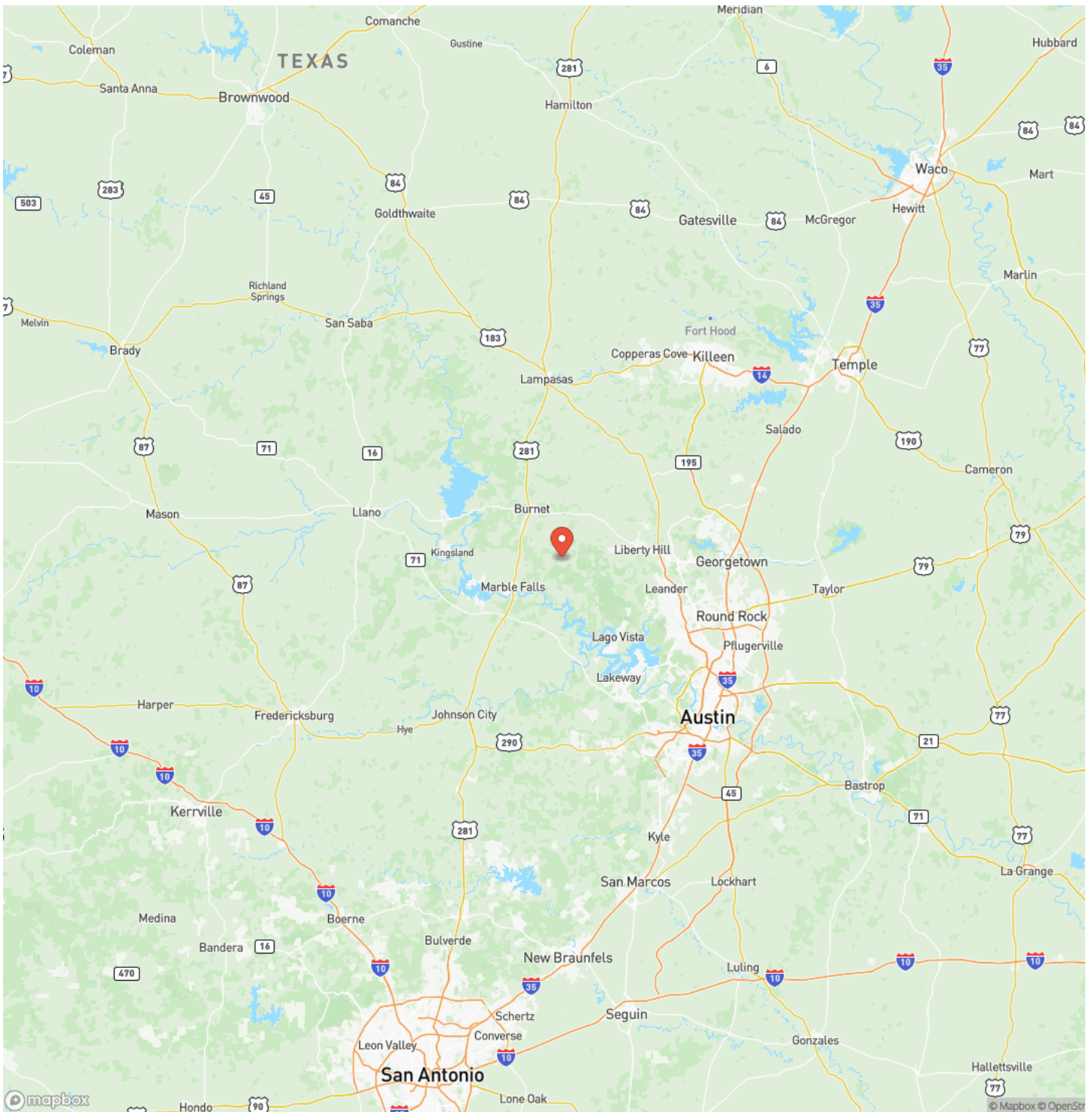
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Locator Map



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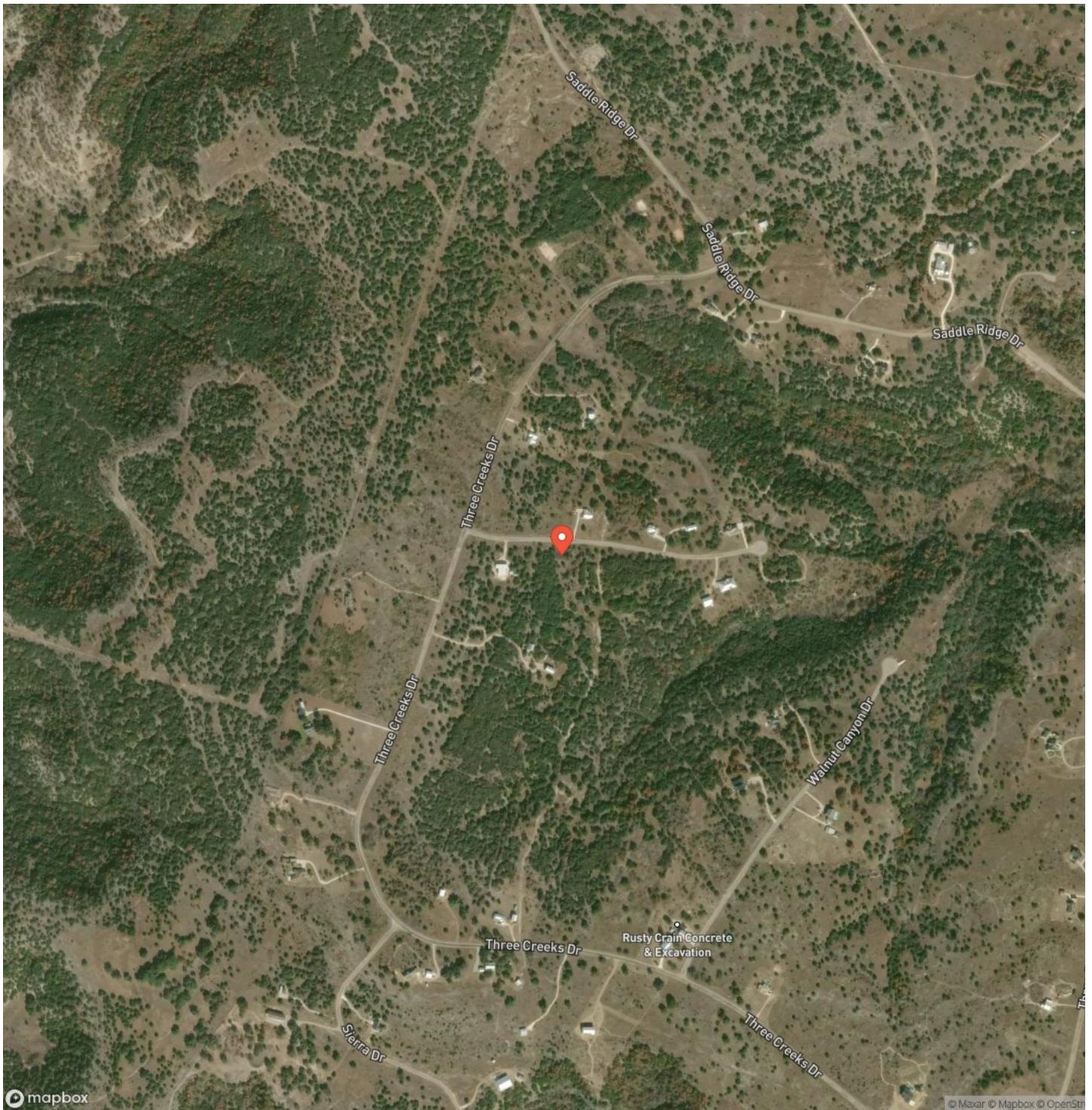


MORE INFO ONLINE:

<https://www.mockranches.com/>

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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Dwayne Baker

Mobile

(512) 580-9909

Office

(512) 748-9202

Email

DwayneBaker@mockranches.com

Address

130 West Overlook Mountain

City / State / Zip

Buda, TX 78610

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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