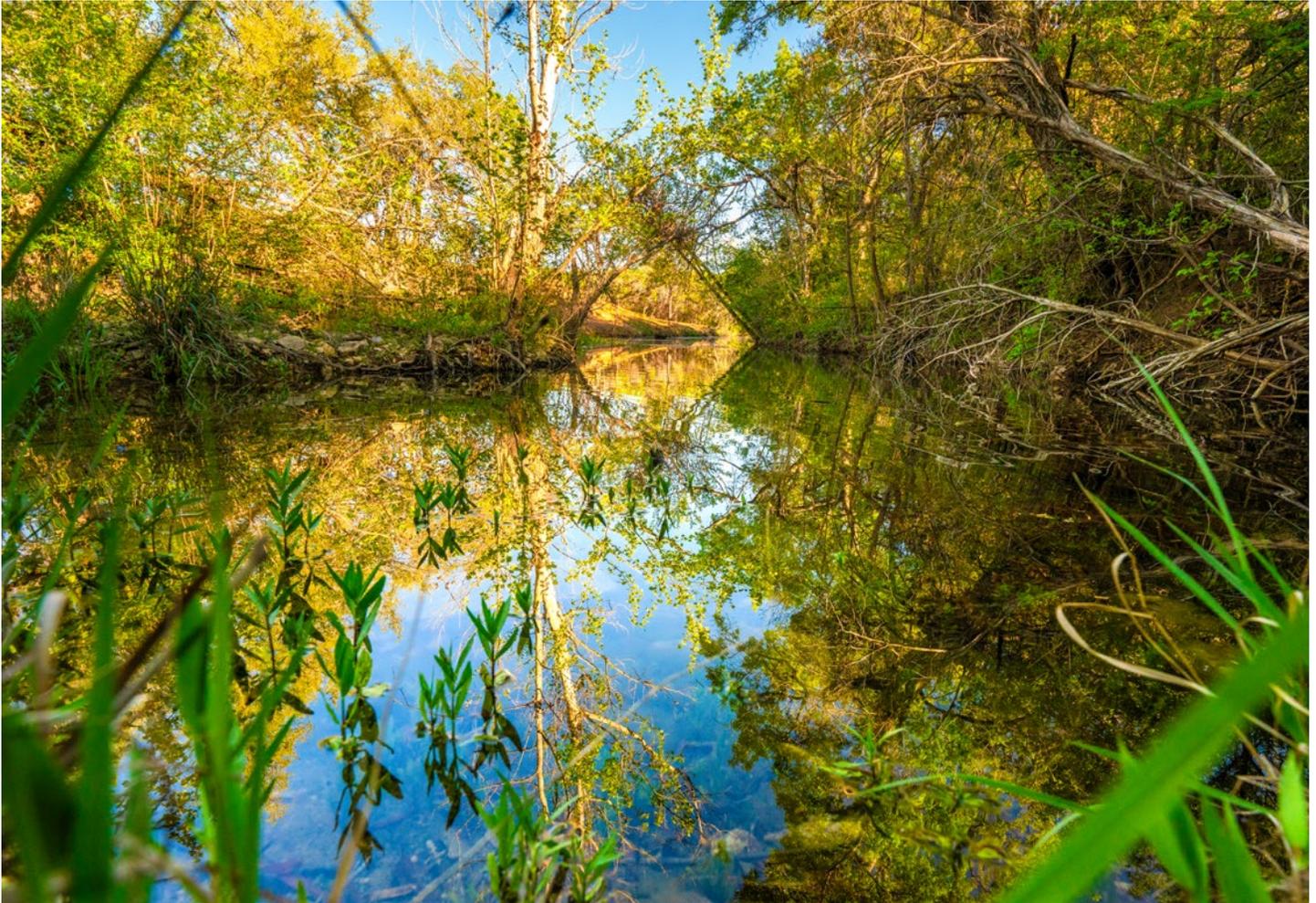


SAN GABRIEL RIVER RANCH

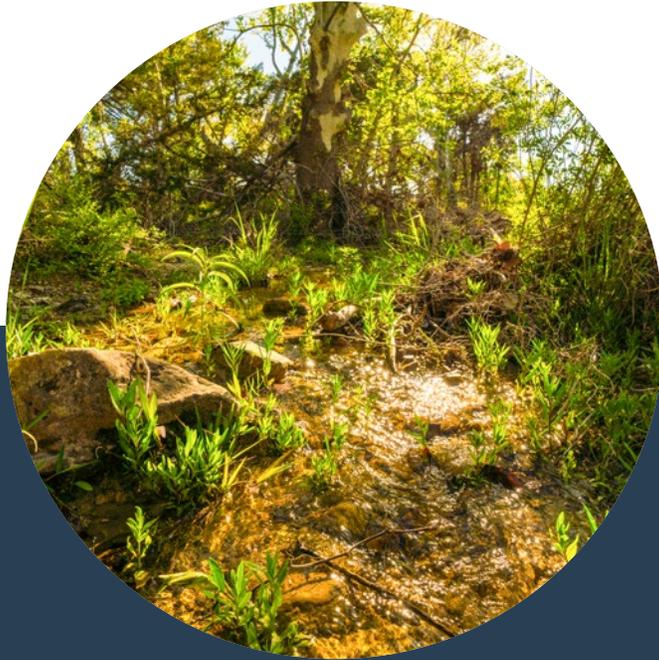
Bertram, TX | Burnet County



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HIGHLIGHTS

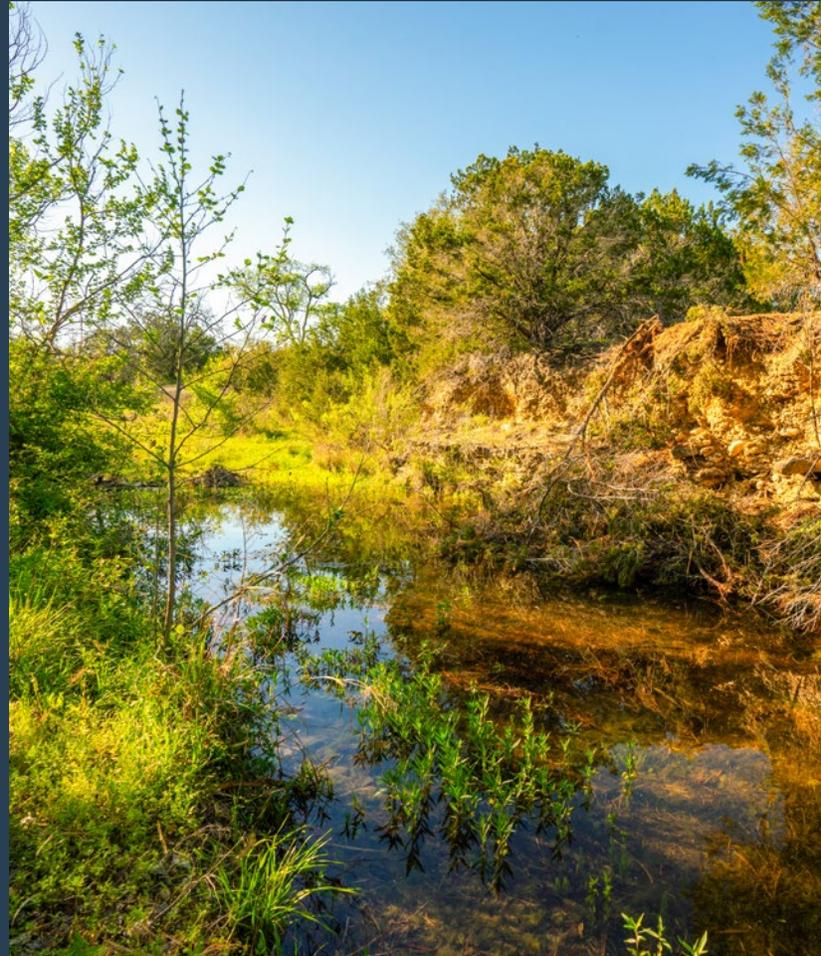


- Located in eastern Burnet County, 10 miles from Liberty Hill, 25 miles to Cedar Park, and 44 miles to downtown Austin

- First time on the market in over 100 years

- 1,000 ft of both sides of the south fork of the San Gabriel River

- 1,300 sqft of CR 321 frontage



DESCRIPTION



Nestled in eastern Burnet County, just 1.5 miles south of Bertram, TX, the San Gabriel River Ranch emerges onto the market for the first time in nearly a century. This legacy ranch, conveniently located 10 miles from Liberty Hill, 25 miles from Cedar Park, and 44 miles from downtown Austin, TX, spans 100± acres of pristine Texas Hill Country, featuring approximately 1,000 feet of both sides of the south fork of the San Gabriel River.

With a gentle slope and only 40 feet of topographical change, the ranch boasts minimal flood plain and approximately 1,300 feet of County Road 321 frontage, presenting an ideal canvas for development. The property is adorned with native flora and fauna, including live oak, post oak, hackberry, and other native hardwoods, as well as an array of wildlife such as whitetail deer, turkey, wild hogs, and dove. Noteworthy improvements include 3 water wells and 4 manufactured homes on site. Moreover, several sections, particularly along the river, have been meticulously cleared of brush, enhancing the ranch's allure as one of the most pristine locations along the San Gabriel River.

San Gabriel River Ranch offers more than just land; it provides a lifestyle that embraces quality living and the essence of family. Imagine homesteading in the heart of Texas Hill Country, where each day offers the opportunity to connect with nature and create lasting memories with loved ones. This ranch is a place where families can grow and thrive, where children can explore the great outdoors and learn the value of hard work and stewardship. Whether you're seeking a peaceful retreat or the perfect place to start your family, San Gabriel River Ranch promises a life of fulfillment and joy. Whether you seek the perfect development opportunity or a private retreat close to town, the San Gabriel River Ranch offers an ideal setting for both.

WATER

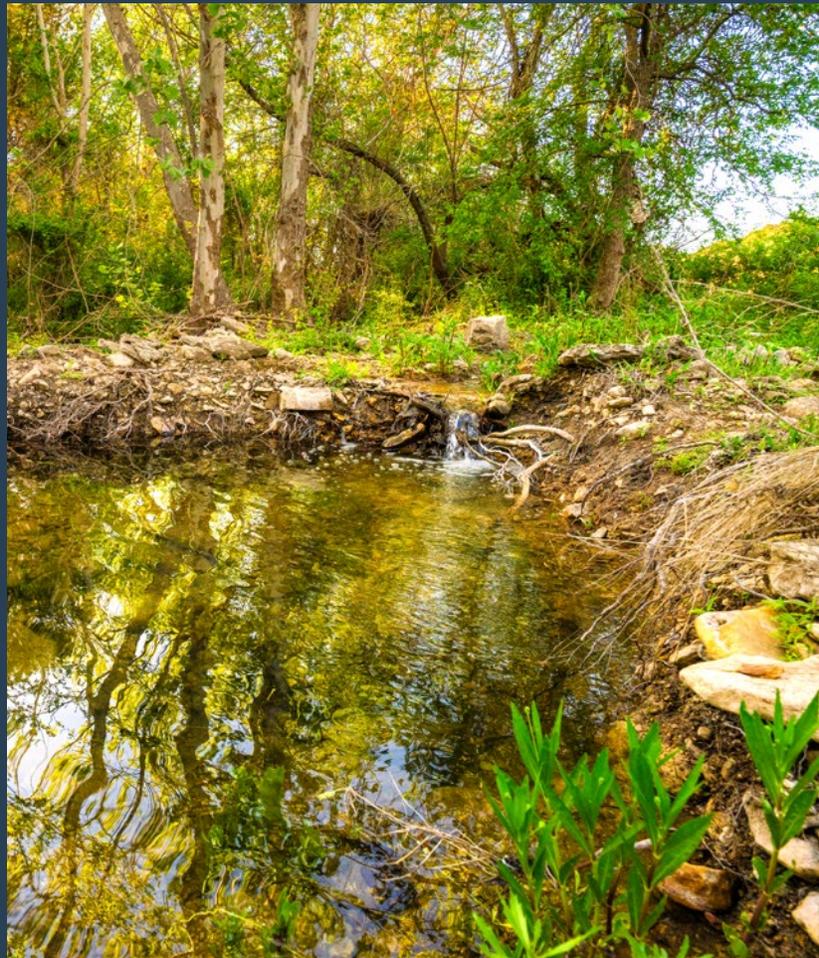


- 1,000 ft of both sides of the south fork of the beautiful San Gabriel River

- Averaging approximately 33 inches of rain a year

- Ranch currently features 3 water wells, between 10-15 GPM

- Average well depth is 450 feet



LOCATION



Bertram, Texas, nestled in the picturesque Hill Country, is located approximately 45 miles northwest of Austin. With a population of around 1,500, this charming town boasts a rich history dating back to its establishment in the late 1800s, characterized by its roots in agriculture and ranching. Bertram embraces its heritage through local events and festivals that celebrate its cowboy culture, while also offering a strong sense of community supported by the Burnet Consolidated Independent School District, which provides quality education to the town's youth.



Bertram is graced with an array of local attractions. Among them, the historic Globe Movie Theater stands out as a nostalgic gem, offering both cinematic experiences and a glimpse into the town's past. As part of Burnet County, Bertram enjoys a close-knit community atmosphere and is surrounded by the scenic beauty of the Hill Country landscape that defines the region. Burnet County itself is renowned for its stunning lakes, rolling hills, and rich historical heritage, making Bertram a destination that seamlessly blends its local charm with the wider allure of the county's natural beauty and cultural significance.

LIFE ON THE RANCH



AERIAL MAP

100

Acres

1000

feet of San Gabriel River

1300

feet CR 321 frontage



WILDLIFE



- Native wildlife include whitetail deer, wild hogs, and turkey
- Easy water access, high protein vegetation, and plenty of brush cover provides for an ideal wildlife habitat
- 3 water wells and complete perimeter fence provide for the required infrastructure for cattle production



LAND



- Slightly rolling hills and less than 40 feet of total topography on the property
 - 1,300 ft of CR 321 frontage
- Ideal for development due to access to major cities, flat topography, and beautiful landscape

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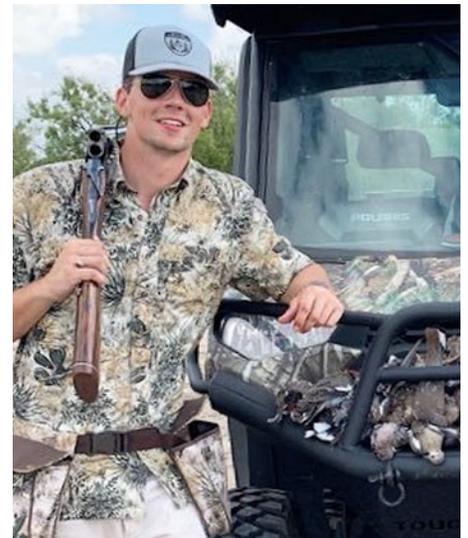
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Agent

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