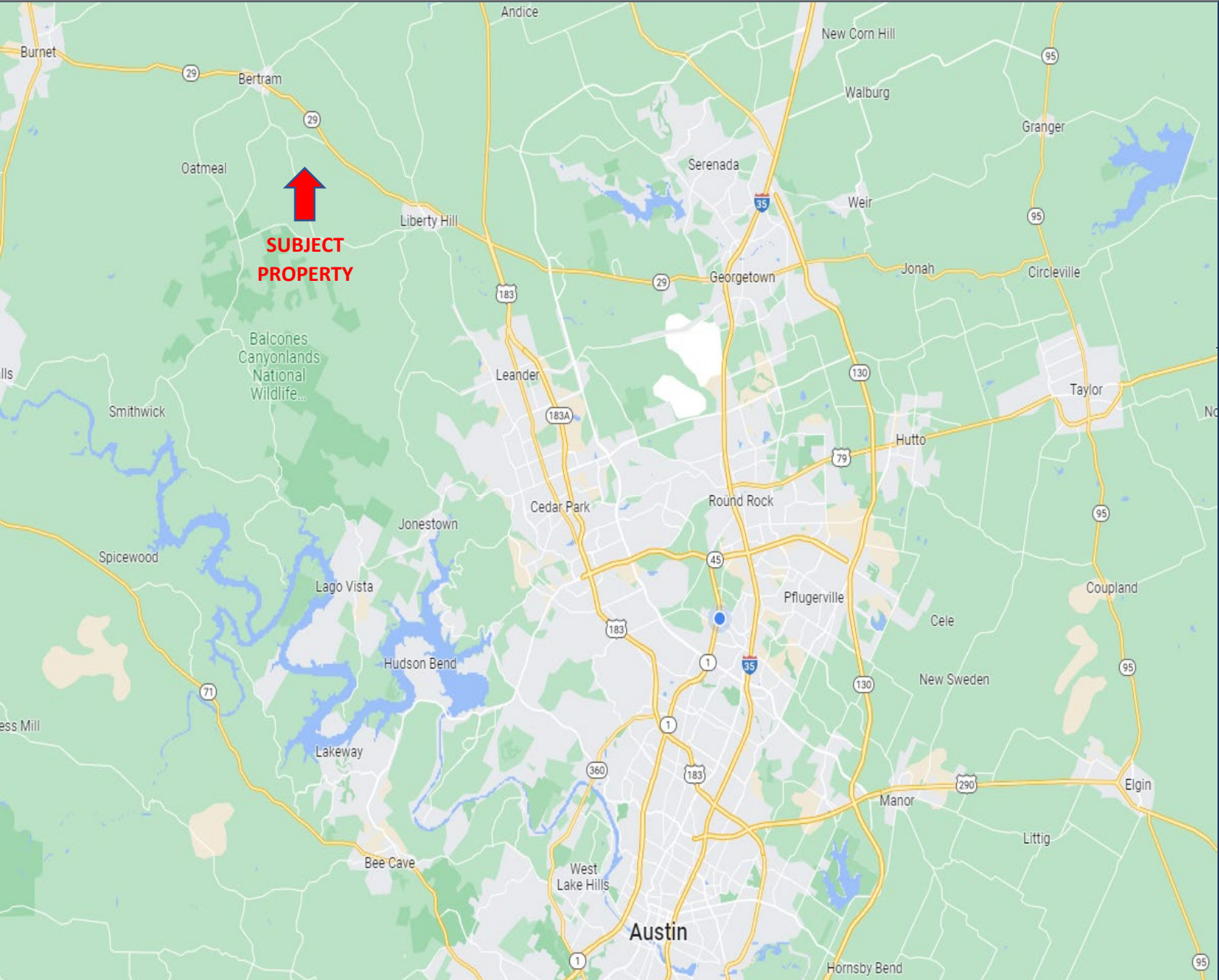


FOR SALE

\$2,500,000

62.75 Acres in Bertram, TX

Over 3000 ft. of San Gabriel River Frontage



**SUBJECT
PROPERTY**



Listing Broker: Wes Walters

Wes Walters Realty, Inc.

Phone #: 512-345-2060

Email: weswalters@weswaltersrealty.com

Website: www.weswaltersrealty.com



Property Information

Legal Description: Lot 1- ABS A0580 BENJAMIN MC KINNEY,
TRACT 30, 36.16 ACRES

Lot 2- ABS A1564 H.J. SCHULTZ, TRACT 7,
6.7 ACRES

Lot 3- ABS A 0580 BEJAMIN MC KINNEY,
TRACT 90, 19.892 ACRES

Price: \$2,500,000.00

Price/Acre: \$39,840.64

Acres: 62.75 Acres

Potential Uses: Residential development, Ranch

Zoning: No Zoning

Utilities: Septic & Well

Access to property via CR 323

- **There is a potential ability to purchase additional acres in the near future**



South Fork San Gabriel River

E22

E24

Golden Eagle Wy

Mint Creek Farms

Thousand Oaks Trail

Creedy Moore Dr

Mike Krischke Plumbing

E23



323

324

South Fork San Gabriel River

323

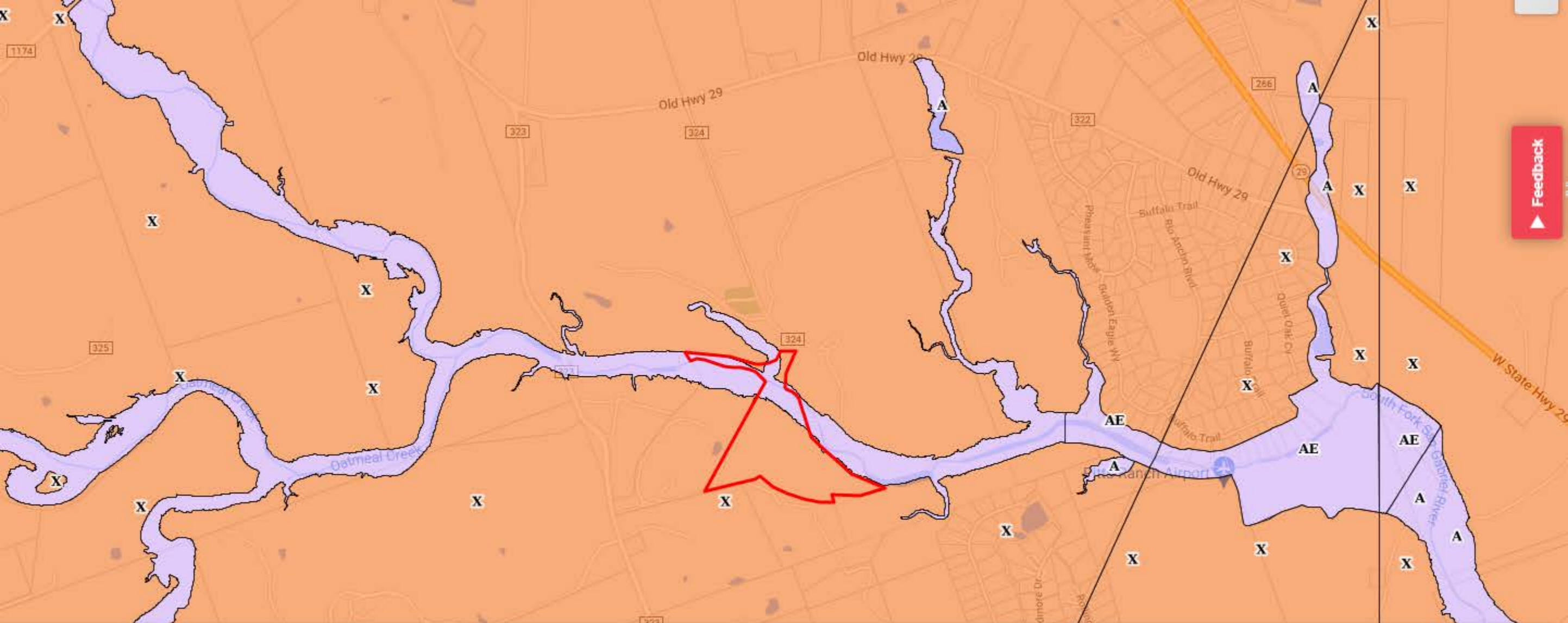
323

Golden Eagle Wy

Golden Eagle Wy

Thousand Oaks Trail

Creedmore Dr



Flood Zone: ● Coastal 100-Year Floodway ● Coastal 100-Year Floodplain ● 100-Year Floodway ● 100-Year Floodplain ● Undetermined ● Unknown or Area Not Included ✕ >

● Parcel ✕ >

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68015, TX, Burnet County

APN: 68015 CLIP: 2568124170

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	291,852	N/A	PASTURE	

OWNER INFORMATION			
Owner Name	Doctor Duck Investments &	Tax Billing Zip	78605
Tax Billing Address	Po Box 432	Tax Billing Zip+4	0432
Tax Billing City & State	Bertram, TX	Ownership Right Vesting	Limited Partnership

LOCATION INFORMATION			
School District	Sbu	Flood Zone Date	11/01/2019
School District Name	Burnet Cons ISD	Most Hazardous Flood Zone	X
Census Tract	9603.01	Flood Zone Panel	48053C0525G
MLS Area	BU		

TAX INFORMATION			
Property ID 1	68015	Tax Area (113)	GBU
Property ID 2	B156400000201000	Tax Appraisal Area	GBU
Property ID 3	00000068015		
Legal Description	ABS A1564 H.J. SCHULTZ, TRACT 7, 6.7 ACRES		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$42,880	\$22,780	\$22,780
Market Value - Land	\$42,880	\$22,780	\$22,780
Assessed Value - Total	\$546	\$565	\$565
YOY Assessed Change (\$)	-\$19	\$0	
YOY Assessed Change (%)	-3.36%	0%	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$9	2020		
\$9	2021	-\$0	-4.6%
\$8	2022	-\$1	-6.73%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Burnet County	Actual	\$1.84	.3361
Burnet County Special	Actual	\$0.22	.0405
Burnet Cons ISD	Actual	\$5.79	1.0596
Central Texas Gwcd	Actual	\$0.03	.0057
Emergency Service Dist #4	Actual	\$0.44	.0807
Total Estimated Tax Rate			1.5226

CHARACTERISTICS			
State Use	Acreage- Ag & Timberland	Lot Acres	6.7
Land Use	Pasture	Lot Area	291,852

SELL SCORE	
Value As Of	2022-12-04 04:43:17

LAST MARKET SALE & SALES HISTORY	
Recording Date	09/27/2001
Sale/Settlement Date	09/27/2001
Document Number	1014-236
Document Type	Deed (Reg)
Buyer Name	Doctor Duck Investments
Seller Name	Owner Record


PROPERTY MAP



*Lot Dimensions are Estimated

County Rd 323, Bertram, TX 78605, Burnet County

APN: 53955 CLIP: 7699064912

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	866,408	N/A	FARMS	

OWNER INFORMATION			
Owner Name	Doctor Duck Investments &	Tax Billing Zip	78605
Tax Billing Address	Po Box 432	Tax Billing Zip+4	0432
Tax Billing City & State	Bertram, TX	Ownership Right Vesting	Limited Partnership

LOCATION INFORMATION			
School District	Sbu	Zip Code	78605
School District Name	Burnet Cons ISD	Flood Zone Date	11/01/2019
Census Tract	9601.01	Most Hazardous Flood Zone	X
MLS Area	BU	Flood Zone Panel	48053C0525G

TAX INFORMATION			
Property ID 1	53955	Tax Area (113)	GBU
Property ID 2	B058000002101000	Tax Appraisal Area	GBU
Property ID 3	00000053955		
Legal Description	ABS A0580 BENJAMIN MC KINNEY TRACT 90,19.892 ACRES		

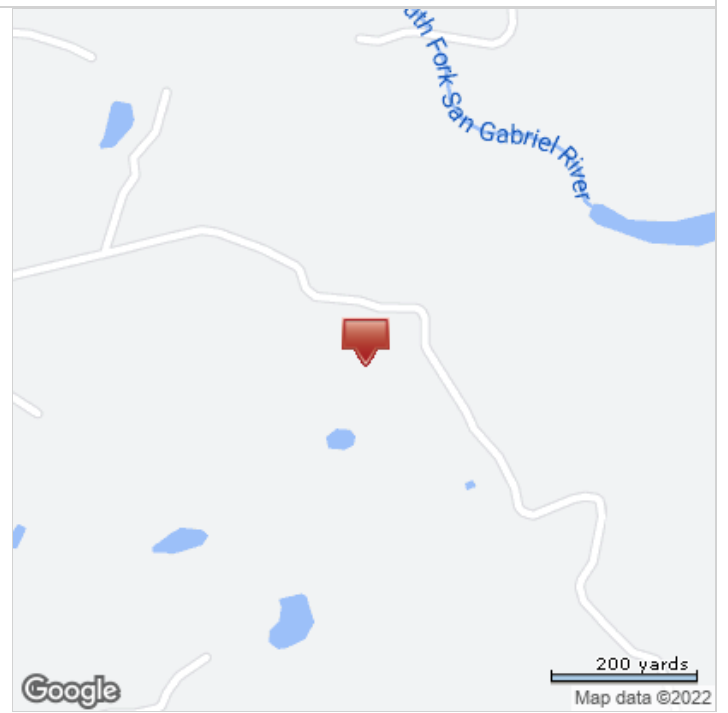
ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$63,655	\$33,817	\$33,817
Market Value - Land	\$63,655	\$33,817	\$33,817
Assessed Value - Total	\$63,655	\$33,817	\$33,817
Assessed Value - Land	\$63,655	\$33,817	\$33,817
YOY Assessed Change (\$)	\$29,838	\$0	
YOY Assessed Change (%)	88.23%	0%	
Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$559	2020		
\$533	2021	-\$26	-4.62%
\$969	2022	\$436	81.81%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Burnet County	Actual	\$213.94	.3361
Burnet County Special	Actual	\$25.78	.0405
Burnet Cons ISD	Actual	\$674.49	1.0596
Central Texas Gwcd	Actual	\$3.63	.0057
Emergency Service Dist #4	Actual	\$51.37	.0807
Total Estimated Tax Rate			1.5226

CHARACTERISTICS			
State Use	Farm-Rnch-Imps Tot Exmpt	Lot Acres	19.89
Land Use	Farms	Lot Area	866,408

SELL SCORE	
Value As Of	2022-12-04 04:43:16

LAST MARKET SALE & SALES HISTORY	
Recording Date	01/25/2001
Sale/Settlement Date	01/25/2001
Document Number	963-506
Document Type	Deed (Reg)
Buyer Name	Doctor Duck Investments


PROPERTY MAP



*Lot Dimensions are Estimated

73975, TX, Burnet County

APN: 73975 CLIP: 2728830871

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	1,575,130	N/A	PASTURE	

OWNER INFORMATION			
Owner Name	Doctor Duck Investments &	Tax Billing Zip	78605
Tax Billing Address	Po Box 432	Tax Billing Zip+4	0432
Tax Billing City & State	Bertram, TX	Ownership Right Vesting	Limited Partnership

LOCATION INFORMATION			
School District	Sbu	Flood Zone Date	11/01/2019
School District Name	Burnet Cons ISD	Most Hazardous Flood Zone	X
Neighborhood Code	Sangab-Sangab	Flood Zone Panel	48053C0525G
MLS Area	BU		

TAX INFORMATION			
Property ID 1	73975	Tax Area (113)	GBU
Property ID 2	B0580000003203000	Tax Appraisal Area	GBU
Property ID 3	000000073975		
Legal Description	ABS A0580 BENJAMIN MC KINNEY, TRACT 30, 36.16 ACRES		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Market Value - Total	\$370,278	\$289,280	\$289,280
Market Value - Land	\$370,278	\$289,280	\$289,280
Assessed Value - Total	\$2,947	\$3,047	\$3,047
YOY Assessed Change (\$)	-\$100	\$0	
YOY Assessed Change (%)	-3.28%	0%	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$50	2020		
\$48	2021	-\$2	-4.63%
\$45	2022	-\$3	-6.58%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Burnet County	Actual	\$9.90	.3361
Burnet County Special	Actual	\$1.19	.0405
Burnet Cons ISD	Actual	\$31.23	1.0596
Central Texas Gwcd	Actual	\$0.17	.0057
Emergency Service Dist #4	Actual	\$2.38	.0807
Total Estimated Tax Rate			1.5226

CHARACTERISTICS			
State Use	Acreage- Ag & Timberland	Lot Acres	36.16
Land Use	Pasture	Lot Area	1,575,130

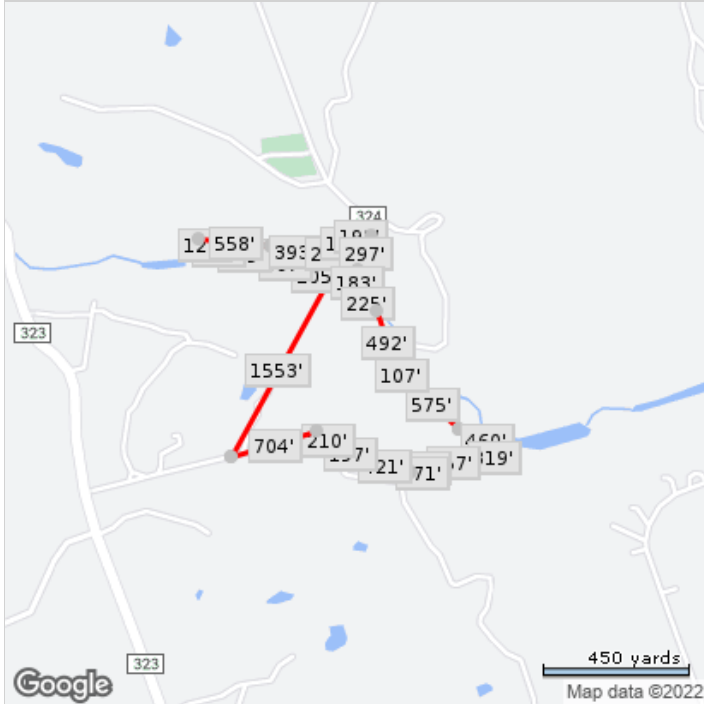
SELL SCORE	
Value As Of	2022-12-04 04:43:17

LAST MARKET SALE & SALES HISTORY	
Recording Date	09/22/2006
Sale/Settlement Date	09/18/2006
Document Number	1464-677
Document Type	Warranty Deed
Buyer Name	Doctor Duck Investments
Seller Name	Vance Trust

MORTGAGE HISTORY

Mortgage Date	09/22/2006
Mortgage Amount	\$228,829
Mortgage Lender	Private Individual
Mortgage Code	Construction

PROPERTY MAP



*Lot Dimensions are Estimated

