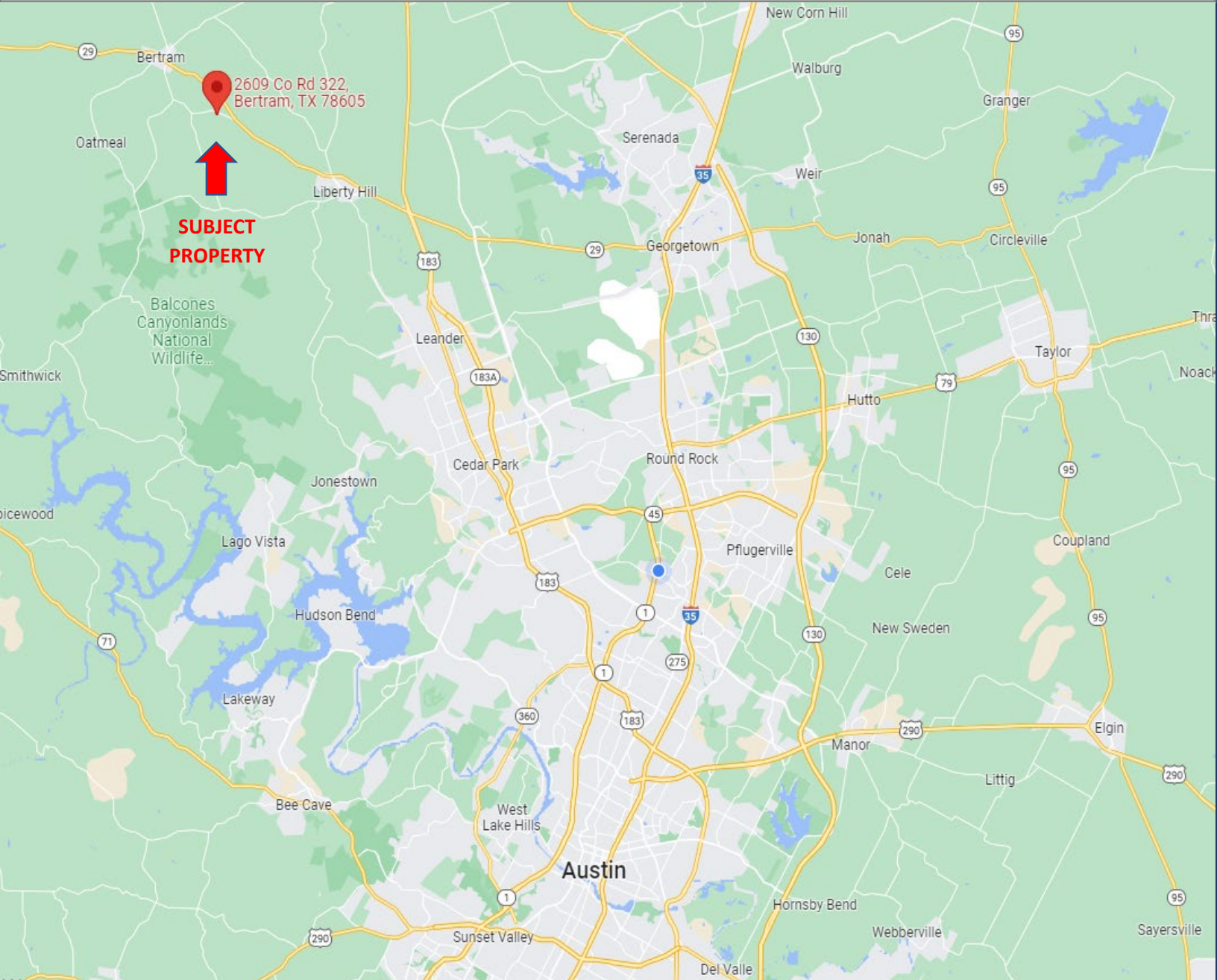


FOR SALE

\$7,242,240

176.64 Acres in Bertram, TX

Boarding the gorgeous Rio Ancho Ranch subdivision to the East



Listing Broker: Wes Walters

Wes Walters Realty, Inc.

Phone #: 512-345-2060

Email: weswalters@weswaltersrealty.com

Website: www.weswaltersrealty.com

Property Information

Address: 2609 County Road 322, Bertram, TX 78605
Burnet County

Price: \$7,242,240.00

Price/Acre: \$41,000.00

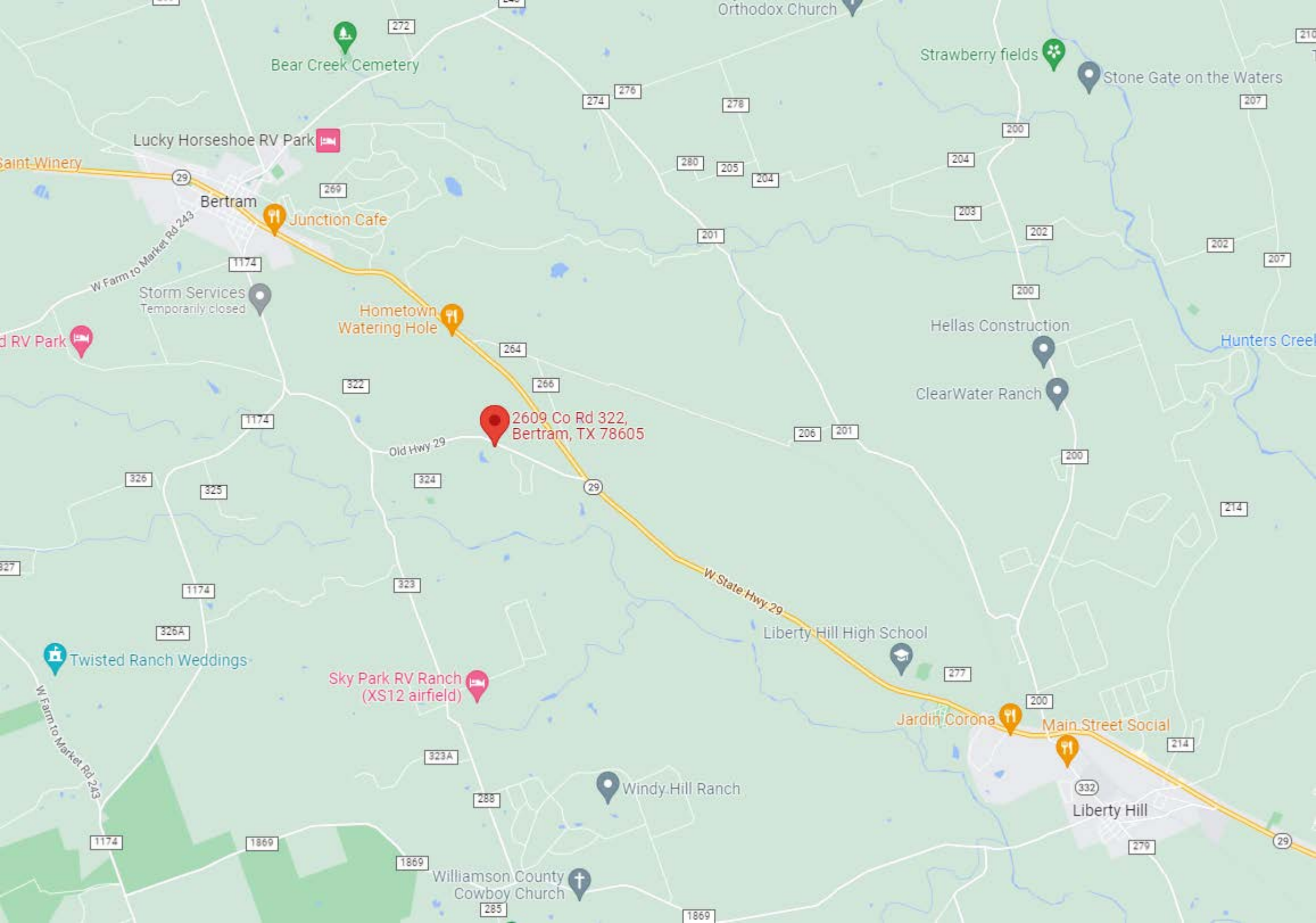
Acres: 176.64 Acres

Potential Uses: Residential development, Ranch

Zoning: No Zoning

Utilities: Septic & Well

➤ **There is a potential ability to purchase an additional 460.22 acres in the near future**



Bear Creek Cemetery

Strawberry fields

Stone Gate on the Waters

Lucky Horseshoe RV Park

Bertram

Junction Cafe

Storm Services
Temporarily closed

Hometown
Watering Hole

2609 Co Rd 322,
Bertram, TX 78605

Old Hwy 29

Liberty Hill High School

Sky Park RV Ranch
(XS12 airfield)

Jardin Corona

Main Street Social

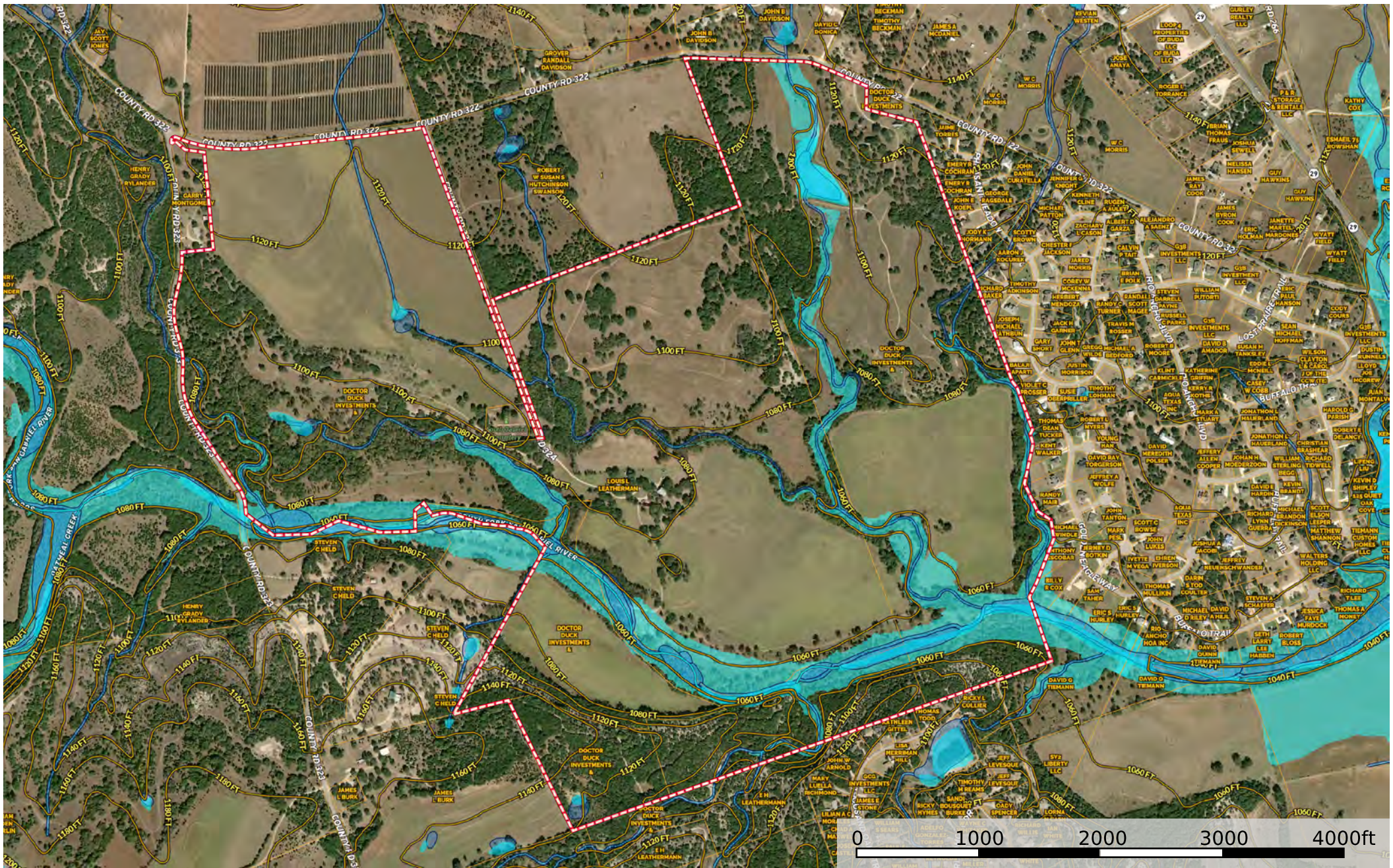
Windy Hill Ranch

Liberty Hill

Williamson County
Cowboy Church

626 Acres Liberty Hill

Texas, 626 AC +/-



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/Not Included
- Wetlands
- Riparian
- Stream, Intermittent
- River/Creek
- Water Body















2609 County Road 322, Bertram, TX 78605, Burnet County

APN: 53964 CLIP: 8749585294

	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	7,694,438	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	Zip Code	78605
School District Name	Burnet Cons ISD	Flood Zone Date	11/01/2019
Census Tract	9601.01	Flood Zone Code	X
Neighborhood Code	Sangab-Sangab	Flood Zone Panel	48053C0525G
MLS Area	BU		

TAX INFORMATION			
Property ID 1	53964	Tax Area (113)	GBU
Property ID 2	B0580000002801000	Tax Appraisal Area	GBU
Property ID 3	000000053964		
Legal Description	ABS A0580 BENJAMIN MC KINNEY, TRACT 26A, 176.644 ACRES		

ASSESSMENT & TAX				
Assessment Year	2022 - Preliminary	2021	2020	2019
Market Value - Total	\$1,819,112	\$1,423,429	\$1,423,429	\$1,423,429
Market Value - Land	\$1,808,835	\$1,413,152	\$1,413,152	\$1,413,152
Market Value - Improved	\$10,277	\$10,277	\$10,277	\$10,277
Assessed Value - Total	\$24,103	\$24,454	\$24,454	\$24,454
Assessed Value - Land	\$13,826			
Assessed Value - Improved	\$10,277			
YOY Assessed Change (\$)	-\$351	\$0	\$0	
YOY Assessed Change (%)	-1.44%	0%	0%	

Tax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$404	2020		
\$385	2021	-\$19	-4.62%
\$380	2022	-\$6	-1.43%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Burnet County	Estimated	\$85.08	.353
Burnet County Special	Estimated	\$11.26	.0467
Burnet Cons ISD	Estimated	\$259.59	1.077
Central Texas Gwcd	Estimated	\$1.61	.0067
Emergency Service Dist #4	Estimated	\$22.42	.093
Total Estimated Tax Rate			1.5764

CHARACTERISTICS			
State Use	Acreage- Ag & Timberland	# of Buildings	1
Land Use	Pasture	Building Type	Industrial
Lot Acres	176.64	Lot Area	7,694,438

FEATURES			
Feature Type	Unit	Size/Qty	Value
Barn	S	1,050	\$6,248
Barn	S	540	\$1,377
Barn	S	400	\$1,020

SELL SCORE

Value As Of 2022-06-19 04:08:42

ESTIMATED VALUE

Value As Of 06/12/2022

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

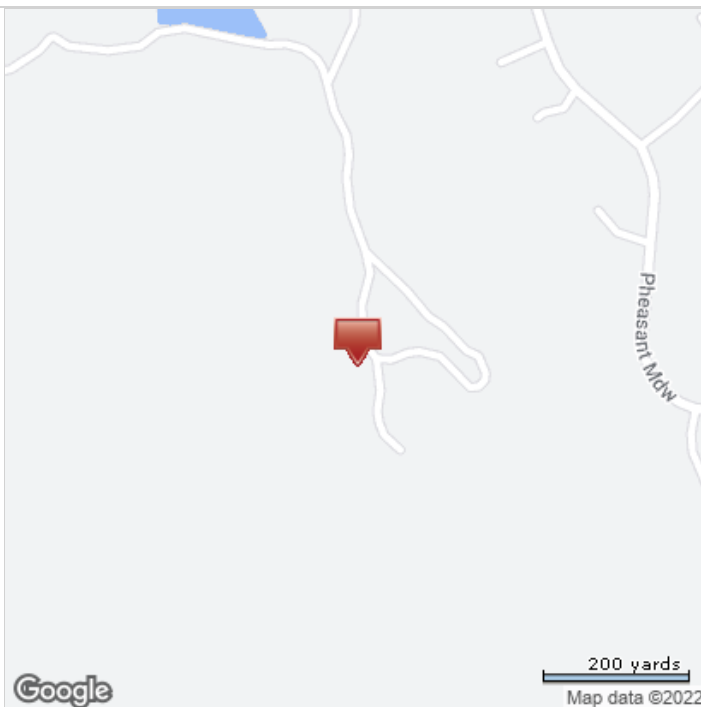
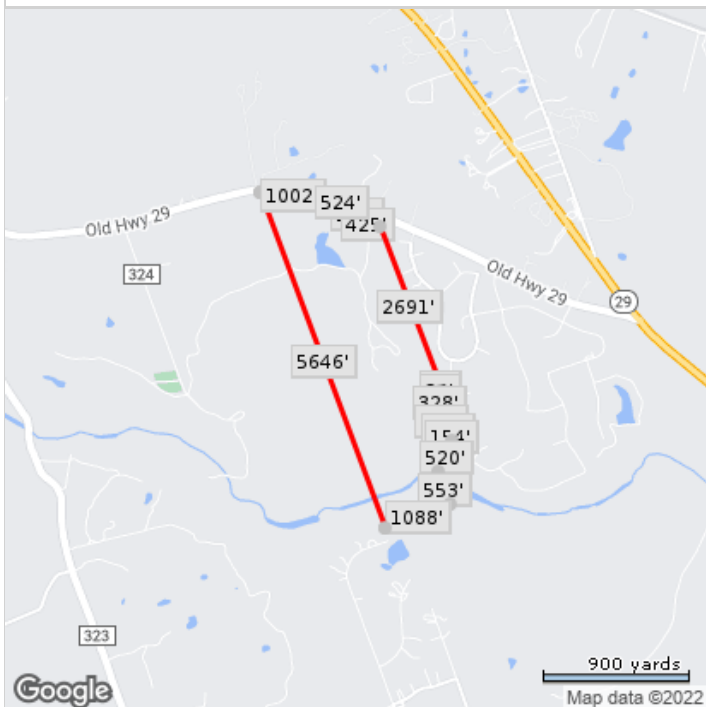
(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LAST MARKET SALE & SALES HISTORY

Recording Date	10/1978
Sale/Settlement Date	10/1978
Document Number	257-183
Document Type	Deed (Reg)
Buyer Name	Doctor Duck Investments
Seller Name	Owner Record

PROPERTY MAP



*Lot Dimensions are Estimated



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>WWR, Inc.</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>399765</u> License No.	<u>weswalters@weswaltersrealty.c om</u> Email	<u>(512) 345-2060</u> Phone
<u>Weston E. Walters</u> Designated Broker of Firm	<u>347768</u> License No.	<u>weswalters@weswaltersrealty.c om</u> Email	<u>(512) 345-2060</u> Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

Wes Walters Realty, Inc 9130 Jollyville Road #175 Austin, TX 78759
Weston Walters

Phone: 512-345-2060

Fax: 512-345-2612

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