



Burnet County FORD RANCH 43.66± Acres

Description: 43.66 Acres of level to rolling native pasture with excellent access to FM 963 about one hour from Austin

Location: 11 miles Northeast of Burnet or 17 miles Northwest of Bertram on FM 963

Improvements: A recently built 1200 square foot metal building on concrete foundation with a nice 1 bedroom, 1 bath living quarters plus a neat one room cabin with a loft. Compacted all weather caliche road from the highway to the house.

Water: Excellent domestic well with submersible pump and two stock ponds

Wildlife: Deer, Turkey, Dove, Quail and Hogs

Fencing: The entire perimeter is fenced for cattle and is in excellent condition.

Comments: This is a nice property having been cleared of some underbrush and cedar, a nice drainage with two ponds and a beautiful building site on a hilltop among a grove of live oak trees. The main portion of the property sits approximately 1/3 a mile off of FM 963 affording excellent State Highway frontage with privacy and security. With the water well, septic and electricity, this property is ready to enjoy as it is or build your dream home. The listing price is \$49,000 LESS than the Appraisal District Valuation.

Taxes: The property is under the 1-d-1 Agriculture Exemption

Price: \$227,032.00 or \$5,200.00 per acre



16 offices serving the entire state

RANCH INVESTMENTS

800.447.8604 • WWW.RANCHINVESTMENTS.COM

INFO@RANCHINVESTMENTS.COM