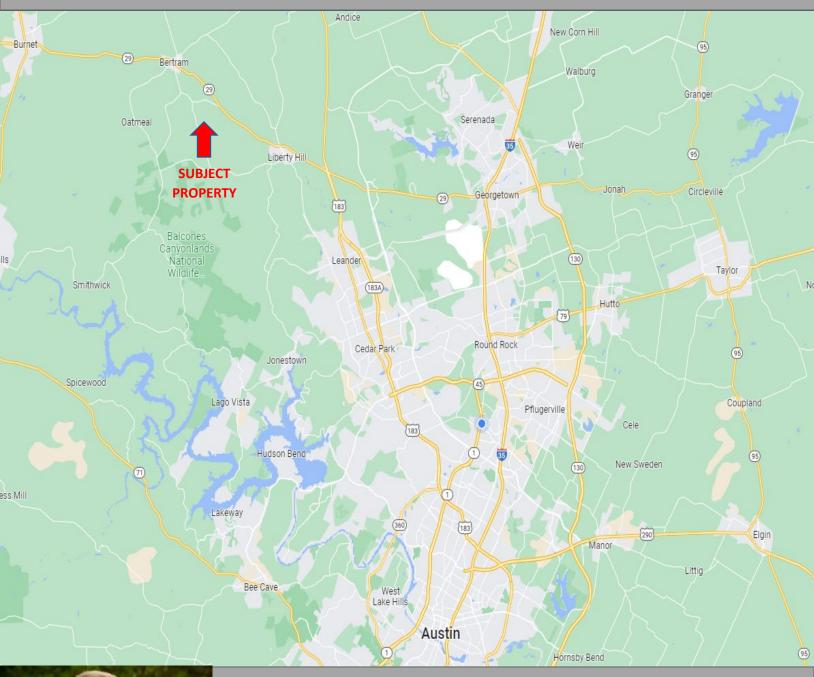
# **FOR SALE**

# \$2,500,000

62.75 Acres in Bertram, TX

Over 3000 ft. of San Gabriel River Frontage





**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

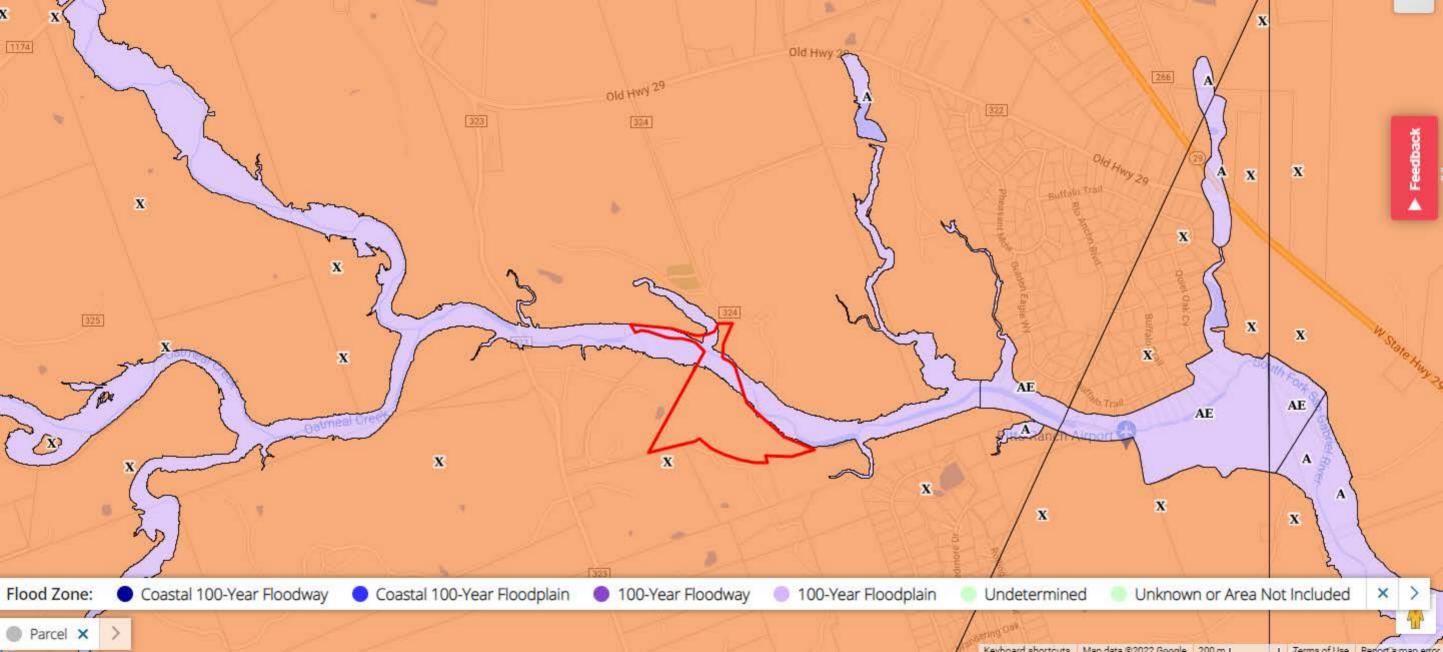
Zoning: No Zoning

Utilities: Septic & Well

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













APN: 68015 CLIP: 2568124170



Beds N/A Full Baths **N/A** 

Half Baths N/A

Sale Price **N/A** 

Sale Date N/A

Bldg Sq Ft **N/A** 

Lot Sq Ft **291,852** 

Yr Built **N/A** 

Type **PASTURE** 

	IVA 251,032	IVA FASI	UNL
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	. a.c. appraisar, nou	
Legal Description	ABS A1564 H.J. SCHULTZ, TRAC 7, 6.7 ACRES	T	
ACCECCMENT & TAV	.,		
ASSESSMENT & TAX	0000	0004	0000
Assessment Year	2022	2021	2020
Market Value - Total	<b>\$42,880</b>	\$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 HIS	STORY		
Recording Date		09/27/2001	
Sale/Settlement Date		09/27/2001	
Document Number		1014-236	
Document Type		Dood (Pog)	

Deed (Reg)

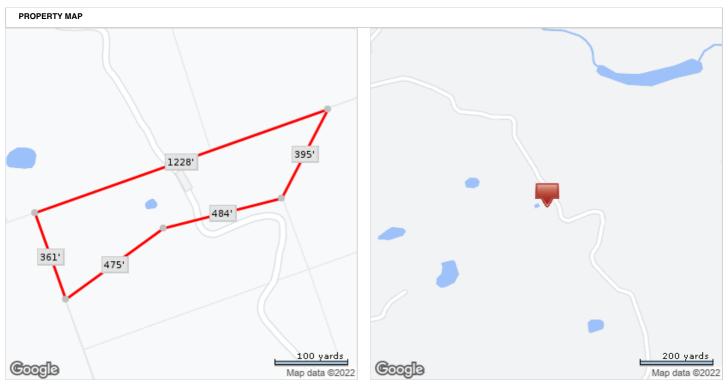
**Owner Record** 

**Doctor Duck Investments** 

Document Type

**Buyer Name** 

Seller Name



\*Lot Dimensions are Estimated

### County Rd 323, Bertram, TX 78605, Burnet County

APN: 53955 CLIP: 7699064912



Beds N/A

Full Baths N/A

Half Baths N/A

Sale Price N/A

Sale Date N/A

Bldg Sq Ft Lot Sq Ft 866,408 N/A

Yr Built N/A

Type **FARMS** 

	IVA 000,400	IVA FANIVI	
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	B0580000002101000	Tax Appraisal Area	GBU
Property ID 3	00000053955		
Legal Description	ABS A0580 BENJAMIN MC KINNE Y,TRACT 90,19.892 ACRES		
ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Assessment real Aarket Value - Total	\$63,655	\$33,817	\$33,817
Market Value - Total  Varket Value - Land		\$33,817	
	\$63,655		\$33,817
ssessed Value - Total	\$63,655	\$33,817	\$33,817
Assessed Value - Land	\$63,655	\$33,817	\$33,817
OY Assessed Change (\$)	\$29,838	\$0	
OY Assessed Change (%)	88.23%	0%	
ax Amount - Estimated	Tax Year	Change (\$)	Change (%)
\$559	2020		
5533	2021	-\$26	-4.62%
5969	2022	\$436	81.81%
Jurisdiction	Тах Туре	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 Acres Lot Area	866,408
Lund Ooc	1 ams	LULAIGA	000,400
SELL SCORE			
Value As Of	2022-12-04 04:43:16		
LAST MARKET SALE & SALES HIS	STORY		
Recording Date		01/25/2001	
Sale/Settlement Date		01/25/2001	
Document Number		963-506	

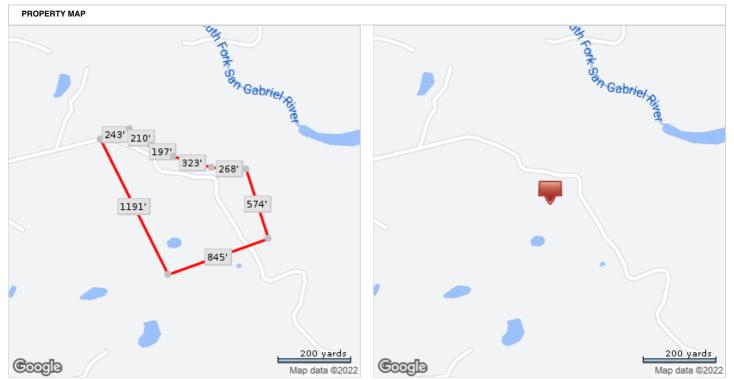
Deed (Reg)

**Doctor Duck Investments** 

Document Type Buyer Name

Seller Name Owner Record

Multi/Split Sale Type Multi



APN: 73975 CLIP: 2728830871



Beds N/A Full Baths **N/A** 

Half Baths N/A

Sale Price N/A

Sale Date N/A

Bldg Sq Ft **N/A** 

Sq Ft Lot Sq Ft 1,575,130 Yr Built **N/A**  Type **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	00000073975		
Legal Description	ABS A0580 BENJAMIN MC KINNE Y, TRACT 30, 36.16 ACRES		
ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Narket 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
'OY Assessed Change (\$)	-\$100	\$0 \$0	ψυ,υτ <i>ι</i>
OY Assessed Change (%)	-3.28%	0%	
ax Amount - Estimated	Tax Year	Change (\$)	Change (%)
550	2020		
648	2021	-\$2	-4.63%
345	2022	-\$3	-6.58%
urisdiction	Тах Туре	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
otal Estimated Tax Rate			1.5226
CHARACTERISTICS			
	Acrona An C Timb and and	Lat Apres	26.16
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		

09/22/2006 **09/18/2006** 

1464-677

**Warranty Deed** 

Vance Trust

**Doctor Duck Investments** 

Recording Date

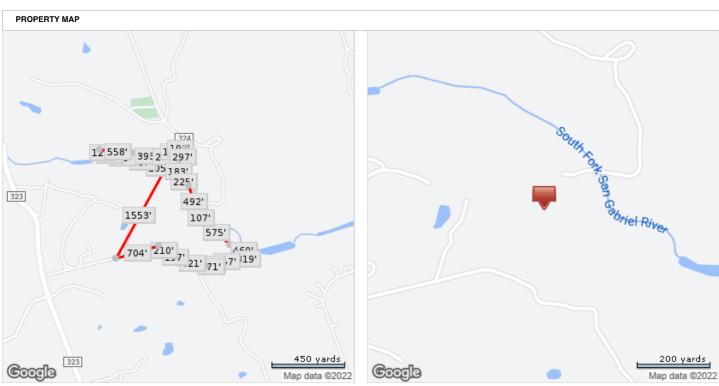
Document Type

**Buyer Name** 

Seller Name

Sale/Settlement Date
Document Number

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







## Information About Brokerage Services

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.

WWR, Inc.	399765	weswalters@weswaltersrealty.c	(512) 345-2060
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Weston E. Walters	347768	weswalters@weswaltersrealty.c om	(512)345-2060
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/T	enant/Seller/Landlord	Initials Date	
Regulated by the Texas Real Estate Con	nmission	Information availab	ile at www.trec.texas.gov