



BERTRAM CROSSING
Highway 29
BERTRAM, TX

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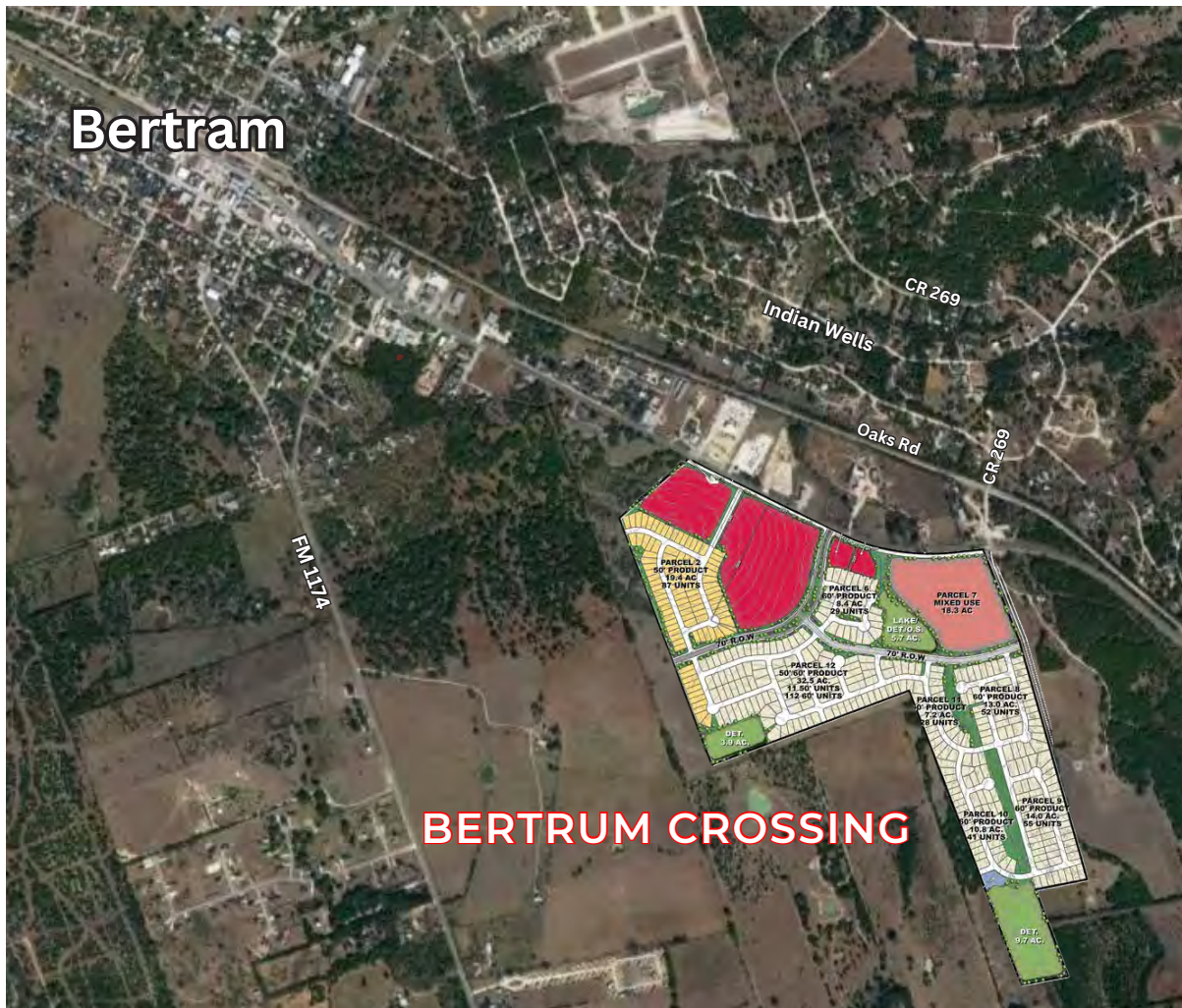
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Top Things to do in Bertram-09

* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.

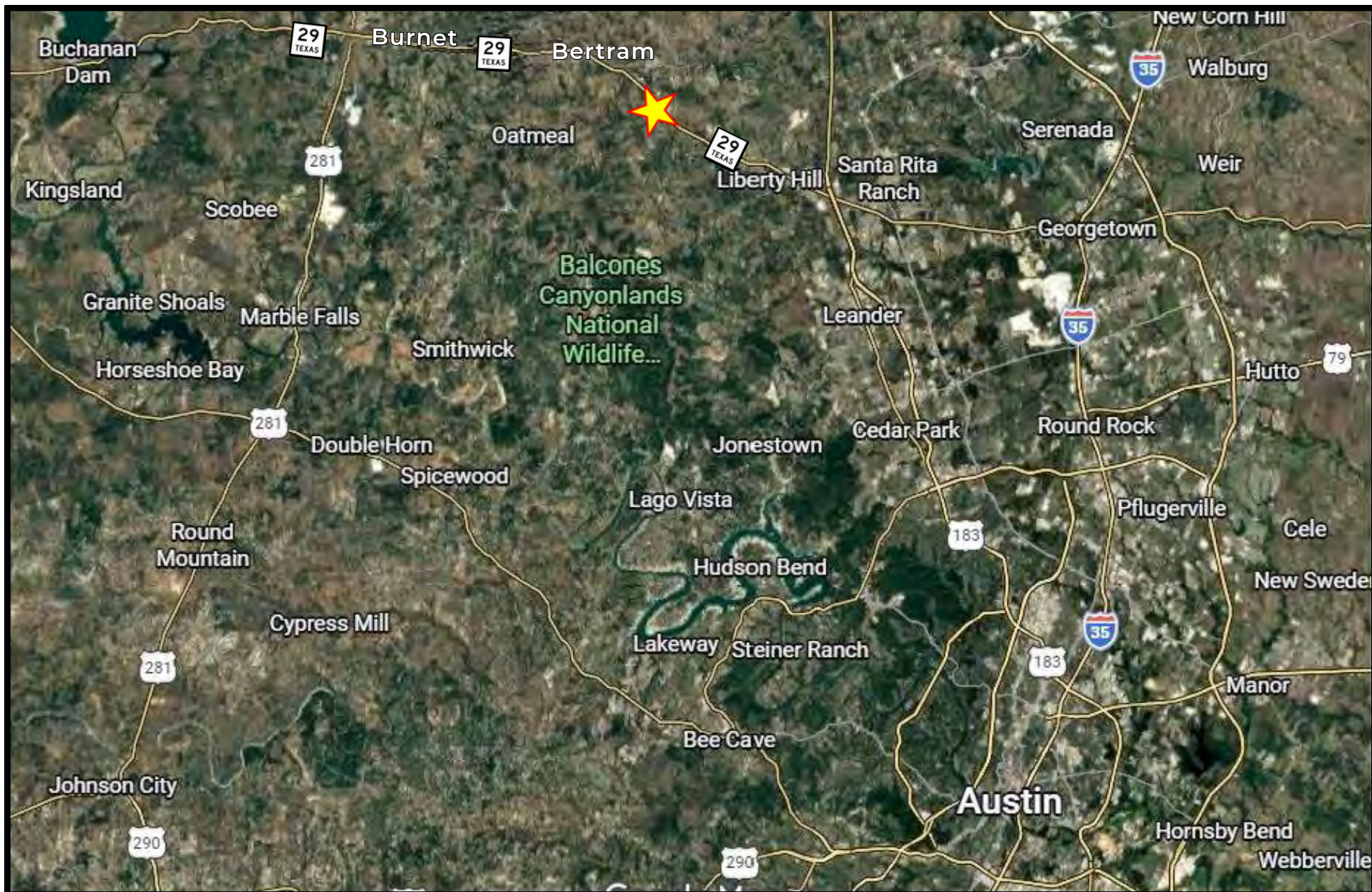


Bertram is a blend of scenic Hill Country living with modern convenience, featuring green spaces, and easy access to Burnet, Liberty Hill and Austin.

- **Great visability from Highway 29**
- **144.5 AC RESIDENTIAL- 415 SINGLE FAMILY LOTS**
 - **98 - 50' LOTS**
 - **317 - 60' LOTS**
- **BURNET ISD**
 - **Bertram Elementary**
 - **Burnet Middle School**
 - **Burnet High School**
- **Utilities to be verified by buyer**
- **Call for pricing**

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MAPPING

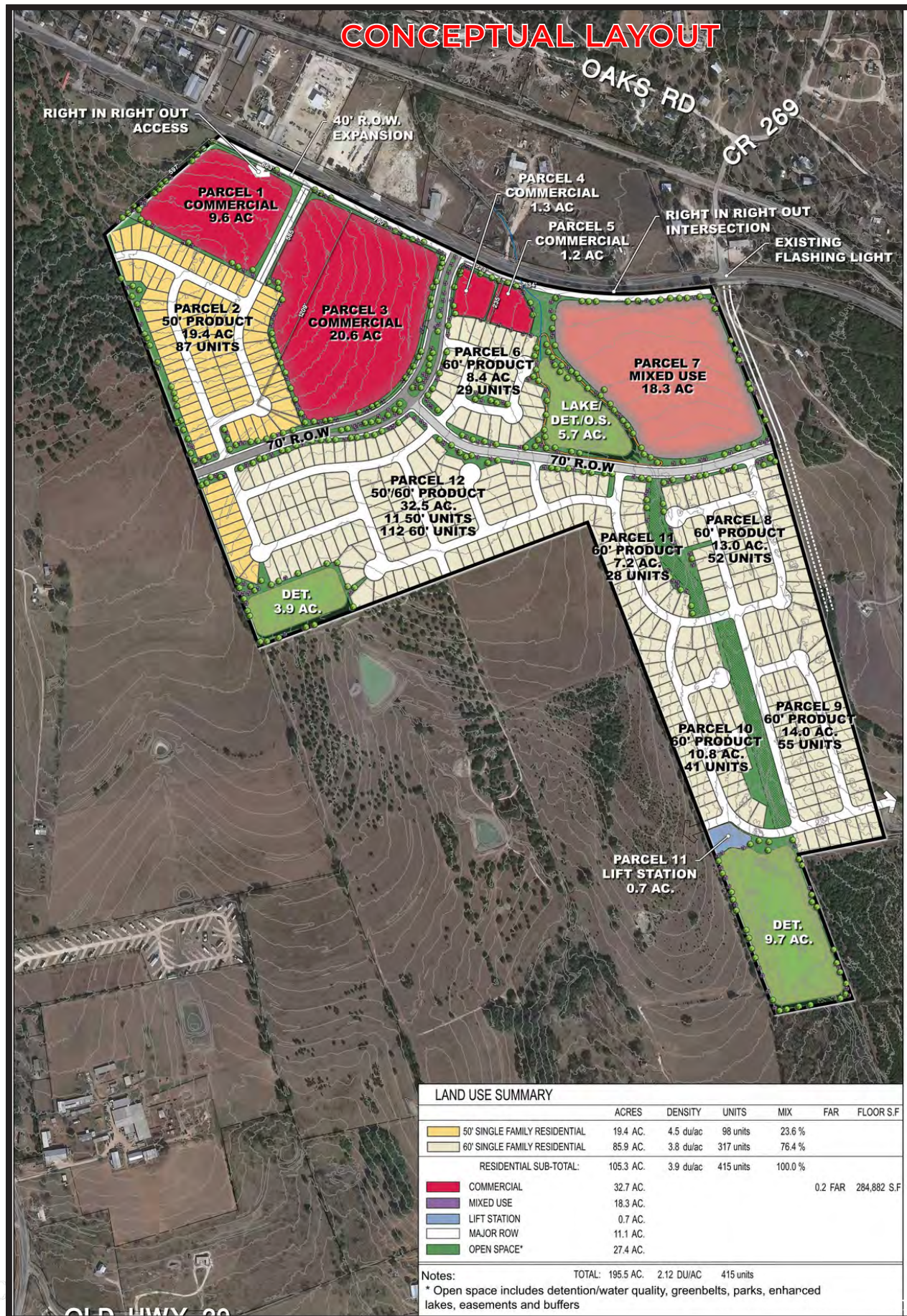


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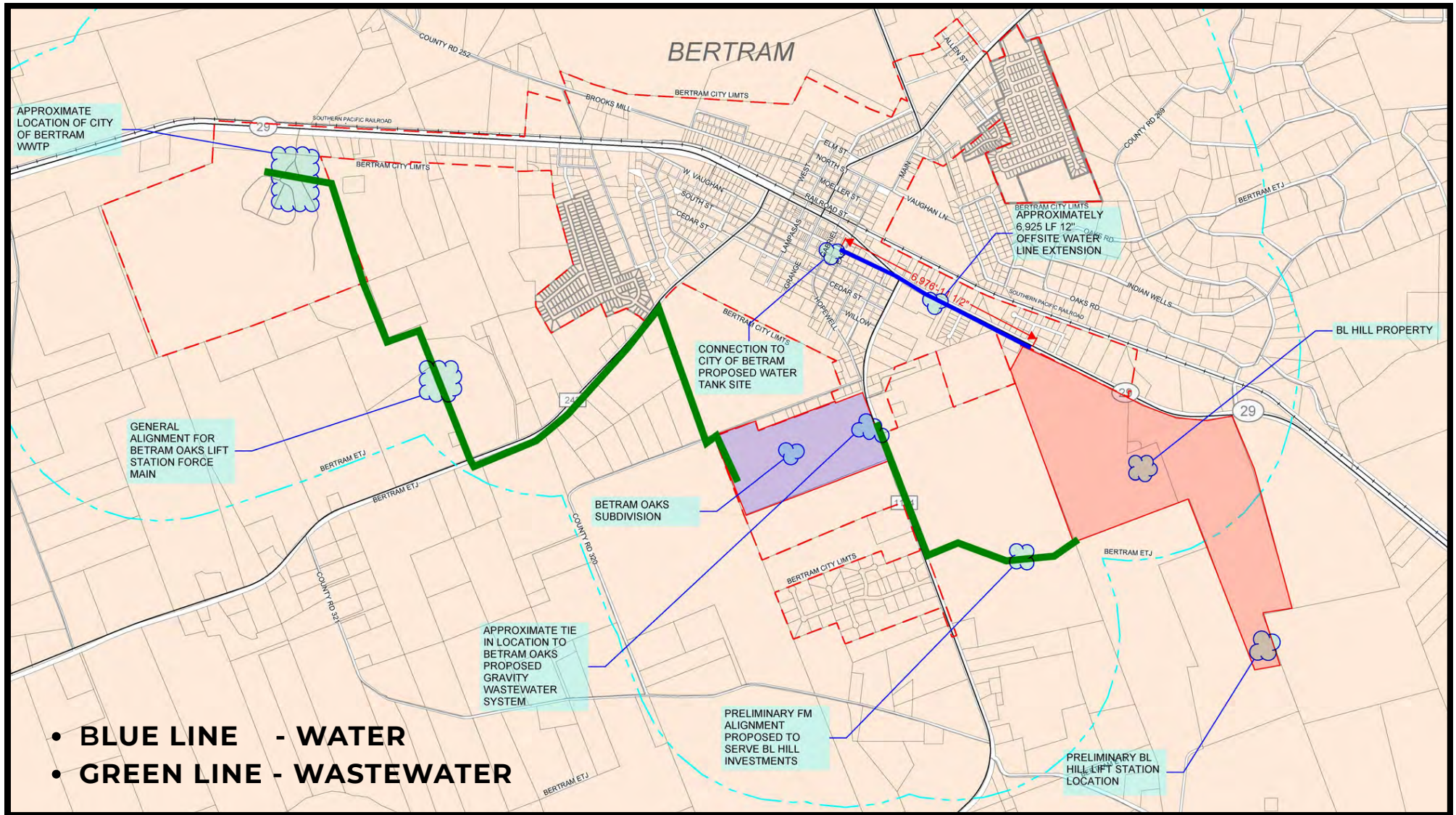
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LOTTING PLAN



UTILITY EXHIBIT



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TRAIN STATION



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1. Flanigan's: Texas Distillery & Winery

Located in a charming 1904 building in Bertram, Texas just Northwest of the historic Bertram Train Depot. Step back in time and belly up to our old-fashioned bar where we offer a unique style of tastings.

2. Globe Theater

A 1935 Art-Deco theatre located in Bertram, Texas featuring Live Music, Classic Movies, and Special Events.

3. Pilot Knob Vineyard

we really like the owners who are very friendly. the wine is very good. the view is serene, and beautiful.

4. KFire Winery and Vineyard

Traveling the back roads to Waco we checked out a few wineries and found this one online. Nice to have in this country.

5. Colbert Ranch

we added an optional \$40 tip for the 2 wranglers.} My parents stayed behind at "ranch headquarters".

6. Lazy Tree Ranch

we listened to an amazing band outside; where there was a grammy award winning key board player. just an amazing night.

7. South Gabriel Therapeutic Massage Clinic

Spas

8. Patriot RV Park - Bertram

Discover Patriot RV Park - Bertram with tree-shaded sites, Wi-Fi, laundry, fire pits, and covered picnic areas. Clean facilities, 50/30 amp hook-ups, pet-friendly, near major cities.

9. Patriot RV Park - Bertram South

Welcome to Patriot RV Park - Bertram South where we have large concrete pads, Wi-Fi, full hook-ups, cabins, a dog park, and more. Peaceful country setting near major cities, military discounts.

10. Decadent Saint Winery

Decadent Saint is a deliciously unique winery and tasting experience! They offer fabulous varietal wines but its their Extra Hard Mixers that are in a class of their own. And don't deride the term...

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Travis Bauer	519675	travis@drakecommercial.com	210-402-6363
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date