

17787 FM 963, Bertram

Versatile Improvements & Special Features

COMPASS

Unrestricted 16.29 Acres | Multi-Use Opportunities
Residential • Commercial • Recreational Business • Industrial • Investment Development

No HOA & No Known Deed restrictions

Versatile Improvements:

2017 Manufactured Home (1,216 sq. ft.) - 3 bed, 2 bath, open-concept living, dining & kitchen, laundry.
(Runs off Power Drop #2, Well #2, Septic #2)

Two Guest Quarters (Remodeled tiny home -12' x 24' + Cabin - 12' x 36').

Ideal for Airbnb, rental income, shop or office space.

Tiny home has new flooring, drywall, paint, bathroom, cabinets, laundry hookups.

Cabin has sink, fridge, full bath and laundry hookups.

Both have 30 amp outlet & full RV Hookups, & run off Power Drop #1, Well #1, Septic #1.

Four RV Hookups - Ready for potential immediate short-term or long-term rental income; RV Park expansion. (All Run off Power Drop #1, Well #1, Septic #1).

Two Water Wells & Two Septic Systems - Potential to support future expansion, multiple homes, light industrial or commercial use. Well #1 has the possible option to hook to a 1500 gallon water tank. (Second septic & wells installed 2018).

Wells #2 Feeds 3000 Gallon Water storage tank with jet pump - large enough for 4000 sq ft home.

FULL 500 Gallon propane tank connected to manufactured home.

2-50 amp Electric outlets with full hookups & High-Speed Internet.

Multiple Outbuildings for storage and workspace, plus Dog Kennel.

Natural Setting:

Fully fenced with gorgeous mix of oak, sycamore, fruit, and cedar trees for shade and privacy.
Incredible sunrise and sunset views!

Wet-weather tank (could be easily lined for year-round water retention).
Wildlife-friendly environment.

Custom Home Value:

Build your dream home on 16 acres for comparable values at \$1.2M+.

Investment, Commercial & Recreational Potential:

Prime Location - Minutes from Bertram, Burnet & Liberty Hill
with quick access to Hwy 29 & Hwy 183.

Potential for RV park, tiny home retreat, archery range/3D archery course, paintball park, wedding & event venue, equestrian/animal facility, OR outdoor adventure park.

*Zoned for Burnet ISD | Low 1.33% tax rate

2019 319MB Coachman Leprechaun RV Negotiable with Sale