



16.29 Unrestricted Acres in the Heart of Texas Hill Country

Versatile Improvements | Multi-Use Potential

17787 FM 963  
Bertram, 78605

JUST LISTED



COMPASS









16.29 Unrestricted Acres in the Heart of the Texas Hill Country  
Residential • Commercial • Recreational • Investment Potential

# 17787 FM 963

Welcome to 17787 FM 963 in Bertram, TX - a rare 16.29-acre property offering the perfect blend of privacy, natural beauty, and multi-use opportunity. Whether your vision is a serene Hill Country retreat, an income-producing business, or a long-term investment, this land is ready to bring your ideas to life.

Nestled among mature oaks and sycamores, with wide-open skies and unobstructed sunsets, this property offers both seclusion and convenience - located minutes from Bertram, Liberty Hill, and Burnet, and within an hour of Austin airport.

From sunrise on the front porch to stargazing under the vast Texas sky, this land has been cherished as a family retreat and sanctuary. Trails wind around the property for peaceful walks, kids can ride dirt bikes or play in the open fields, and a wet-weather pond attracts hummingbirds, deer, and wildlife.

With no HOA and no deed restrictions, the possibilities here are endless. The property is positioned along FM 963, giving it excellent visibility for commercial ventures while retaining the beauty and privacy. This is a rare opportunity to own a versatile slice of the Hill Country with unlimited potential and vision to build, grow and create your future! Low 1.33% tax rate and zoned Burnet ISD.

## Potential Uses Include:

- Private Family Retreat
- RV park or tiny home community
- Event or wedding venue
- Equestrian or animal facility
- Outdoor adventure park, archery, or paintball
- Contractor yard, storage facility, or light industrial site
- Custom dream home build (comparable values nearby \$1.2M+)

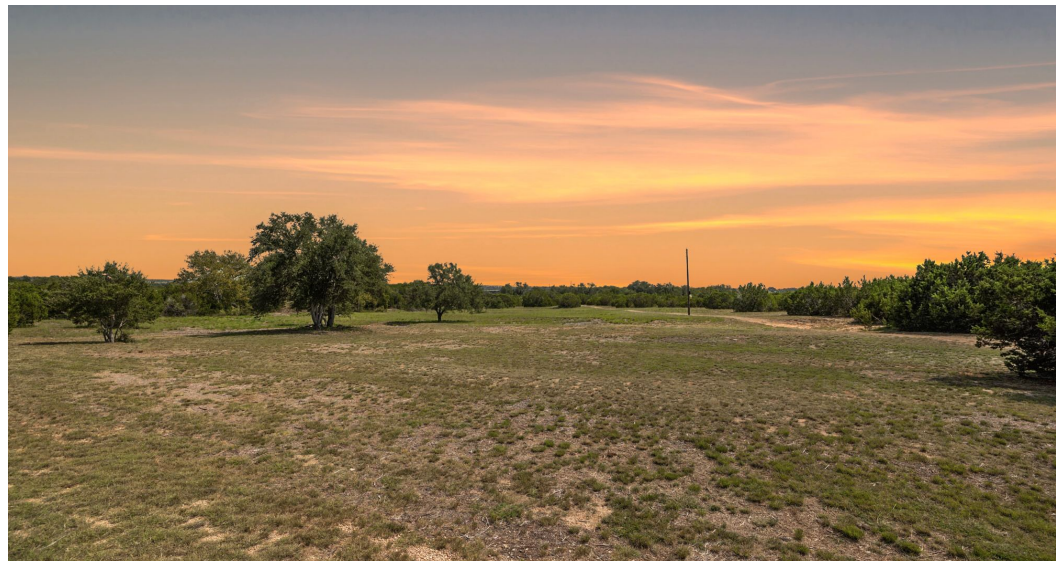






### Improvements & Infrastructure include:

- 2017 3BD/2BA Manufactured Home (1,216 sq. ft.) with open living, dining, kitchen and laundry.
- Two Guest Quarters (remodeled tiny home + cabin, both w/laundry) perfect for Airbnb, office, or shop space.
- Four Full RV Hookups with 30 & 50-amp outlets.
- Two Water Wells, Two Septic Systems & Two Power Drops, supporting multiple homes or commercial expansion.
- Multiple Outbuildings, Sheds & Kennel for storage, workspace, or hobbies.
- High-speed internet & full propane tank already in place.



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**Property Website:** <https://17787ranchtomarketroad963.mls.tours/u/>



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