

JUST LISTED



COMPASS



17787 FM 963, Bertram

16.29 Acres | No Restrictions | Versatile Improvements

Multi-Use Potential • Residential • Light Commercial • Recreational

3 BD 2 BA 1216 SF Home + 12'X24' Tiny Home + 12'x36' Cabin





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Endless possibilities await on this rare unrestricted **16.29-acre** property in the Texas Hill Country with a 3/2 home, remodeled tiny home, fully equipped cabin, 2 wells, 2 septic systems, 4 RV Hookups and multiple water tanks and electric meters. Whether you're dreaming of a private family retreat, short-term rental income, or your next big commercial venture, this property has the infrastructure and natural beauty to make it happen.

The land is fully fenced and graced with mature oaks, sycamores, fruit trees, and a seasonal tank. Enjoy wide-open skies, star-filled nights, and panoramic sunrise and sunset views. Trails wrap the perimeter, making it a peaceful sanctuary as well as a functional property!



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Special Features

- 2017 3/2 Manufactured Home (1,216 sq. ft. w/open concept + laundry)
 - Two guest quarters (remodeled tiny home + cabin, both w/laundry) - ideal Airbnb or rental
 - 4 full RV hookups + 2 wells + 2 septic systems + 2 50-amp electric meters + propane tank
 - Multiple outbuildings, storage, dog-kennel and high-speed internet
 - Multiple water storage tanks
 - Fully fenced with mature oaks, fruit trees/bushes, and wildlife
 - Wet-weather Pond
 - Incredible sunsets, stargazing, and peaceful seclusion
- Minutes from Bertram, Liberty Hill & Burnet
Easy access to Hwy 29 & 183
- No HOA. No deed restrictions.
 - Zoned Burnet ISD | Low 1.33% tax rate
 - Multi-Use possibilities—RV park, event venue, tiny home retreat, archery or disc golf course, animal or equestrian facility, or custom dream home build.



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