

A Letter from the Sellers

COMPASS



17787 FM 963, Bertram A Letter from the Sellers

Dear Future Owner,

When we first stepped onto this property 3½ years ago, we knew it was something special. Sixteen acres of peace, privacy, and possibility! Fully fenced with mature oaks, a wet-weather pond, and a trail that wraps around the perimeter. It quickly became more than just 16 acres - it became our family's playground, retreat, and sanctuary.

We're selling now to move closer to my aging grandmother who recently relocated to Marble Falls. It's a bittersweet transition because this place has given us so much joy! I'll miss the quiet sunrise mornings on the front porch and walking up the driveway in the afternoons to meet our kids getting off the bus. They've spent countless hours here riding dirt bikes, building forts, chasing lizards, and watching the stars fall across the unobstructed night sky.

We have made thoughtful improvements to make the most of the land, including clearing to create a huge backyard where the kids could run, play sports and just be kids. We remodeled the She-Shed into a remote work haven and family workout space.

There's enough space for a volleyball court at the top of the property, a firepit for bonfires, and a whimsical ferris wheel swing hanging from a grove of beautiful oaks. Blackberries grow along the path behind the pond, and hummingbirds, deer, and bunnies are regular visitors.

The property is also incredibly versatile. It has 2 wells, 2 septic systems, 2 electric meters, and 4 RV hookups - perfect for hosting friends and family in their RV's or in the tiny home. It used to be an archery course, and with no restrictions, the multi-use potential is endless: a tiny home community, paintball course, animal facility, event center or something entirely new!

We've had the privilege of experiencing meteor showers, total eclipse views, and the kind of quiet that lets you hear the wind rustling through the sycamores. Our neighbors are the kind you hope for - so friendly, respectful, and always willing to lend a hand.

Located less than 30 minutes from Lampasas, Liberty Hill, Burnet, and Bertram, and just an hour to the Austin airport, this property offers the perfect balance of seclusion and convenience.

A new Costco, Target, and Walmart are currently being built in Liberty Hill, adding even more shopping accessibility. 7 Creeks Winery is 10 min down the road and offers a peaceful escape where you can enjoy a quiet afternoon, and a glass of wine surrounded by Hill Country views.

We hope the next owners will love it here as much as we have. Whether you're looking for a peaceful retreat, a place to raise a family, or a canvas for your next big idea, this property is ready for its next chapter.

Warmly,
Kristin Roberts & Family