

BK RANCH

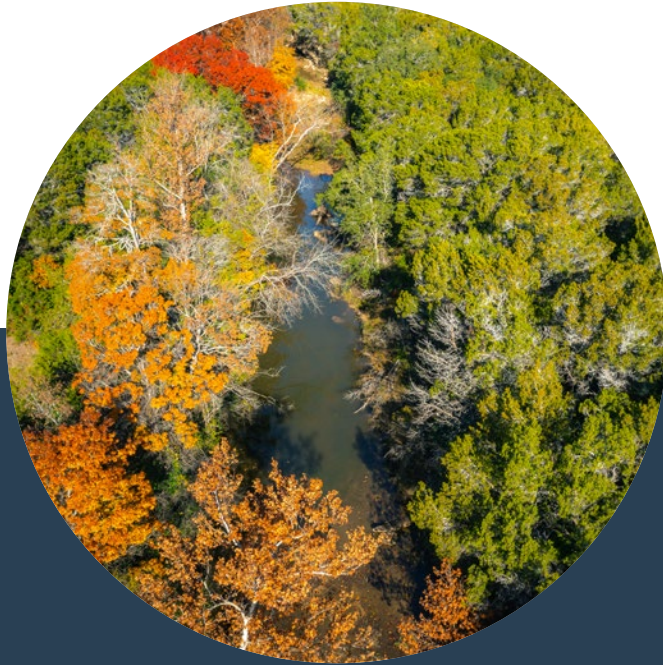
Bertram, TX | Burnet County



± 100 Acres



HIGHLIGHTS



- Located in eastern Burnet County, 10 miles from Liberty Hill, 25 miles to Cedar Park, and 44 miles to downtown Austin

- First time on the market in over 100 years

- 1,000 ft of both sides of the south fork of the San Gabriel River

- 1,300 sqft of CR 321 frontage



DESCRIPTION



Located in highly sought-after eastern Burnet County and only 1.5 miles south of Bertram, TX, the BK Ranch is hitting the market for the first time in nearly 100 years. 10 Miles from the growing city of Liberty Hill, 25 Miles to Cedar Park and 44 miles from downtown Austin, TX, this legacy ranch boasts 100± acres of beautiful Texas Hill Country including approximately 1,000 ft of both sides of the south fork of the San Gabriel River.

Gently sloping with only 40ft of topographical change, along with minimal flood plain and approximately 1,300 ft of County Road 321 frontage the BK Ranch is ideally suited for development. The ranch boasts native flora and fauna including live oak, post oak, hackberry and other native hardwoods along with native wildlife. Improvements include 3 water wells, and 4 manufactured homes on sight.

Whether you are looking for the perfect development piece or privacy close to town the BK Ranch is ideal for either! Call Texas Landmen today for more information on this premier Hill Country ranch.

WATER



- 1,000 ft of both sides of the south fork of the beautiful San Gabriel River
- Averaging approx. 33 inches of rain a year
- Ranch currently features 3 water wells, between 10-15 GPM
- Average well depth is 450 feet



LOCATION

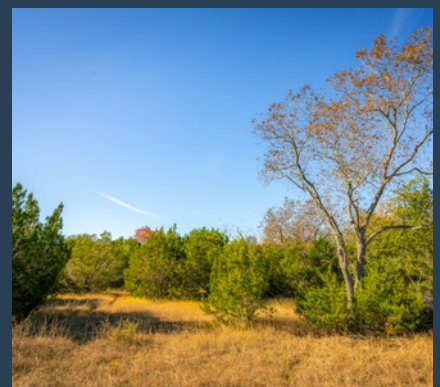
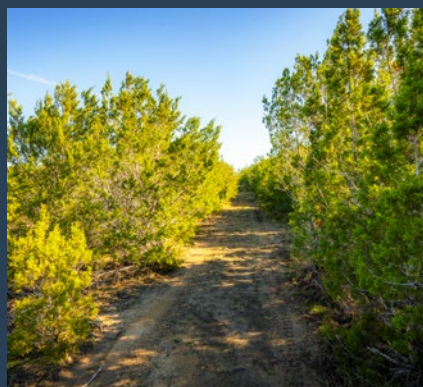
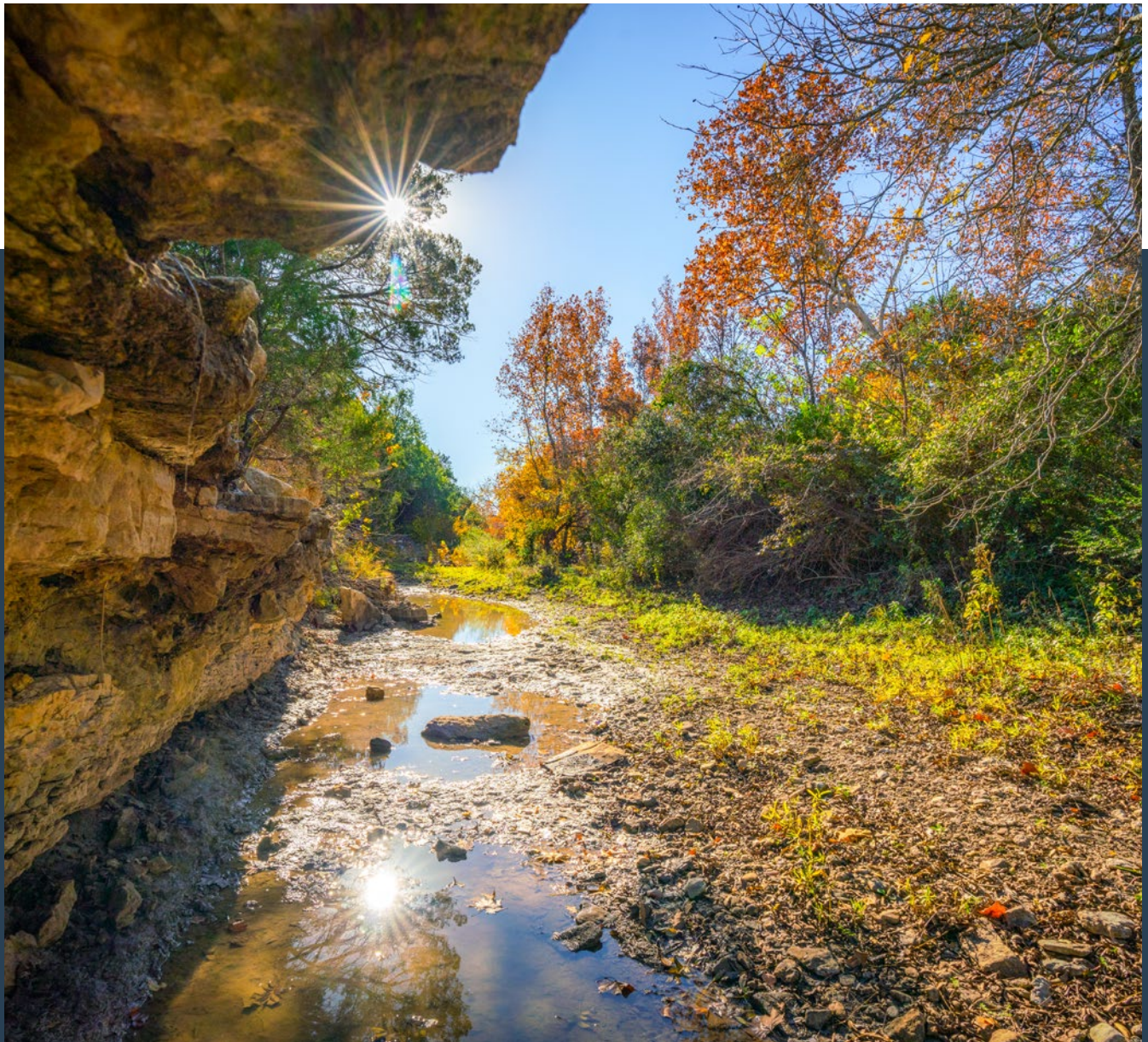


Bertram, Texas, nestled in the picturesque Hill Country, is located approximately 45 miles northwest of Austin. With a population of around 1,500, this charming town boasts a rich history dating back to its establishment in the late 1800s, characterized by its roots in agriculture and ranching. Bertram embraces its heritage through local events and festivals that celebrate its cowboy culture, while also offering a strong sense of community supported by the Burnet Consolidated Independent School District, which provides quality education to the town's youth.



Bertram is graced with an array of local attractions. Among them, the historic Globe Movie Theater stands out as a nostalgic gem, offering both cinematic experiences and a glimpse into the town's past. As part of Burnet County, Bertram enjoys a close-knit community atmosphere and is surrounded by the scenic beauty of the Hill Country landscape that defines the region. Burnet County itself is renowned for its stunning lakes, rolling hills, and rich historical heritage, making Bertram a destination that seamlessly blends its local charm with the wider allure of the county's natural beauty and cultural significance.

LIFE ON THE RANCH



AERIAL MAP

100

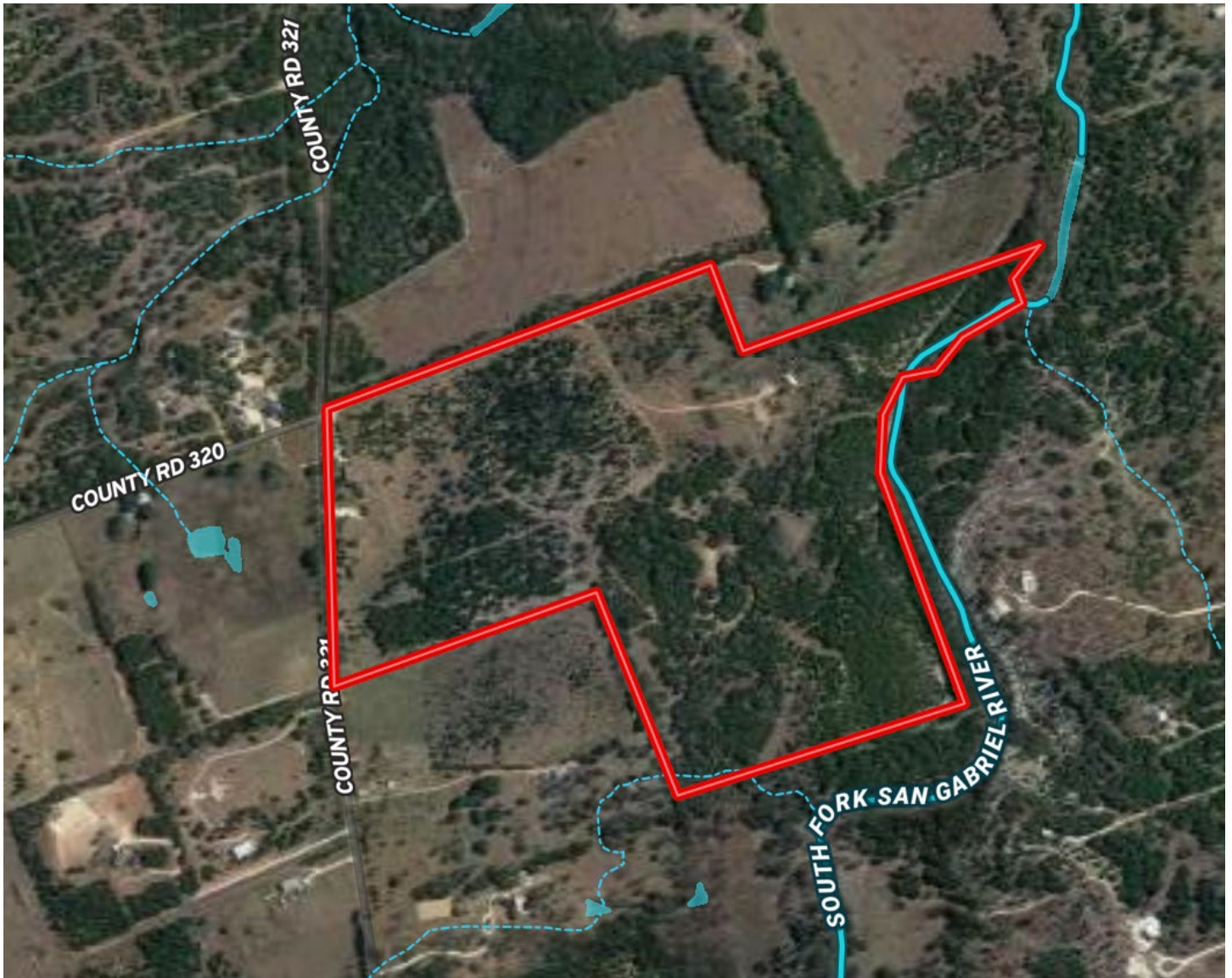
Acres

1000

ft. of San Gabriel River

1300

ft. CR 321 frontage



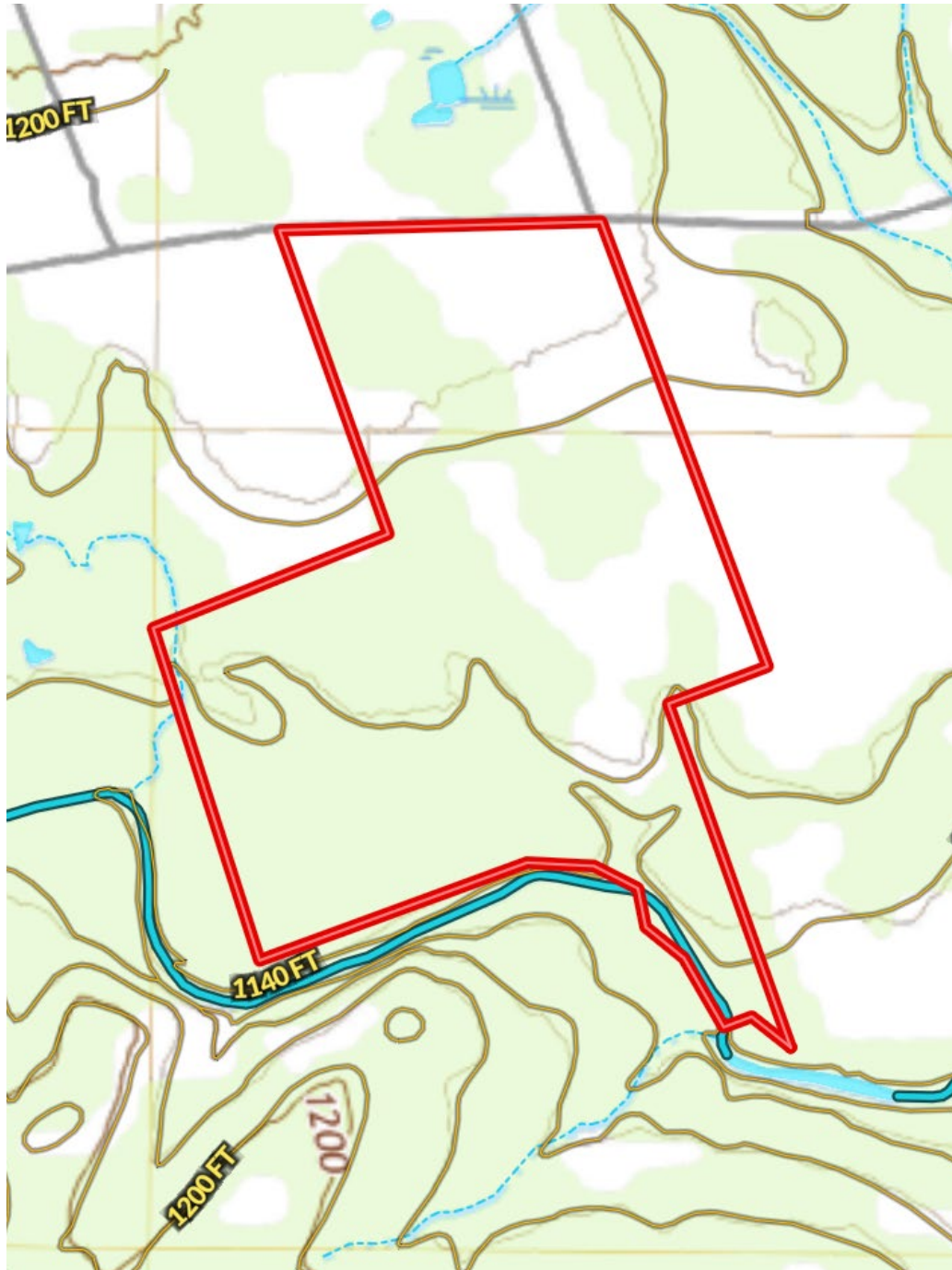
WILDLIFE



- Native wildlife include whitetail deer, wild hogs, and turkey
- Easy water access, high protein vegetation, and plenty of brush cover provides for an ideal wildlife habitat
- 3 water wells and complete perimeter fence provide for the required infrastructure for cattle production



LAND



- Slightly rolling hills and less than 40 feet of total topography on the property
 - 1,300 ft of CR 321 frontage
- Ideal for development due to access to major cities, flat topography, and beautiful landscape

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For over 50 years, we have helped our clients find premier land in the Texas Hill Country.

We believe in quality, confidentiality and sustainability.



TEXAS LANDMEN

- Our extensive and private client list consists of celebrities, CEOs, foreign and domestic investors, and customers who want it done right.
- We have sold countless acres of premier Texas land and ranches across the state
- 40 years of operating experience. Client list consists of influential customers.
- We understand that our clients value their privacy and provide confidential listings.
- Our staff consists of passionate experts in wildlife management, wildlife sustainability, biology, and environmental consultants.

Land Consultant

Weston Jenkins

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