7800 CR210, BERTRAM, TX 78654

www.bertramranch400.com

BERTRAM RANCH 400

Call Agent for Pricing



±400 Acres | Recreational & Exotic Game Ranch | Near Austin, Texas

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A ±400-Acre Ranch Between Austin's Expanding NW Corridor and the Texas Hill Country.



7800 County Road 210 Rare opportunity to acquire ±400 acres in Burnet County near Bertram, Texas, improved for immediate gentleman's ranch, recreational, or exotic game use while offering long-term land investment potential in a growing Central Texas corridor.
Natural features further support recreational and game-ranch use. The property contains one large stock tank fed by two smaller upstream stock tanks, along with pasture, mild tree and brush cover, and generally gentle terrain. The feasibility report identifies slopes of approximately 2%–5%, with tree and brush cover primarily on the eastern portion of the property.

The ranch fronts County Road 210 and has an existing driveway and established ranch road leading into the property. It is located outside municipal city limits and outside a city ETJ, maintaining the rural setting sought by ranch and recreational buyers.
For Austin-area buyers, the property offers the opportunity to own a substantial private ranch within an easy weekend drive of the city. It is well suited for a family ranch, exotic game ranch, hunting and recreational retreat, equestrian or livestock operation, or private weekend compound.

The 399-acre tract currently benefits from an agricultural valuation, adding to its appeal for buyers looking to own and enjoy a large Central Texas land asset while holding acreage for the future.









Property *Highlights*

±400 Acres in Burnet County near Bertram with CR 210 Frontage

Existing Ranch Headquarters with ±2,779 SF of Living Area

One Large Stock Tank Fed by Two Smaller Stock Tanks, supporting wildlife and ranch use

An estimated ±330 Acres outside the FEMA 100-year floodplain

399-Acre Tract Currently Benefits from Agricultural Valuation

Existing Blackbuck Antelope Herd | Established Wildlife Habitat | Multiple Stock Tanks

Multiple Ranch Improvements, include a ±3,000 SF pole barn, ±1,500 SF metal building, ±1,230 SF metal building, storage and covered areas

Own the Ranch Today.

Hold The Growth Corridor for Tomorrow

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Escape the city without spending half the weekend getting there. Located approximately 45–48 miles from the Arboretum and 52–55 miles from Downtown Austin, this ±400-acre Burnet County ranch offers Austinites the opportunity to create a private family retreat, recreational ranch or exotic game operation within an easy drive of home.

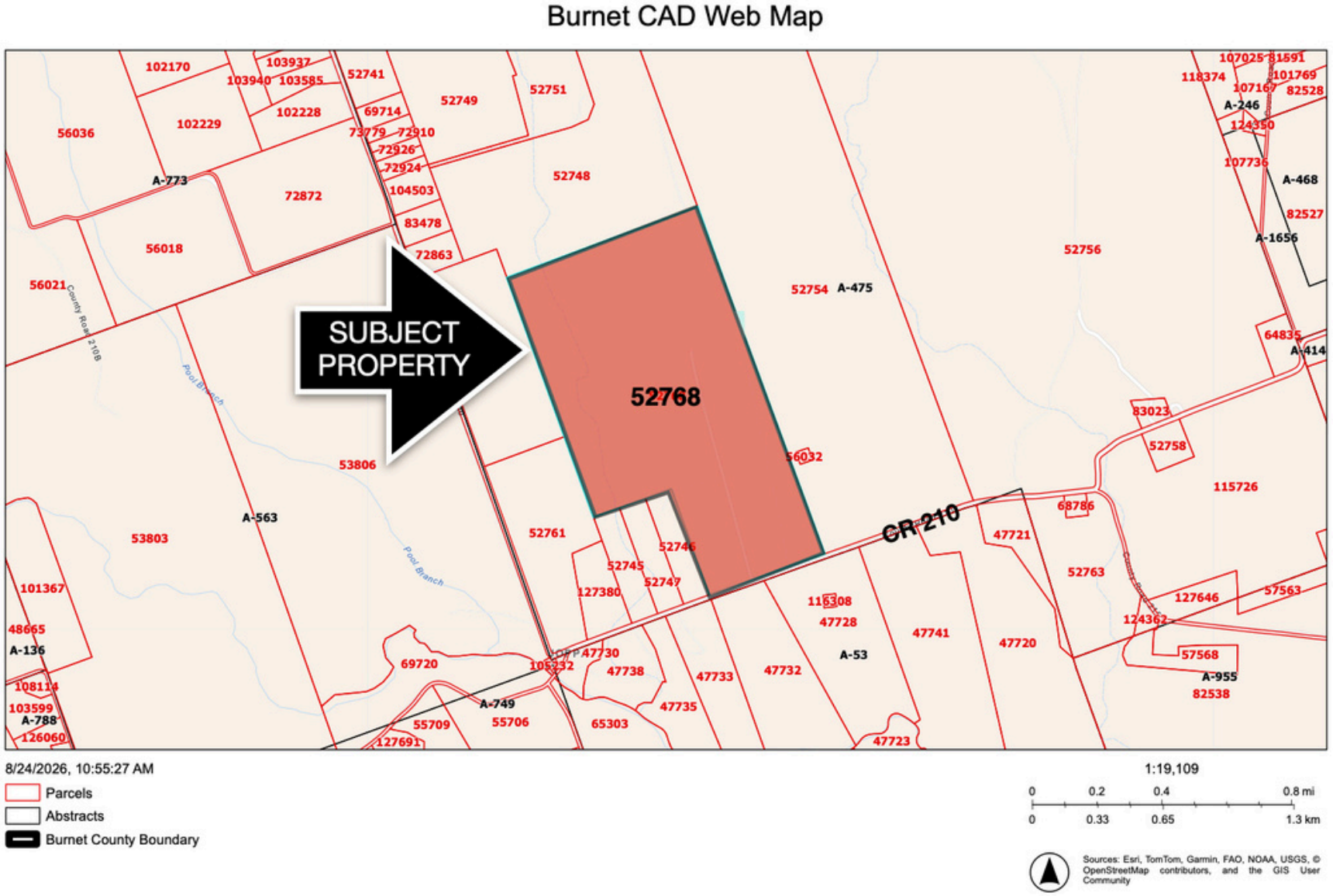
With an existing ranch residence, barns and metal buildings, well and water infrastructure, stock tanks, established internal access and substantial acreage, the property offers the foundation for a weekend ranch lifestyle rather than starting with raw land. Come out Friday evening, hunt, fish, ride, entertain family and friends, and still be back in Austin Sunday night.

At the same time, the property provides something increasingly difficult to replicate this close to Austin: control of approximately 400 contiguous acres in the path of Central Texas growth. Enjoy and operate the ranch today while holding a significant long-term land asset for the future.

±8 Miles	**±8.0 Miles**	**±14 Miles**	**±16 Miles**
Bertram	**Briggs**	**Burnet**	**Liberty Hill**
±27 Miles	**±31 Miles**	**±35 Miles**	**±53 Miles**
Leander	**Georgetown**	**Cedar Park**	**Austin**

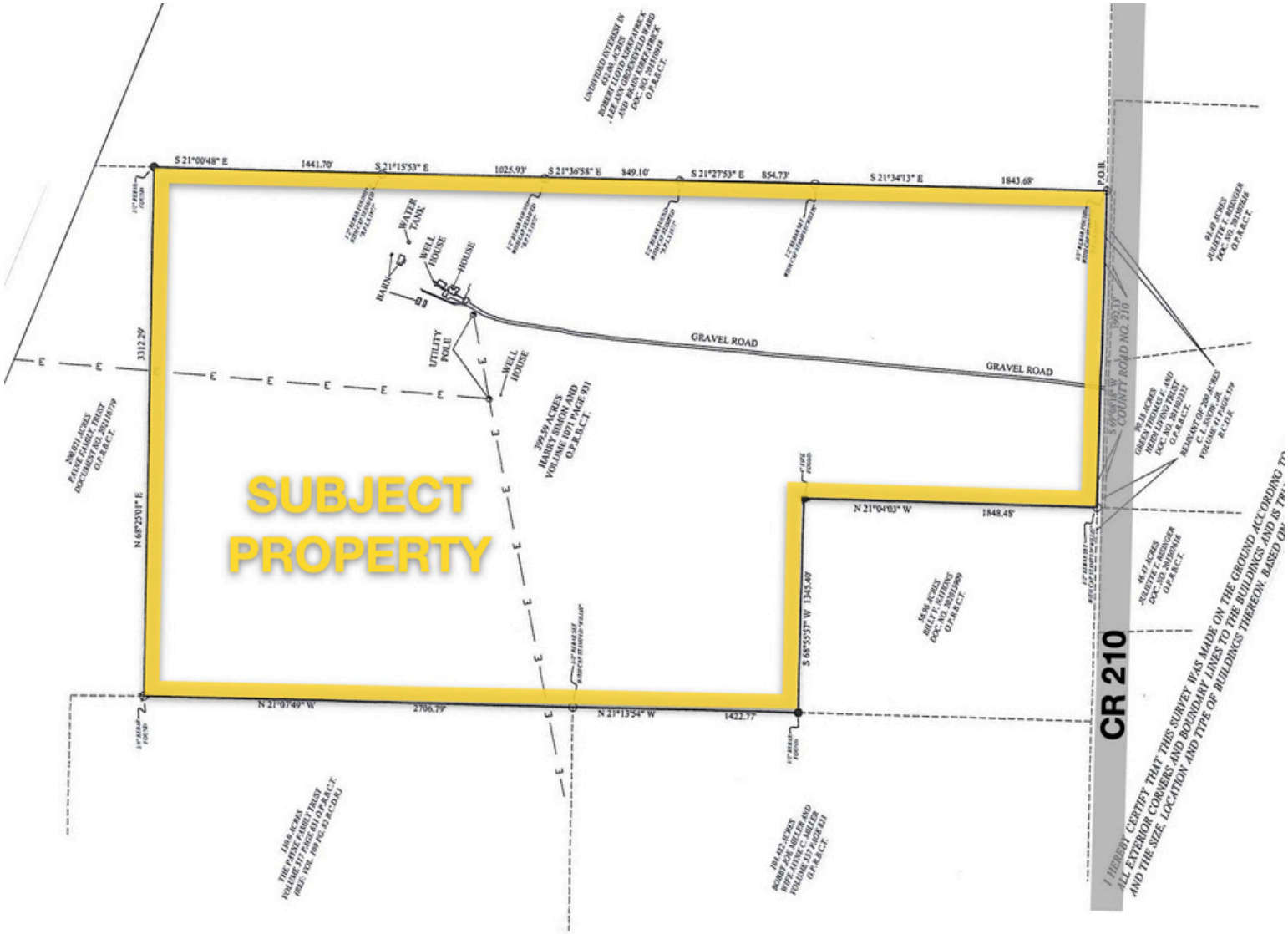
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BURNET CAD



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2021 Survey



EXISTING PROPERTY IMPROVEMENT PHOTOS

Compiled from Burnet CAD Property IDs 52767 & 52768 and the 2021 survey

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±3,000 SF Metal Bldg



±1,230 SF Metal Bldg



±1,500 SF Metal Bldg



±2,779 SF Residence

EXISTING RANCH INTERIOR PHOTOS

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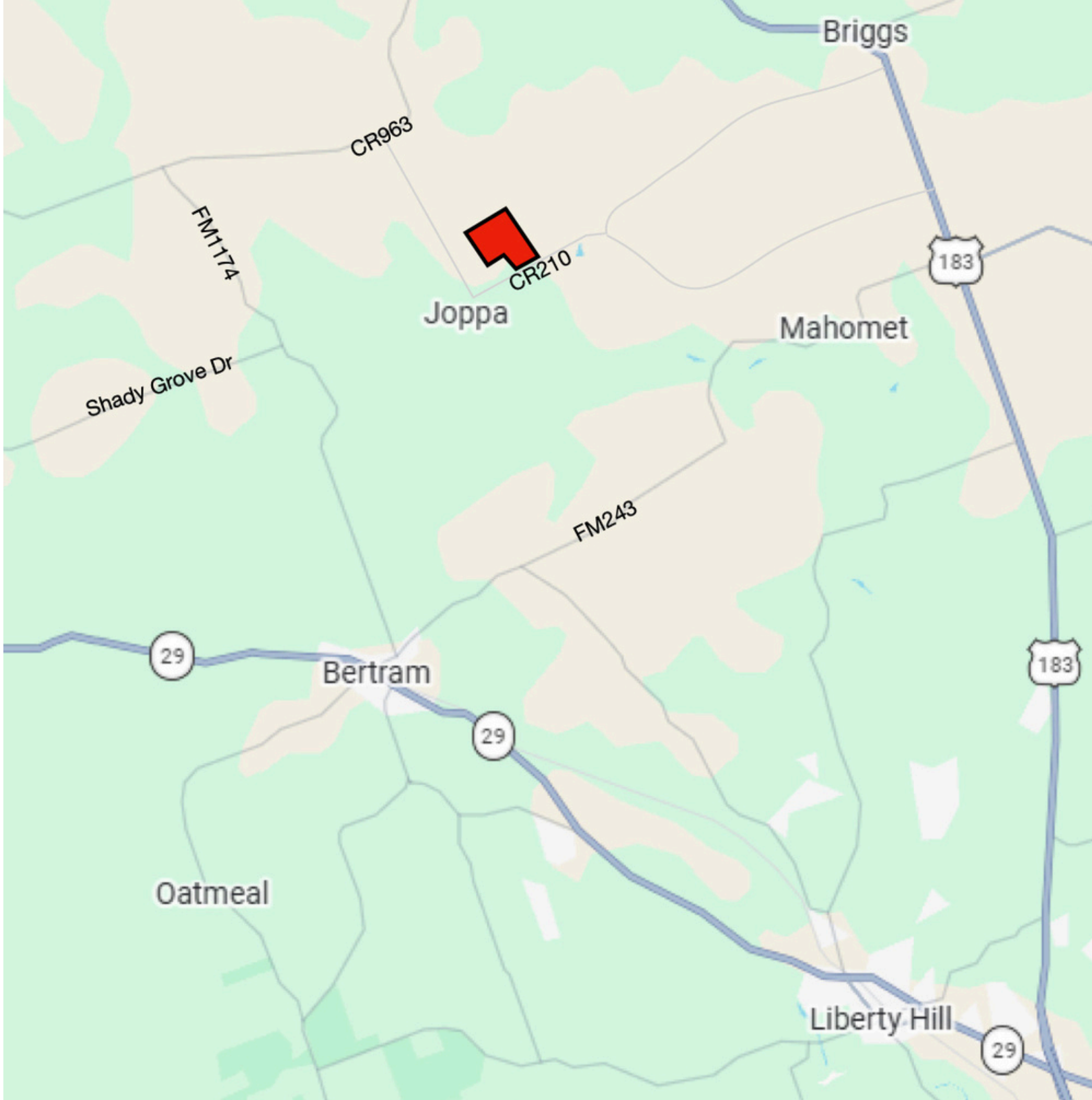




Strategic Central Texas Investment

Located approximately six miles northeast of Bertram, this ±400-acre ranch combines privacy and recreational appeal with long-term investment potential near the expanding Austin growth corridor. With CR 210 frontage, existing ranch infrastructure, and proximity to Liberty Hill, Leander and Georgetown, the property offers a rare opportunity to enjoy a substantial Central Texas ranch today while holding a valuable land asset for the future.

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See additional photos, videos, and property details at www.bertramranch400.com

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2-10-2025

Information About Brokerage Services

Texas lawrequiresallrealestatelicenseholderstogivethefollowinginformaon about brokerageservicestoprospec vebuyers,tenants,sellersandlandlords.

TYPES OF REAL ESTATELICENSEHOLDERS:

- A BROKER is responsible for all brokerage acvies, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'SMINIMUMDUTIESREQUIREDBYLAW(Aclientisthepersonorpartythatthebrokerrepresents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material informaon about the property or transacon received by the broker;
- Answer the client's quesons and present any offer to or counter-offer from the client; and
- Treat all par es to a real estate transac on honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a wrienlisngto sellor propertymanagementagreement. Anowner'sagent mustperformthe broker's minimumdues above and mustinformthe owner ofanymaterialinformaonabout thepropertyor transaconknown bythe agent,including informaon disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully nego able.

The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a wrien representaon agreement. A buyer's agent must perform the broker's minimum dues above and must inform the buyer of any material informaon about the property or transacon known by the agent, including informaon disclosed to the agent by the seller or seller's agent. AS AGENT FOR BUYER/TENANT: agent fees are not set by law and are fully negoable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the pares the broker must first obtain the wrien agreement of each party to the transacon. The wrien agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligaons as an intermediary. A broker who acts as an intermediary:

- Must treat all pares to the transacon imparally and fairly;
- May, with the pares' wrien consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instrucons of each party to the transacon.
- Must not, unless specifically authorized in wring to do so by the party, disclose:
  - that the owner will accept a price less than the wrien asking price;
  - that the buyer/tenant will pay a price greater than the price submied in a wrien offer; and
  - any confidenal informaon or any other informaon that a party specifically instructs the broker in wring not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transacon without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES,ALL AGREEMENTS BETWEEN YOU ANDA BROKER SHOULDBEIN WRITING ANDCLEARLY ESTABLISH:

- The broker's dues and responsibilies to you, and your obligaons under the representaon agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This noce is being provided for informaon purposes. It does not create an obligaon for you to use the broker's services. Please acknowledge receipt of this noce below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date