

\$2,975,000 - 105 Flying B Ranch Rd, Bertram

MLS® #5744733

\$2,975,000

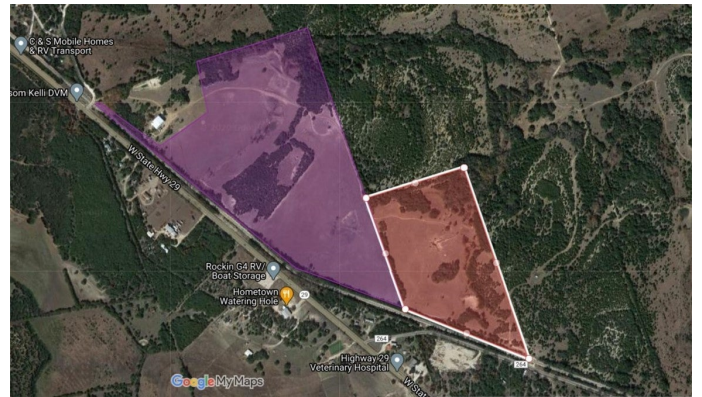
1 Bedroom, 0.00 Bathroom,
Farms and Ranches on 118.54 Acres

Benjamin Mckinney Surv 03 Abs 05, Bertram, TX

A rare opportunity to own a ranch on Highway 29 in between Bertram and Liberty Hill. Two minutes to Bertram and seven minutes to Liberty Hill. Weekend ranch with landing strip and room to store your car collection, development potential or just a private ranch. This property has options. This listing includes 118.5428 +/- acres with an option to purchase the 10.2462 +/- acres and the 9,440 sq. ft. shop (per Burnet CAD) for a total of 128.789 +/- acres. For water and wastewater access from City of Bertram, contact the city manager.

The larger tract has rolling hills with views over Pilot Knob and beyond.

Ten ponds, shallow well with hand pump, numerous large oak and elm groves that have been cleared of underbrush, almost 2 miles of roads and almost 100 newly planted pecan trees. Two bee hives and options to acquire a few head of cattle to maintain ag exemption. A grass strip with windsock and marked power lines. Two access points - one on Highway 29/Flying B Ranch Road and one on CR 264. The smaller tract (10.2462 +/- acres - available separately) features a 9,940sq. ft. shop with 21' side walls, an engineered 40' opening if the new owner wanted to make it partially a hangar, 156kva 3 phase backup generator with 600gallons of diesel, several amazing potential building sites for a house or houses, garden, shallow well with a non functioning windmill, in addition to a 420 ft well for water supply and 1,000 gallon reserve. Property is



scheduled to receive 3 phase 200amp service soon from PEC. One access point via Hwy 29/Flying B Ranch Rd. Minerals Negotiable.

Built in 1981

Essential Information

ListingFeed	abor_vow
MLS® #	5744733
List Price	\$2,975,000
Sale Price	\$3,555,693
Sale Date	September 23rd, 2021
Bedrooms	1
Bathrooms	0.00
Acres	118.54
Year Built	1981
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

Community Information

Address	105 Flying B Ranch Rd
Subdivision	Benjamin Mckinney Surv 03 Abs 05
City	Bertram
County	Burnet
State	TX
Zip Code	78605

Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Phone Available, Sewer Not Available
Features	None
Parking	None
View	Hills, Panoramic
Waterfront	Pond, Seasonal

Interior

Interior	See Remarks
Fireplaces	None

# of Stories	1
Stories	One

Exterior

Lot Description	Agricultural, Farm, Moderate Trees, Trees Large Size, Rolling Slope
Roof	Metal
Construction	Frame
Foundation	Pillar/Post/Pier

School Information

District	Burnet ISD
Elementary	Bertram
Middle	Burnet (Burnet ISD)
High	Burnet