



*Protecting Clients. Conserving the Land.*

# Rodgers Ranch

226± Acres  
Burnet County, Texas



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## Location

Located 6 miles west of Bertram Texas fronting on County Road 252 which is just north of Highway 29 between Burnet and Bertram. Small country two lane blacktop rural in character and easy in and out to neighboring cities. Just 1 hour from downtown Austin.

## Acreage

226± acres in Burnet County.

*Seller is Listing Broker*





## Description

Rodgers Ranch which was bigger in the past was purchased by the current family in 1897 for \$2.34 per ac. Almost 125 years of being in the same family where they ranched mixed stock of sheep, goats and cattle while also using the place for family hunts.

There are two nice creeks lined with large elm trees that flow most years, two tanks, a natural open meadow and the rest predominantly wooded with large century old Junipers mixed with Live Oak and Spanish Oak. There is good boundary fencing, a water well with electricity, and a small camp house away from the road. There is an all-weather road to the camp house and pasture roads throughout the ranch. A PEC Electric Easements cuts across the neck near the county road.





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## Habitat and Wildlife

Edward Plateau at its best with a diversity of Hill Country trees, shrubs, and grasses. In the springtime the ranch has an array of wildflowers like Bluebonnets and Indian Paint Brushes. The Junipers are mostly old growth that provide huge shade trees.

Whitetail Deer and Turkey are abundant and with several larger neighbors including Sellers's relatives with low fencing so wildlife can move within a wider landscape. One of the tanks rarely ever goes dry where you can find bass and perch as well as ducks in the winter and dove in the fall. Overall, the perfect Hill County hunting ranch.







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Name: BURNET SE, TX  
 Date: 05/09/12  
 Scale: 1 inch = 5,000 ft.



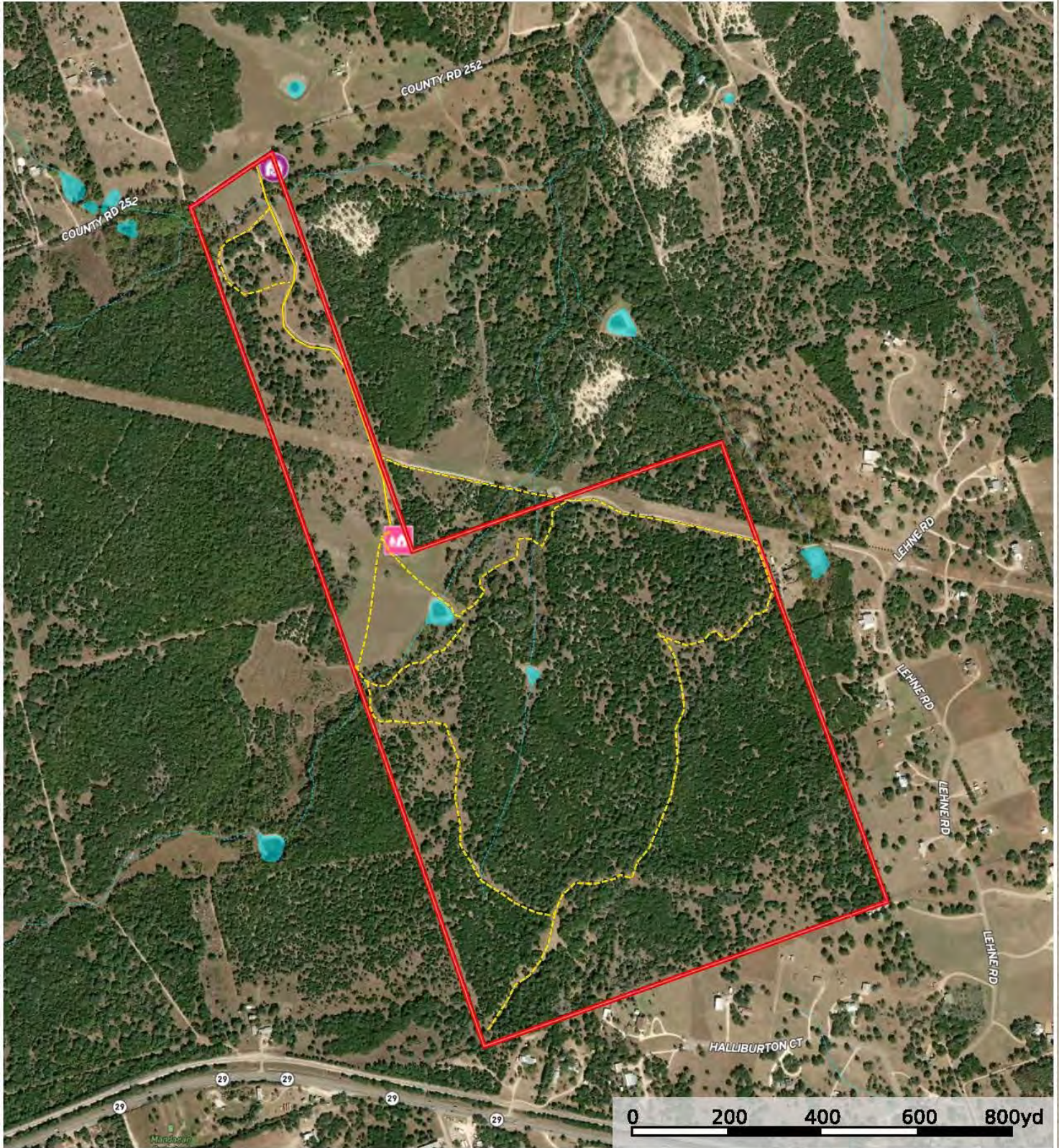
Location: 030° 45' 43.08" N 098° 10' 49.60" W

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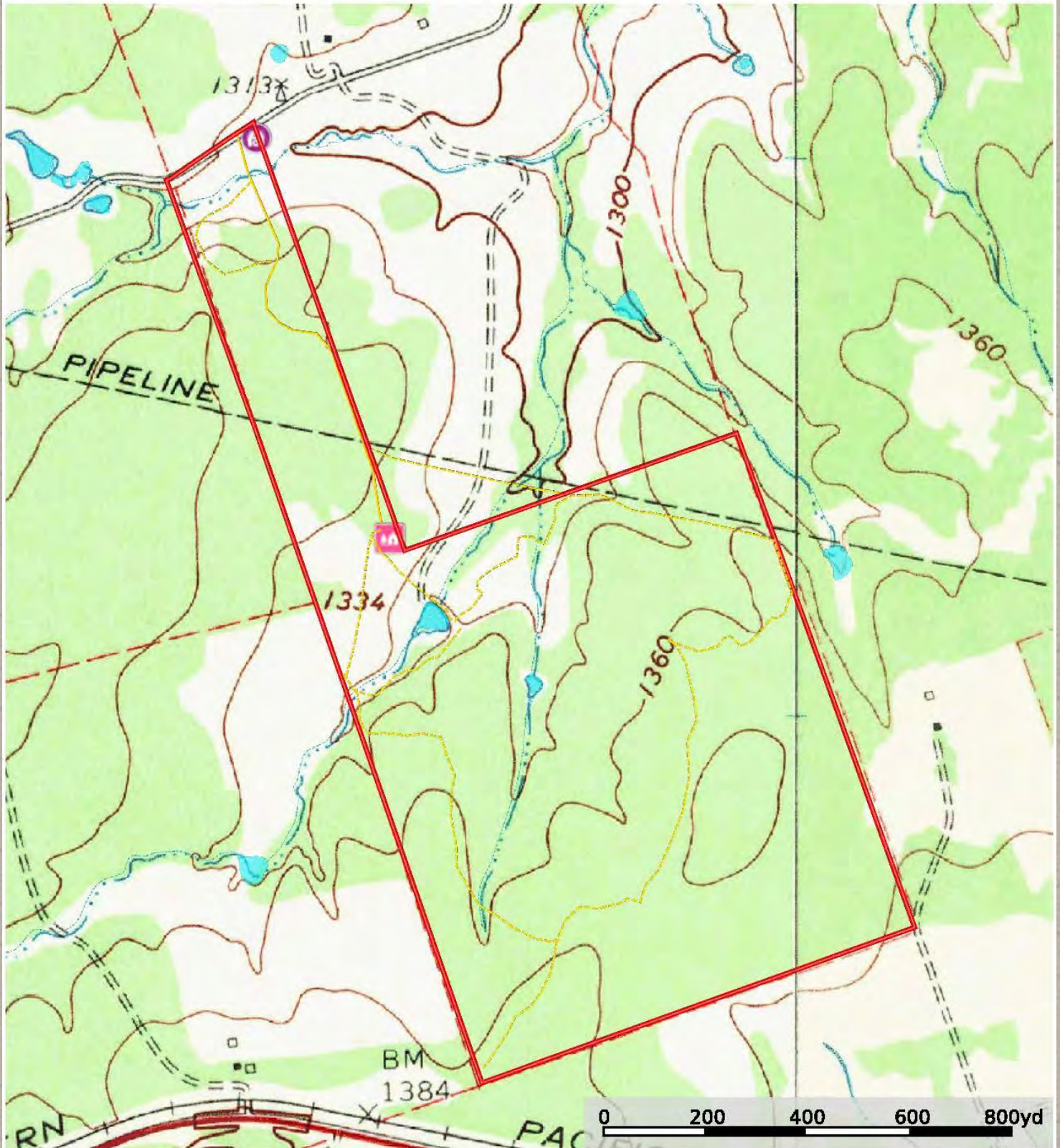
Rodgers Ranch  
Burnet County, Texas, 226 AC +/-



- Barn
- Cabin
- Primary Road
- Road / Trail
- Boundary
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



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## Price

\$4,520,000

## Contact

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### Disclaimer

This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.

\*Seller is Listing Broker

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