

FOR SALE

31 Acres

CAMERON, MILAM COUNTY, TX 76520

\$108,465

For a virtual tour and investment offering go to: <http://www.texasfarmandranchrealty.com/>



Bob Dube 254-803-5263 (LAND) 512-423-6670 (mobile)

bob@texasfarmandranchrealty.com www.texasfarmandranchrealty.com

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Property Highlights

Location – The property is located at 3480 County Road 270 Milam County, Cameron, Texas 76520. From Calvert, Texas take FM 979 West towards Cameron and travel approximately 10.5 miles to CR 268. Take a right on CR 268 and travel 1.4 miles to CR 270. Take a right on CR 270 and the property is approximately 0.4 miles on the right.

Acres – 30.99 acres according to the most recent survey dated 2-28-2013.

Owner Financing – 15% down, 10 year term, 6% interest, can prepay at any time.

Utilities – The property is served by Milam County Water Supply.

Topography – Flat with very nice views.

Current Use – Privately owned and used for recreational and hunting purposes. There are no leases that encumber the property.

Ground Cover – Approximately 30.99 acres of improved pasture with a combination of coastal bermuda and native grasses.

Minerals – Owner will convey 50% of the minerals that are available (if any).

Showings - By appointment only. If applicable, buyers who are represented by an agent/broker must have its agent/broker present at the initial showing.

Price - \$108,465.00



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Land Views



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Property Aerial Images



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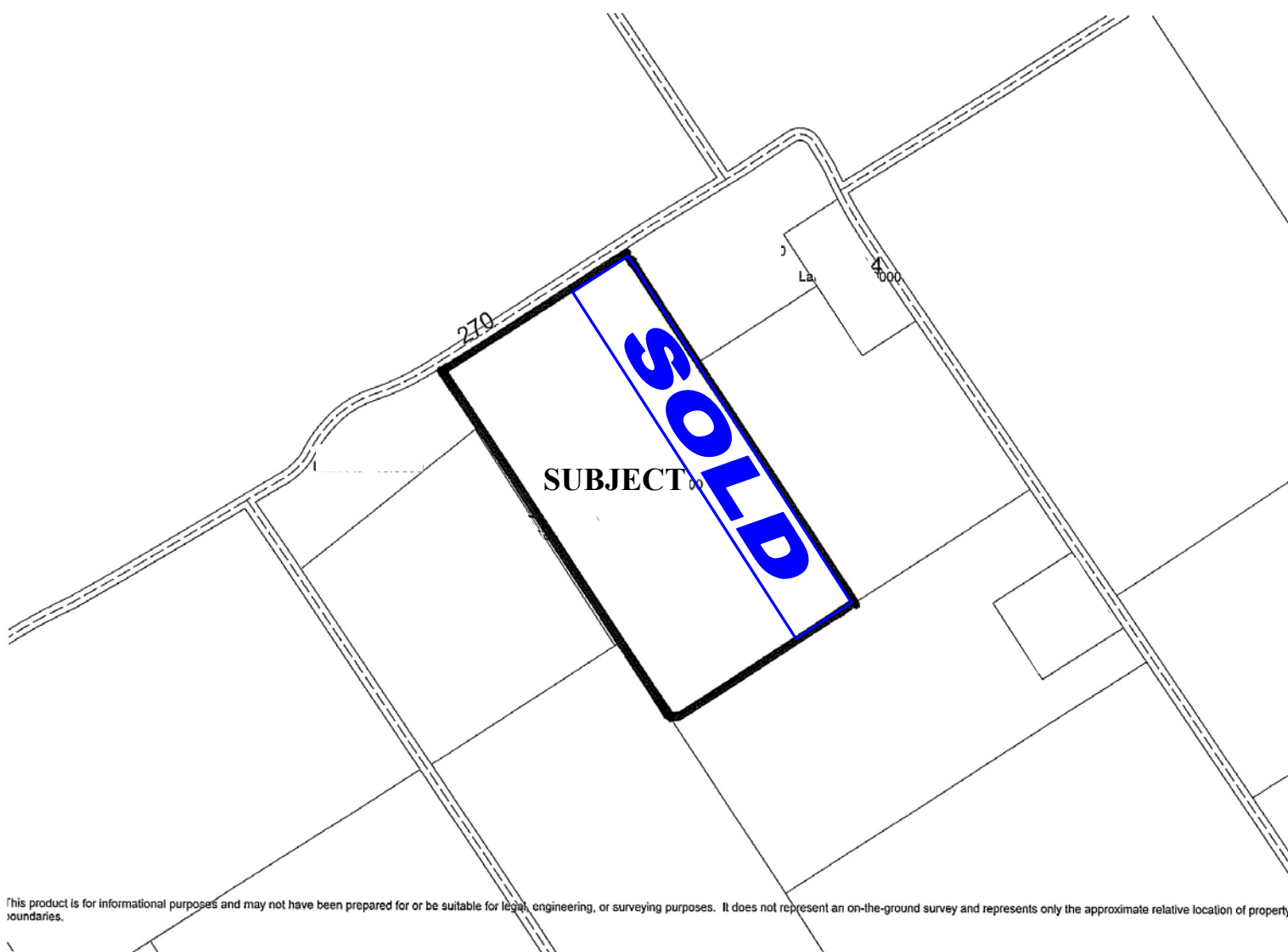
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COUNTY PLAT MAP



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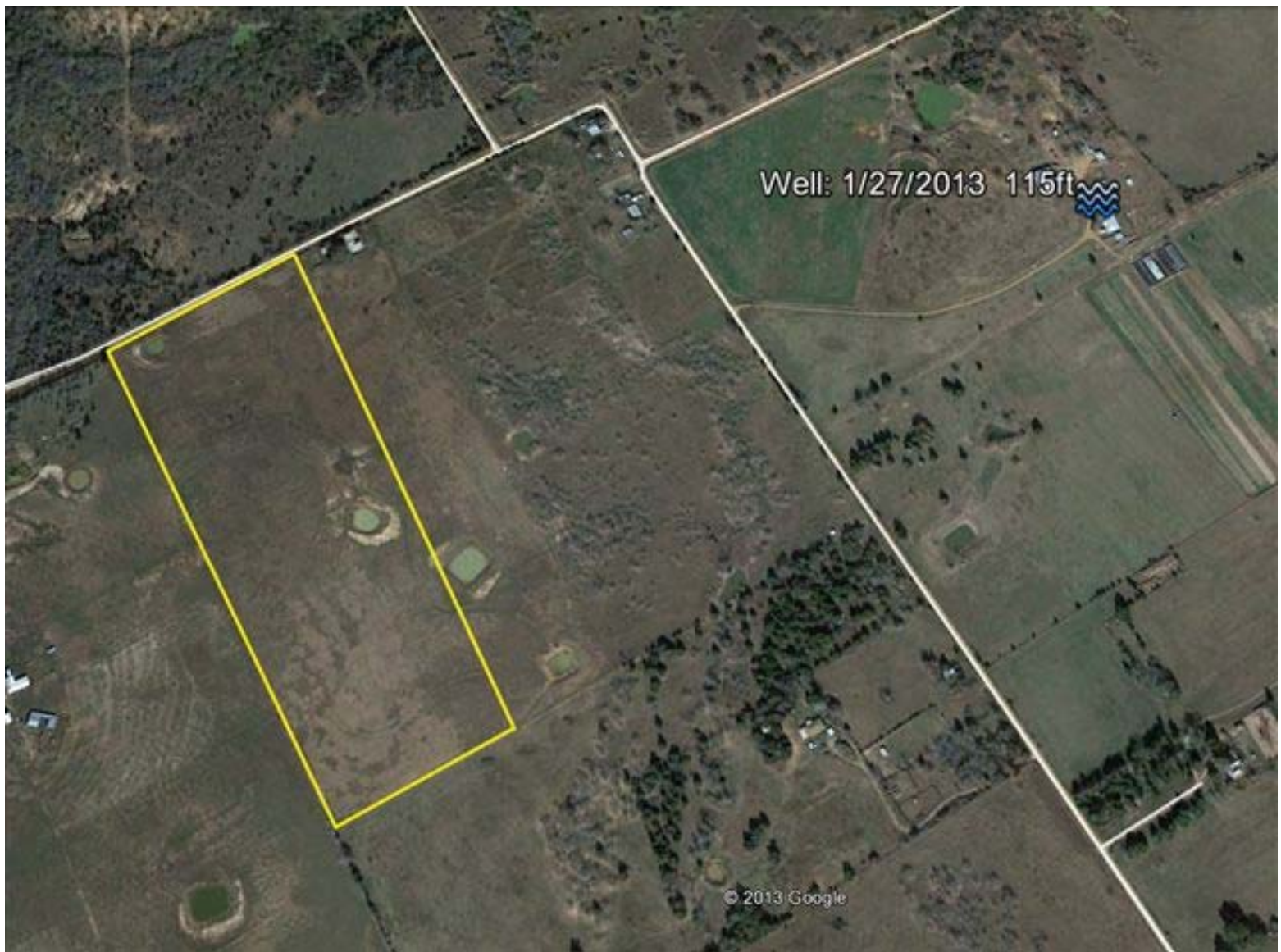
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WELL MAP



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Map Unit Legend

Milam County, Texas (TX331)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ChB	Chazos loamy fine sand, 1 to 3 percent slopes	6.2	20.4%
CrB	Crockett fine sandy loam, 1 to 3 percent slopes	23.8	78.4%
CrC2	Crockett fine sandy loam, 2 to 5 percent slopes, eroded	0.3	1.1%
Totals for Area of Interest		30.3	100.0%

Soil Map--Milam County, Texas

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Units

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot

Special Line Features

- Gully
- Short Steep Slope
- Other

Political Features

- Cities

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Very Stony Spot

- Very Stony Spot

Wet Spot

- Wet Spot

Other

- Other

MAP INFORMATION

Map Scale: 1:3,840 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 14N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Milam County, Texas
Survey Area Data: Version 9, Sep 21, 2012

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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