



Cannonsnap Ridge

2070 CR 238C, Cameron, TX 76520

40.63 Acres

\$445,000



SEASONAL CREEK PAVED FRONTAGE GATED ENTRANCE HILLTOP HOMESITE

Cannonsnap Ridge is a diverse 40 acre recreational or homestead property located a few miles south of Cameron in Milam County, TX. This unique ranch features a seasonal creek, large post oaks, and a clear hilltop homesite with a view. The paved frontage and electric gate at the entrance make this ranch feel like home with easy access, no restrictions, and endless possibilities.

This property is a perfect 40-acre model of the Texas post oak savannah. Half of the property sits atop a gentle bluff and slopes westward towards a seasonal creek. With over 50 feet of elevation change from the homesite on the ridge to the creek, the sunset views are outstanding.

The property is dotted with post oaks, hackberry, live oak, and plum. Deferred grazing has resulted in a beautiful carpet of wildflowers and other beneficial grass and forb species. American beautyberry, sparse prickly pear, and dewberry comprise the mid-story. The soil is a well-drained sandy loam, perfect for grazing cattle and horses or continued wildlife management. Electricity on-site. Perimeter fenced.

The property is currently qualified under the wildlife tax exemption with estimated taxes of \$168.44.

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TREES

Post Oak, Live Oak,
Cedar Elm, American Elm,
Texas Ash, Hackberry,
Mexican Plum

GRASSES / FORBS

Little Bluestem, Sideoats
Grama, Texas Sedge, Bahia
Grass, Virginia Wildrye, Tex-
as Coneflower, Indian Blan-
ket

SHRUBS / FORBS

American Beautyberry,
Prickly Pear, Dewberry, El-
bowbush, Yaupon, Poison
Oak, Greenbriar, Texas
Coneflower,
Indian Blanket

WATER

Seasonal Creek
Water Well

WILDLIFE

White-tailed Deer
Turkey
Feral Hogs
Dove

UTILITIES

Electricity On Site
Septic Needed

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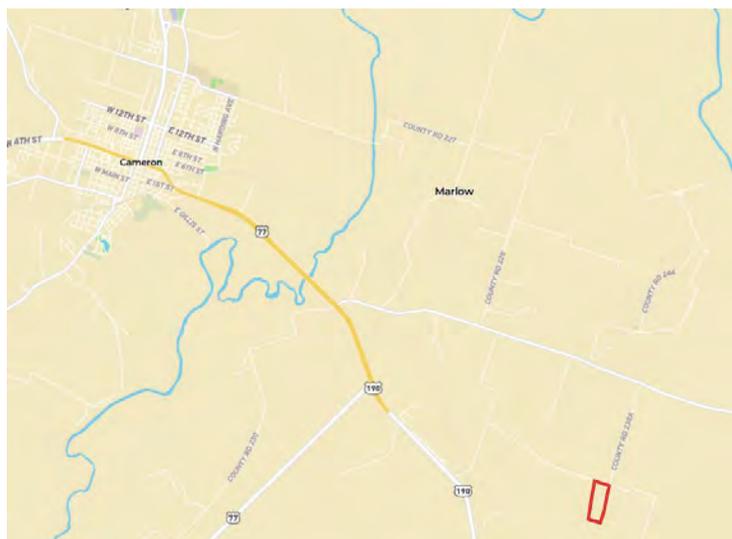


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LOCATION

Milam County

7 miles to Cameron

50 minutes to College Station and Waco

75 miles Austin

Less than 2 hours to Houston.

DIRECTIONS

From Cameron, head East on US-77/E in two miles turn right onto FM 2095. Continue on FM 2095 for 3.4 miles turning right onto CR 238A/CR 232. In 1.1 mile CR 238A turns right and becomes CR 238C.. Property is on the left, sign on gate.

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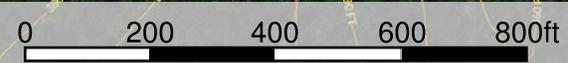
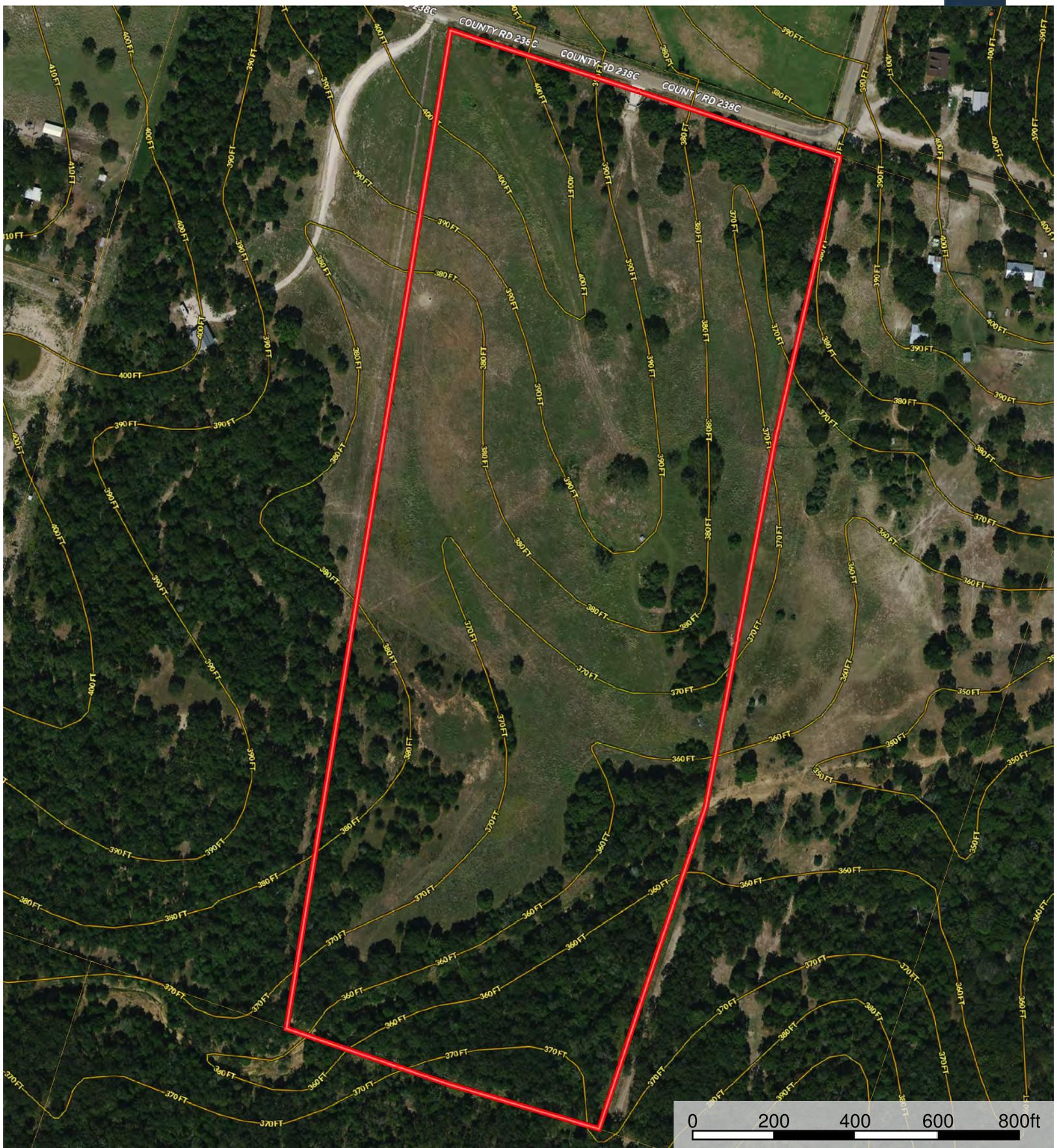
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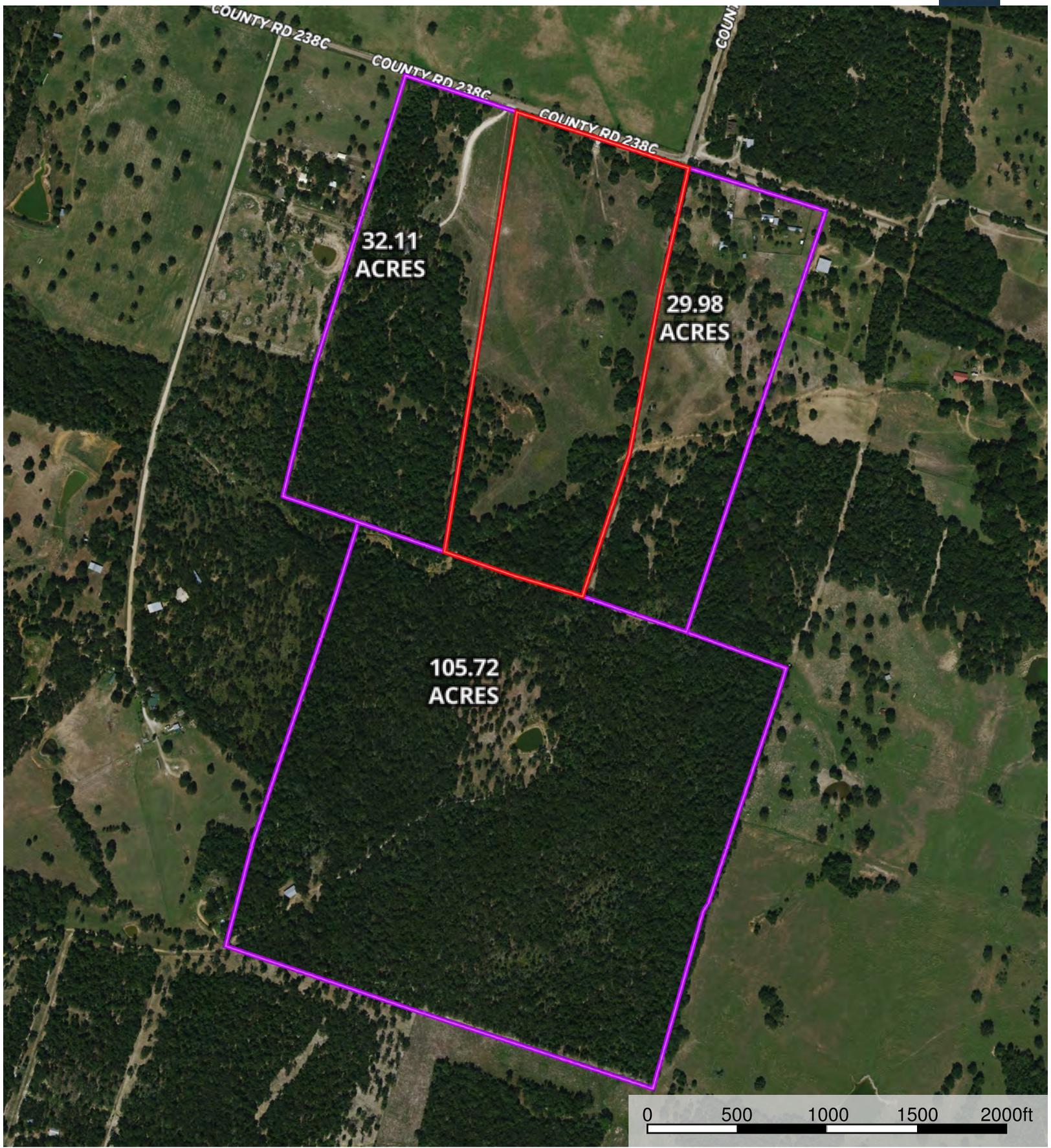


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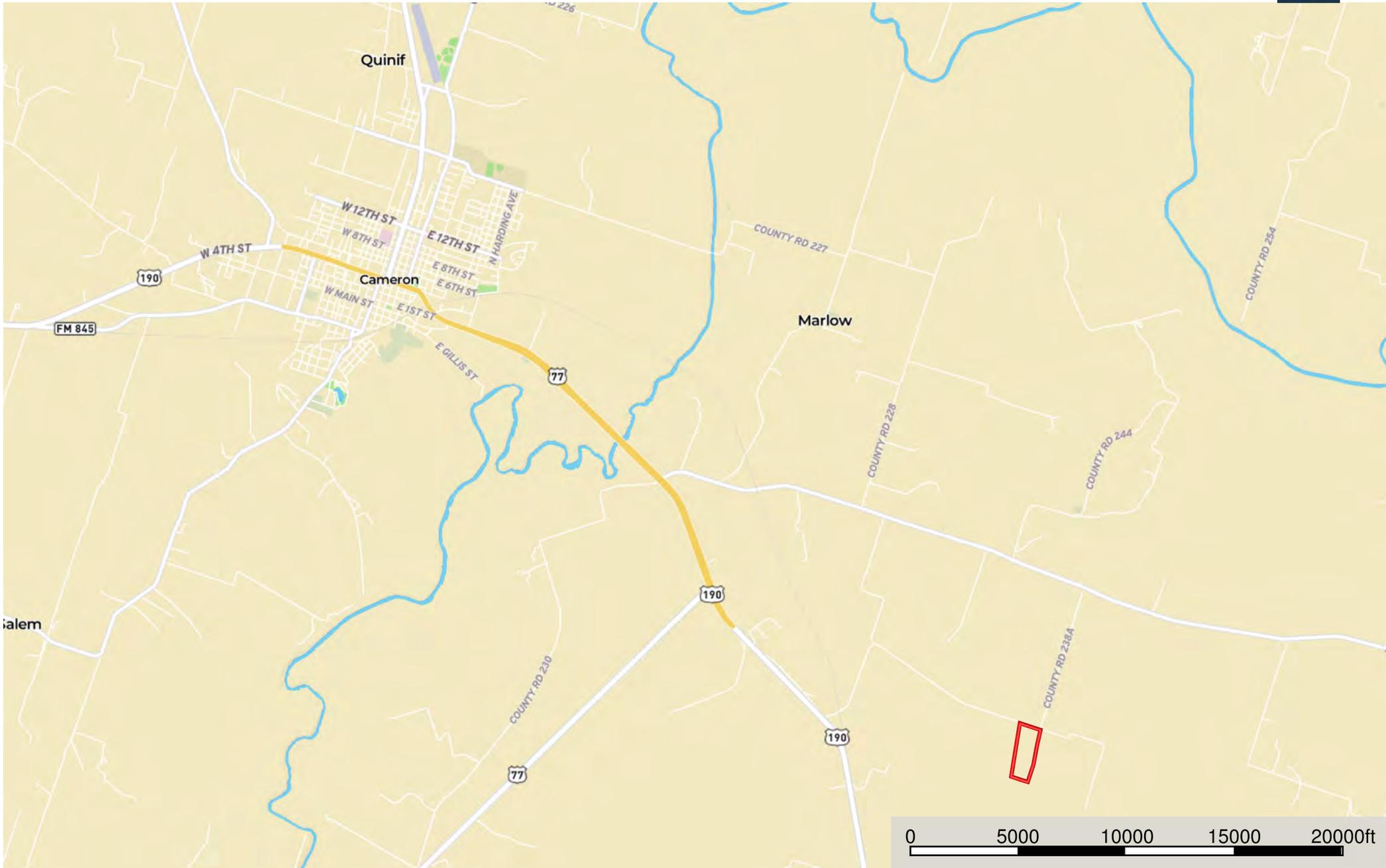
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



Boundary



- Subject Property
- Neighbor Boundary
- Boundary



Boundary