

Crossroads Ranch

TBD FM RD 2027 Cameron, TX 165 Acres | \$3,465,000



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Property Description

Crossroads Ranch spans 165 scenic acres in Cameron, Texas, just minutes from the Brazos River. Crossroads Ranch offers a rare combination of beauty, utility, and location in the heart of Central Texas. This diverse property offers a stunning blend of rolling topography, improved pasture, and mature hardwoods, making it an ideal candidate for a recreational retreat, working ranch, or future homesite.

The 165-acre ag-exempt property showcases over 50 feet of elevation change, providing sweeping panoramic views across the countryside. Approximately 50% of the acreage is open pasture, primarily planted in Coastal Bermuda, while the other half consists of native hardwood forest dominated by mature oaks. This combination provides excellent grazing potential as well as ideal cover for wildlife. Water features are a highlight, with two ponds on the property: a 2-acre stocked pond teeming with largemouth bass and perch, and a secondary 0.5-acre pond, both of which are known to retain water year-round. Additionally, a tributary of Pond Creek runs north to south through the property, contributing to the water supply.

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Improvements

Crossroads Ranch is equipped with two certified water wells, providing reliable access to water for both livestock and potential residential use. One well is operated by a traditional windmill, while the second is powered by electricity. Water wells in this area typically range from 200 to 250 feet deep, with average yields of 25 to 50 gallons per minute (GPM), making them a dependable resource for various uses.

The property is fully perimeter-fenced and cross-fenced with predominantly 5-strand barbed wire. The fencing is in good condition and is currently effective at containing cattle.

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SCAN HERE TO SEE MORE OF CROSSROADS RANCH

Location

Milam County

28 Miles to Bryan/College Station, 39 miles to Waco, 2 hours to Austin-Bergstrom International Airport

Directions

From FM 979, Turn Left to travel North on FM 2027, drive 1.5 miles, and the property will be on your left.

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Milam County, Texas, 165 AC +/-







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TBD FM RD 2027, Cameron, TX Milam County, Texas, 165 AC +/-Cleburne Ennis 108 Maypearl City 67 Tool 175 Grandview Glen Rose Rio Vista Stephenville Athens 34 Malakoff FM 56 67 Goodlow Corsicana Dublin 281 Oak Valley Morgan Eureka 287 (31) Whitney Richland Malone (22) (22) 281 36 28 West FM 488 Cranfills Gap Mount Calm (22) 6 Hamilton 18 45 79 84 281 (36) FM 215 Waco 36) FM 339 Crawford 79 Groesbeck 164 84 Hewitt Gatesville 84 Oglesby Lorena (36) 7 6 Live Fire Area 281 FM 580 183 FM 979 Killeen 320 Temple Belton 6 (OSR) Little River 77 281 Madiso 183 190 Hearne (281) 183 Jarrell Bartlett 190 90 Kurten Burnet Bertram 77 90 Bryan Liberty Hill 281 Georgetown College (30) (30) 21 FM 486 Station Leander ау Round Rock Millican Pflugerville 21) 36 Lexington FM 696 Navasota 105 Elgin Manor 6 Austin Todd Missio Ma Dripping 290 Springs Brenham 77 Prairie View Buda Pine Island Waller Mountain City 100000 200000 300000 400000ft Wimberley Kyle (130) Boundary

TBD FM RD 2027, Cameron, TX

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Boundary 1