



Crossroads Ranch 54

Lot 2 TBD CR 270, Cameron, TX
54 Acres | \$1,026,000



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Dustin Preston

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Property Description

Crossroads Ranch 54 spans 54 scenic acres in Cameron, Texas, just minutes from the Brazos River. With over 1,700 feet of frontage along FM 2027, this diverse property presents a picturesque blend of rolling topography, improved pasture, and mature hardwoods making it an excellent candidate for a recreational retreat, working ranch, or future homesite.

This ag-exempt 54-acre property showcases over 20 feet of elevation change, offering sweeping panoramic views. The land is thoughtfully laid out with a 40/60 split of improved pasture to hardwood forest, providing versatility for livestock and recreational use. The pasture features high-quality Coastal Bermuda and native grasses ideal for grazing. The wooded portions contain a healthy blend of Live Oak, Blackjack Oak, and Post Oak, offering excellent habitat for wildlife and enhancing the property's natural appeal. There is a medium-sized pond on the property that provides water for the livestock and wildlife that call the property home.

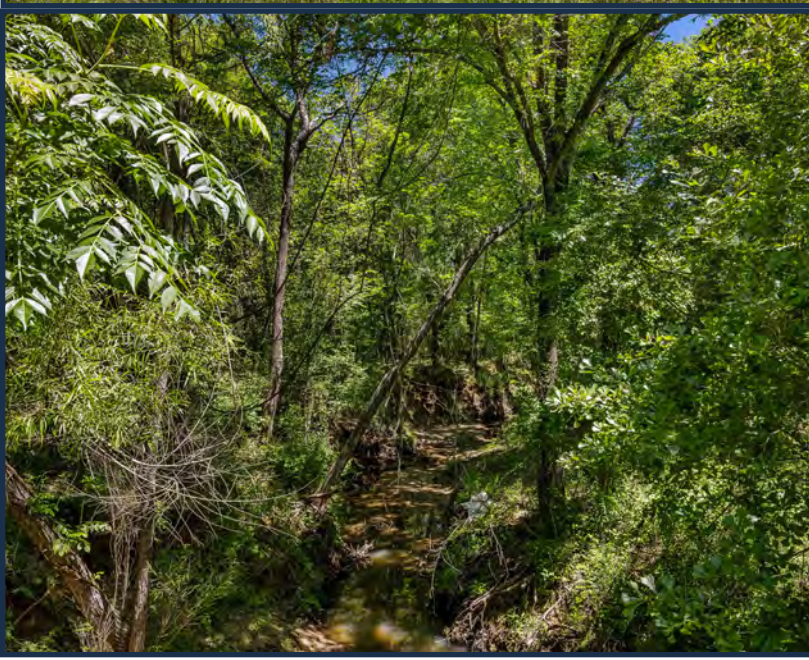
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Location

Milam County

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

Directions

From FM 979, turn north onto FM 2027. Drive 1.5 miles and the property will be on your left.



Scan here to see more of
Crossroads Ranch 54

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Boundary

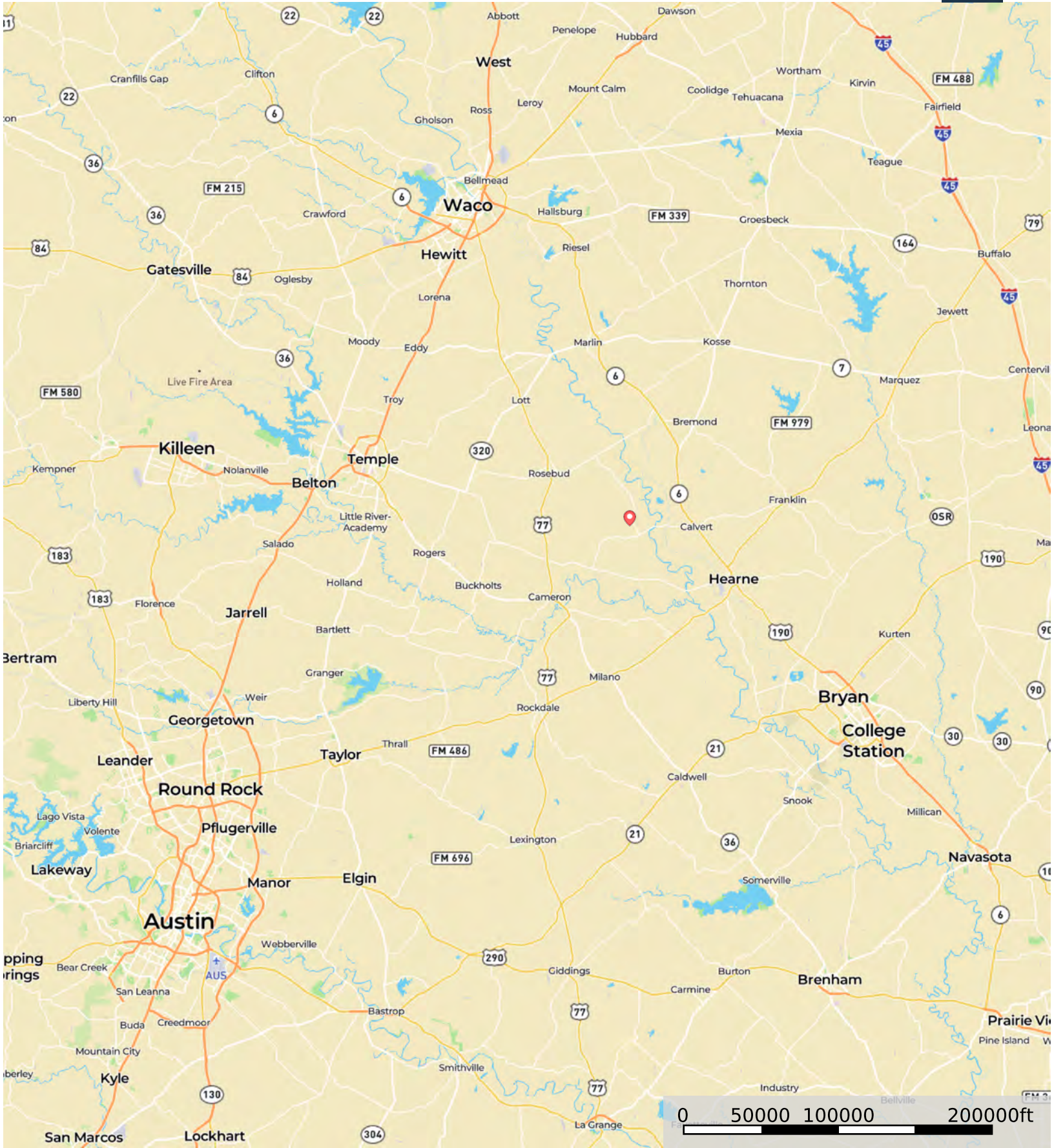




Boundary

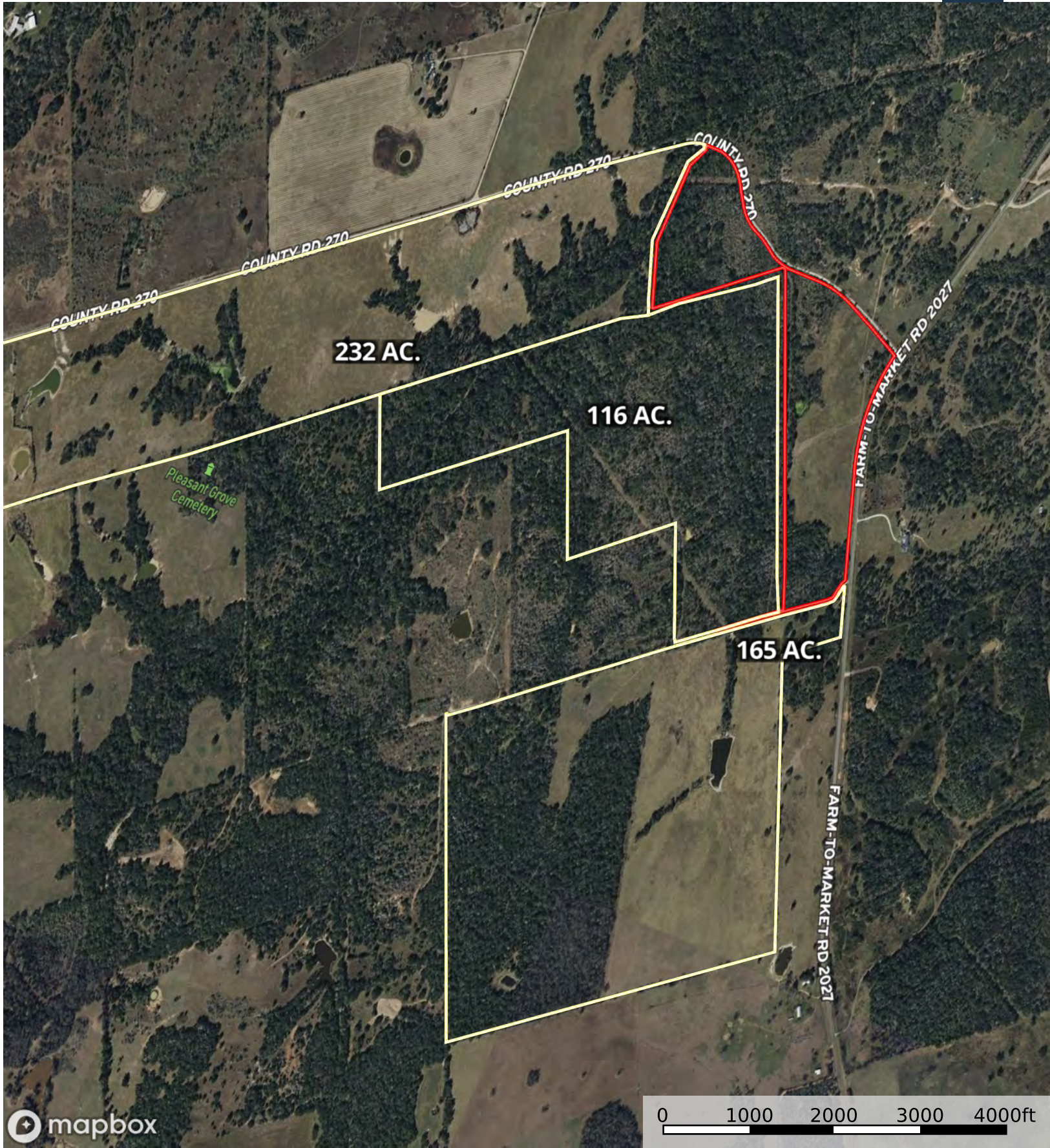
54 Acres- TBD CR 270, Cameron, TX 76520

Milam County, Texas, 54 AC +/-



Marker Boundary





Boundary 1 Boundary