

Crossroads Ranch 54

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



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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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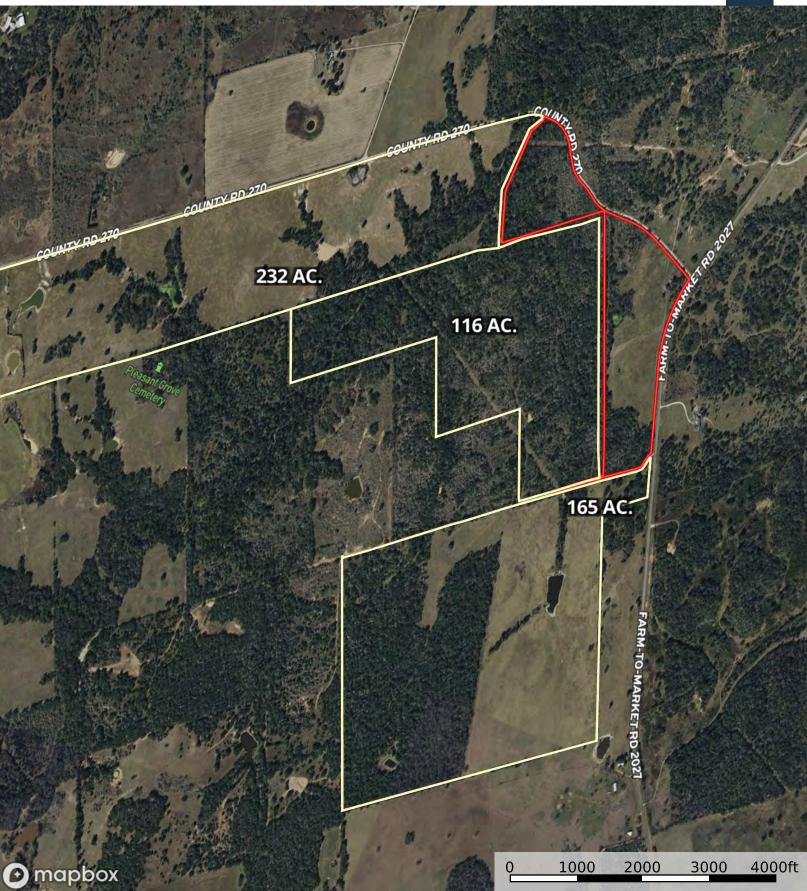






54 Acres-TBD CR 270, Cameron, TX 76520 Milam County, Texas, 54 AC +/-(22) Dawson Abbott 11 Penelope Hubbard 45 West Wortham Clifton FM 488 Cranfills Gap Coolidge Tehuacana Mount Calm (22) Lerov Fairfield 6 Gholson **U** Teague (36) Bellmead FM 215 Waco Hallsburg (36) Crawford FM 339 Groesbeck 79 164 84 / Riesel Hewitt Buffalo Gatesville (84) Oglesby Thornton Lorena Eddy 36) 7 6 Live Fire Area Marquez FM 580 FM 979 Bremond Killeen (320) Temple 45 Nolanville Rosebud Belton 6 Franklin Little River-OSR 77 [183] Rogers 190 Hearne Holland Buckholts [183] Florence Jarrell Bartlett [190] Kurten **3ertram** Granger [77] Milano 90 Bryan Liberty Hill Rockdale Georgetown College (30) 21) Station FM 486 Taylor Leander Caldwell Round Rock Snook Millican Lago Vista Pflugerville 21) Lexington (36) Briarcliff FM 696 Navasota Lakeway Elgin Manor Austin Webberville 290 pping Bear Creek Giddings Burton rings AUS **Brenham** Carmine Bastrop 77 Prairie Vi Buda Pine Island W Mountain City Smithville berley Kyle 77 Industry (130) 50000 100000 200000ft La Grange (304) Lockhart San Marcos Boundary











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