



Crossroads Ranch 95

Lot 3 TBD FM RD 2027, Cameron, TX
95 Acres | \$1,799,000



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Property Description

Crossroads Ranch 95 spans 95 scenic acres in Cameron, Texas, just minutes from the Brazos River. With over half a mile 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 95-acre property showcases over 60 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 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.

There are four certified wells that are currently producing a substantial amount of water. Other water wells in the area range from 100–250 feet deep with average yields of 50 GPM. There are also multiple RV hookups available to suit all your recreation needs.

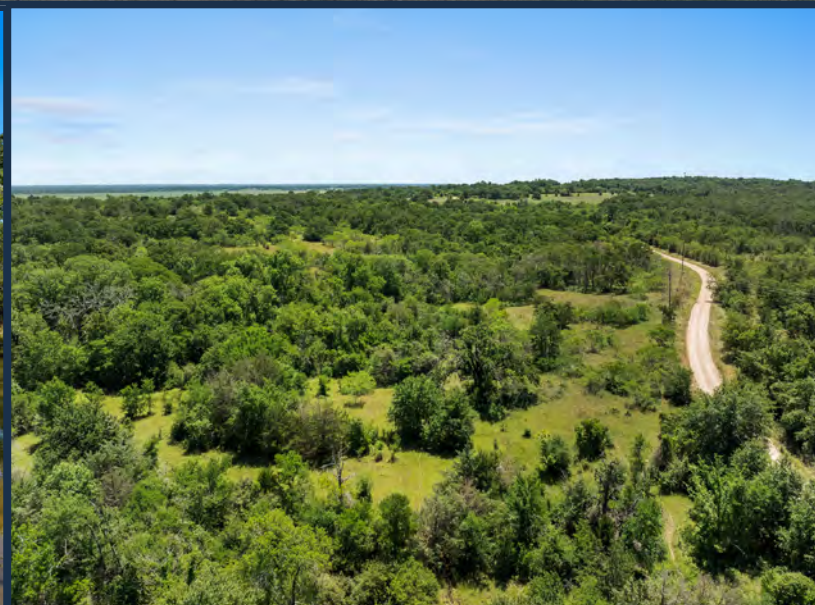
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Location

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 95

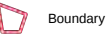
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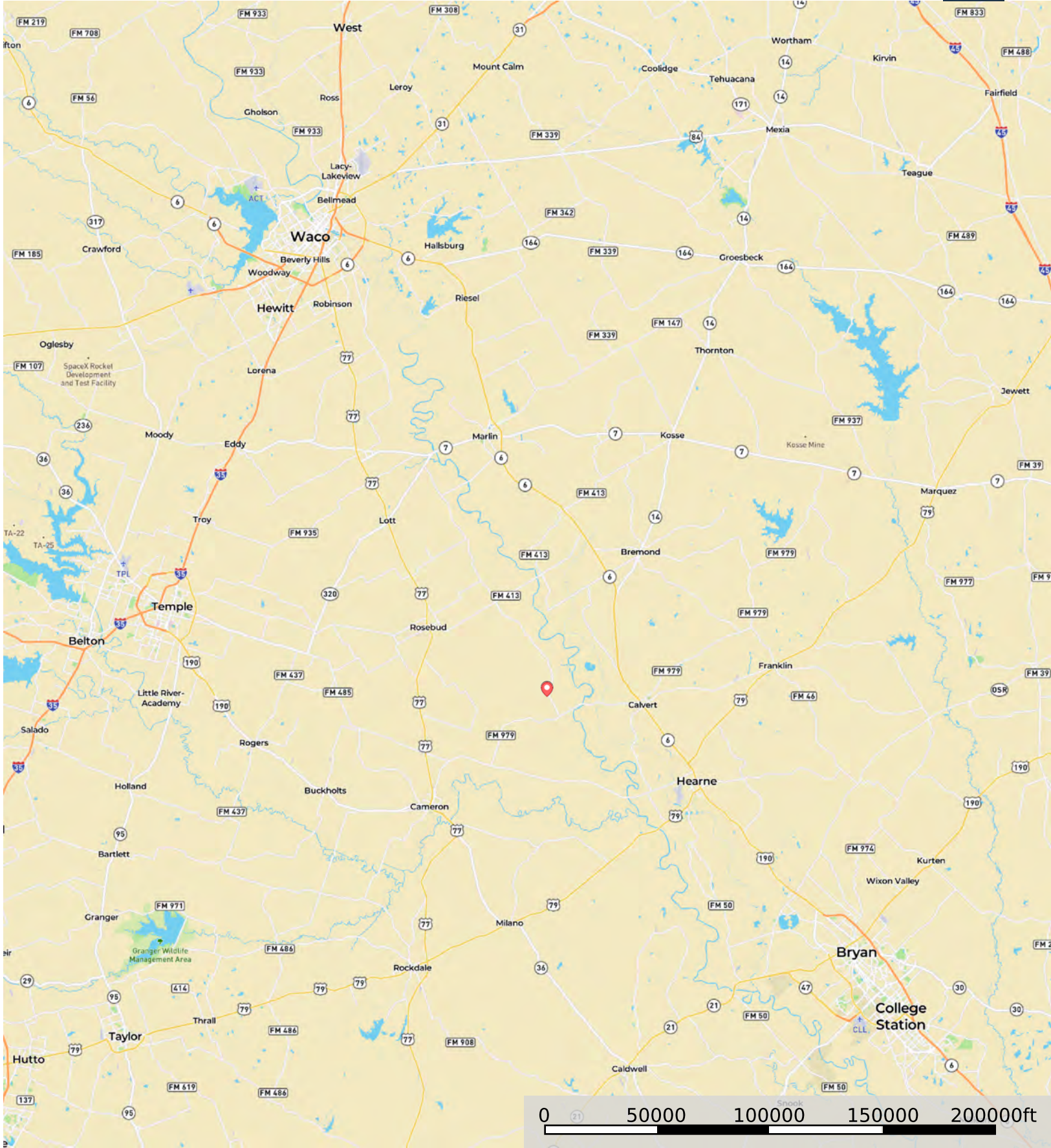


Drill Pits 1 Boundary



Boundary

TBD FM RD 2027, Cameron, TX- 95 Acres
Milam County, Texas, AC +/-



Marker Boundary



Boundary Boundary