

# 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

#### TBD FM RD 2027, Cameron, TX- 95 Acres

Milam County, Texas, AC +/-





P: 512-497-8284

Grand LAND

#### TBD FM RD 2027, Cameron, TX-95 Acres Milam County, Texas, AC +/-(14) FM 308 FM 933 FM 219 West FM 708 FM 488 14 FM 933 Tehuacana (14) FM 56 6 171 Gholson (31) FM 933 FM 339 6 FM 342 14 317 FM 489 Waco 164 Crawford FM 339 164 FM 185 6 Groesbeck Beverly Hills 164 164 164 Hewitt FM 147 14 FM 339 77 SpaceX Rocket Development and Test Facility FM 107 77 FM 937 236 7 Eddy 7 6 7 9 77 6 (36) FM 413 79 14 FM 935 FM 413 FM 9 6 FM 977 320 77 FM 413 Temple FM 979 Rosebud Belton 190 FM 979 FM 39 FM 437 (OSR) FM 485 Little River 79 FM 46 77 190 FM 979 6 77 [190] Hearne Holland 190 FM 437 79 77 95 FM 974 Bartlett 190 Wixon Valley (77) FM 486 Bryan 36) (29) 414 79 (30) (21) College 79 (30) Station 21) FM 486 Taylor FM 908 79 Hutto 6 Caldwell

Marker

137

FM 619

Boundary

95

FM 486

50000

FM 50

150000

200000ft

100000







