



# *Crossroads 38*

Lot 4 TBD CR 270, Cameron, TX  
38 Acres | \$760,000



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## *Property Description*

Crossroads 38 spans 38 scenic acres in Cameron, Texas, just minutes from the Brazos River. This diverse property presents a picturesque blend of rolling topography covered in pastureland and dense mature hardwoods, providing endless possibilities for its future owner.

This ag-exempt 38-acre property showcases over 40 feet of elevation change, with a great mixture of improved pasture and dense hardwoods. The pasture is predominantly made up of coastal Bermuda, with the wooded portion of the property containing a healthy blend of Live Oak, Blackjack Oak, and Post Oak, offering excellent habitat for wildlife and enhancing the property's natural appeal. A tributary of Pond Creek traverses the property North to South and is known to have running water during wet years.

Whether you're looking for a weekend escape, a hunting property, or a scenic homesite, Crossroads 38 delivers a rare combination of natural beauty, utility, and prime Central Texas location.

The seller is open to selling more or less land if the buyer so desires.

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## Location

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Milam County

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

## Directions

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From FM 979, turn north onto FM 2027. Drive 1.5 miles, then turn left onto County Road 270. Continue for 1/10th of a mile and the property will be on your right.



Scan here to see more of  
Crossroads 38


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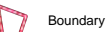
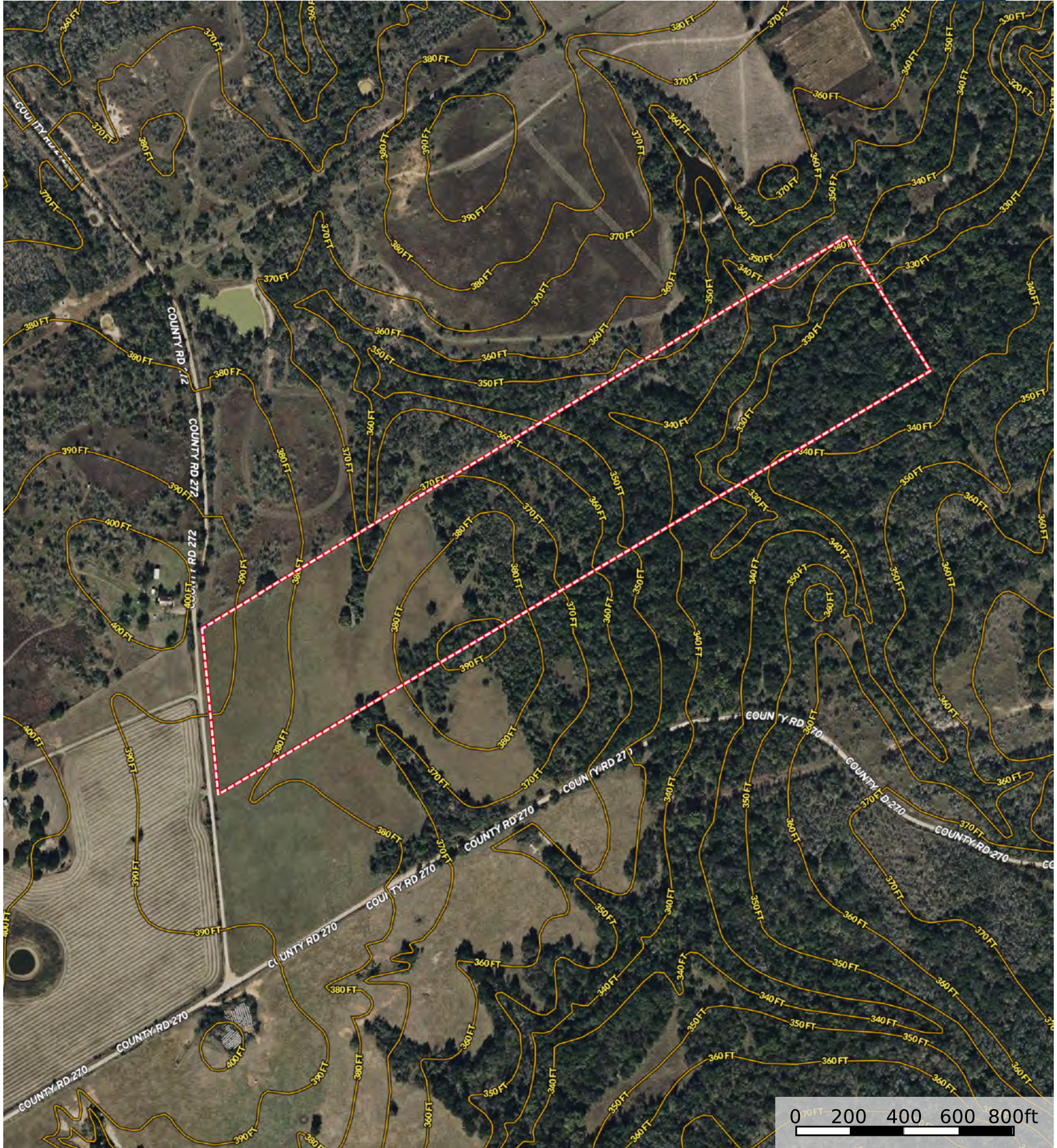
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 Boundary



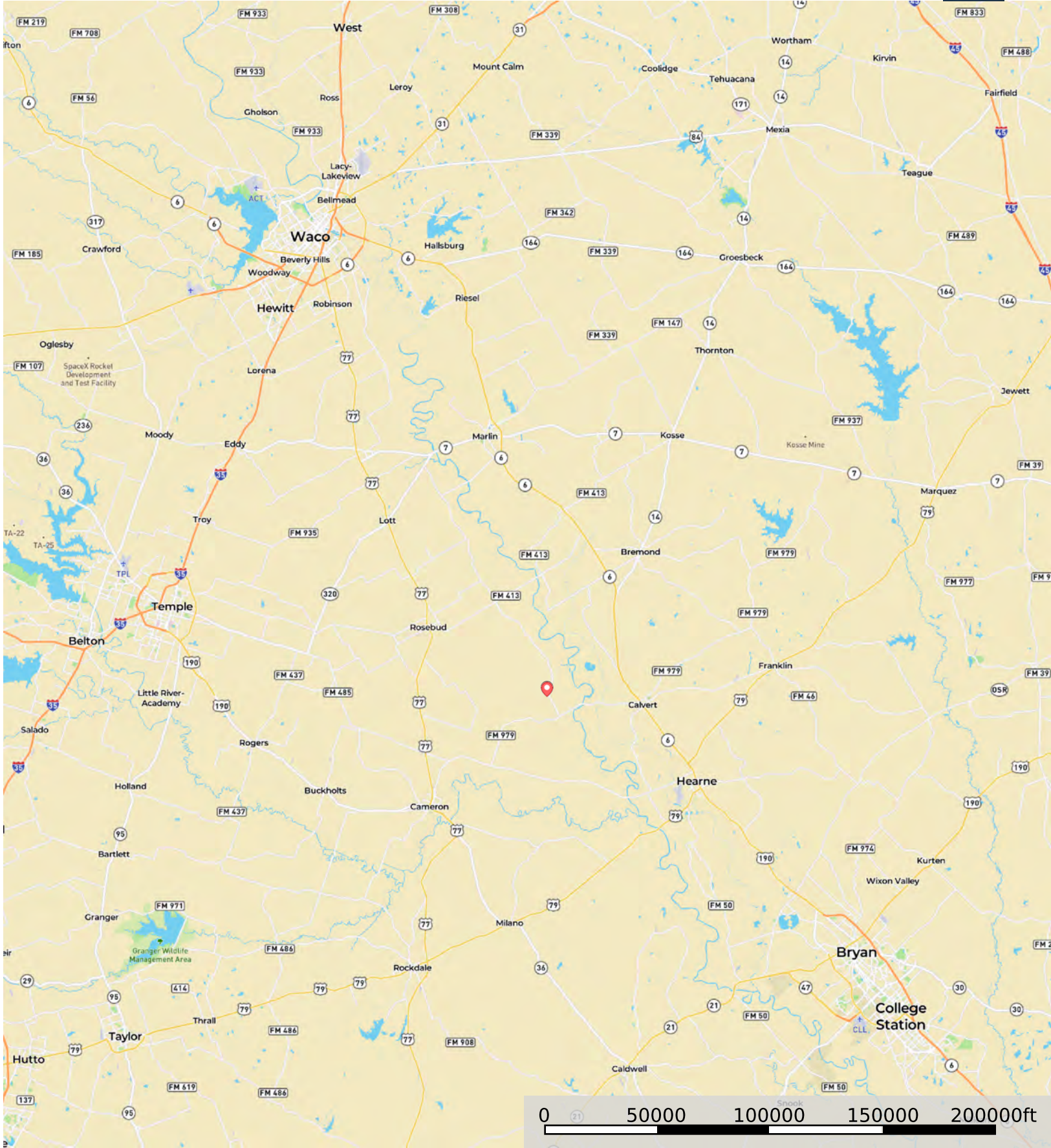


Boundary





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



Marker Boundary