

Crossroads 38

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



Copyright 2025 Grand Land Realty, LLC The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



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.

Copyright 2025 Grand Land Realty, LLC
The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.





Copyright 2025 Grand Land Realty, LLC The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



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, 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

The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.









Lot 4 TBD County Road 270, Cameron, TX

Milam County, Texas, 38 AC +/-







Boundary

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