



RIVERSTONE
LAND AND RANCH

112 Acres | TBD FM 485
Cameron, TX 76520

LANDON ALLEN 903.875.9798 | **BRIAN BULLINGTON** 979.571.5610

www.riverstoneecos.com | 809 University Drive East, College Station, TX 77840



PROPERTY DESCRIPTION

Discover 112 beautiful ag-exempt acres in the heart of Milam County, just outside Cameron, TX. This versatile property is fully perimeter fenced and features four ponds, for cattle, horses, or recreational use. With mostly open pastureland and a few scattered trees, the land offers a clean slate for your ranching or homesteading vision. Enjoy easy access via both paved FM road frontage and a gravel county road, offering multiple entry points and convenience. The location is a standout—centrally positioned with quick access to Temple, Belton, Bryan/College Station, and Taylor—for those seeking peaceful country living without being far from city amenities. Whether you're looking for a working ranch, weekend retreat, or a long-term investment, this property is ready to go and full of potential.



PROPERTY HIGHLIGHTS

- ±112 Acres of Ag-Exempt Land in Milam County
- Quick drive to Temple, Belton, BCS & Taylor
- ±2200 Feet of Frontage
- (4) Serene Ponds & Wide-Open Views
- Ideal for Ranch, Homestead, or Retreat
- Perimeter Fenced
- Open Pastureland with Scattered Trees

OFFERING SUMMARY

Sale Price:	\$1,465,841
\$ / Acre:	\$13,000 / Acre
Lot Size:	±112.75 Acres



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INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Riverstone Companies, LLC

Licensed Broker / Broker Firm Name
or Primary Assumed Business Name

James Jones

Designated Broker of Firm

Licensed Supervisor of Sales Agent/
Associate

Brian Bullington

Sales Agent/Associate's Name

9008522

License No.

545598

License No.

License No.

767799

License No.

info@riverstonecos.com

Email

jim@riverstonecos.com

Email

Email

Brian@riverstonecos.com

Email

(979) 431-4400

Phone

(979) 431-4400

Phone

Phone

(979) 571-5610

Phone

Buyer/Tenant/Seller/Landlord Initials

Date