



# *Crossroads Ranch*

TBD FM 2027 Cameron, TX

165 Acres | \$3,465,000



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## *Property Description*

Crossroads Ranch spans 165 scenic acres in Cameron, Texas, just minutes from the Brazos River. Crossroads Ranch offers a rare combination of beauty, utility, and location in the heart of Central Texas. This diverse property offers a stunning blend of rolling topography, improved pasture, and mature hardwoods, making it an ideal candidate for a recreational retreat, working ranch, or future homesite.

The 165-acre ag-exempt property showcases over 50 feet of elevation change, providing sweeping panoramic views across the countryside. Approximately 50% of the acreage is open pasture, primarily planted in Coastal Bermuda, while the other half consists of native hardwood forest dominated by mature oaks. This combination provides excellent grazing potential as well as ideal cover for wildlife. Water features are a highlight, with two ponds on the property: a 2-acre stocked pond teeming with largemouth bass and perch, and a secondary 0.5-acre pond, both of which are known to retain water year-round. Additionally, a tributary of Pond Creek runs north to south through the property, contributing to the water supply.

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# *Improvements*

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Crossroads Ranch is equipped with two certified water wells, providing reliable access to water for both livestock and potential residential use. One well is operated by a traditional windmill, while the second is powered by electricity. Water wells in this area typically range from 200 to 250 feet deep, with average yields of 25 to 50 gallons per minute (GPM), making them a dependable resource for various uses.

The property is fully perimeter-fenced and cross-fenced with predominantly 5-strand barbed wire. The fencing is in good condition and is currently effective at containing cattle.

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SCAN HERE TO SEE MORE OF  
CROSSROADS RANCH

## 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 Left to travel North on FM 2027, drive 1.5 miles, and the property will be on your left.

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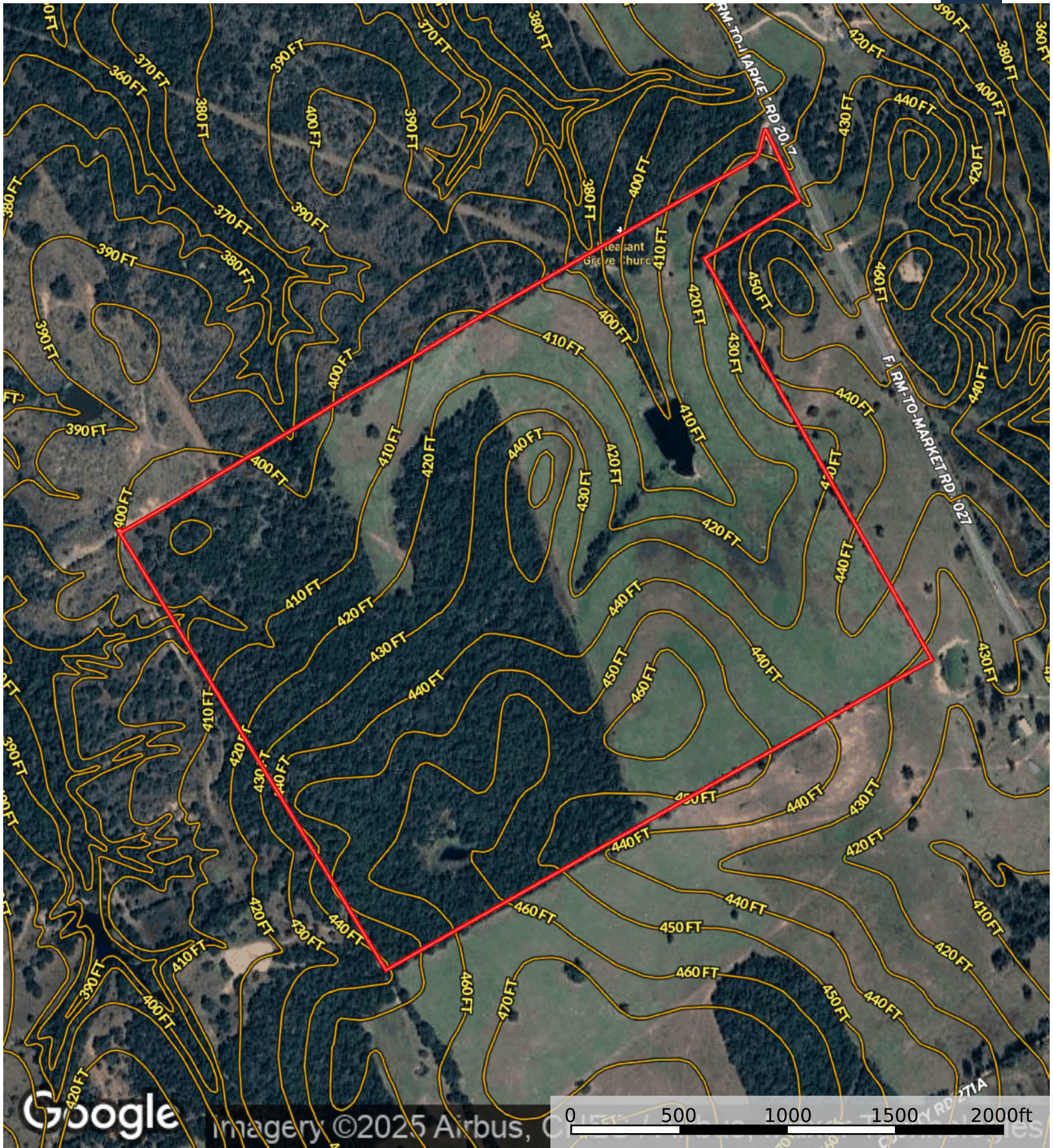
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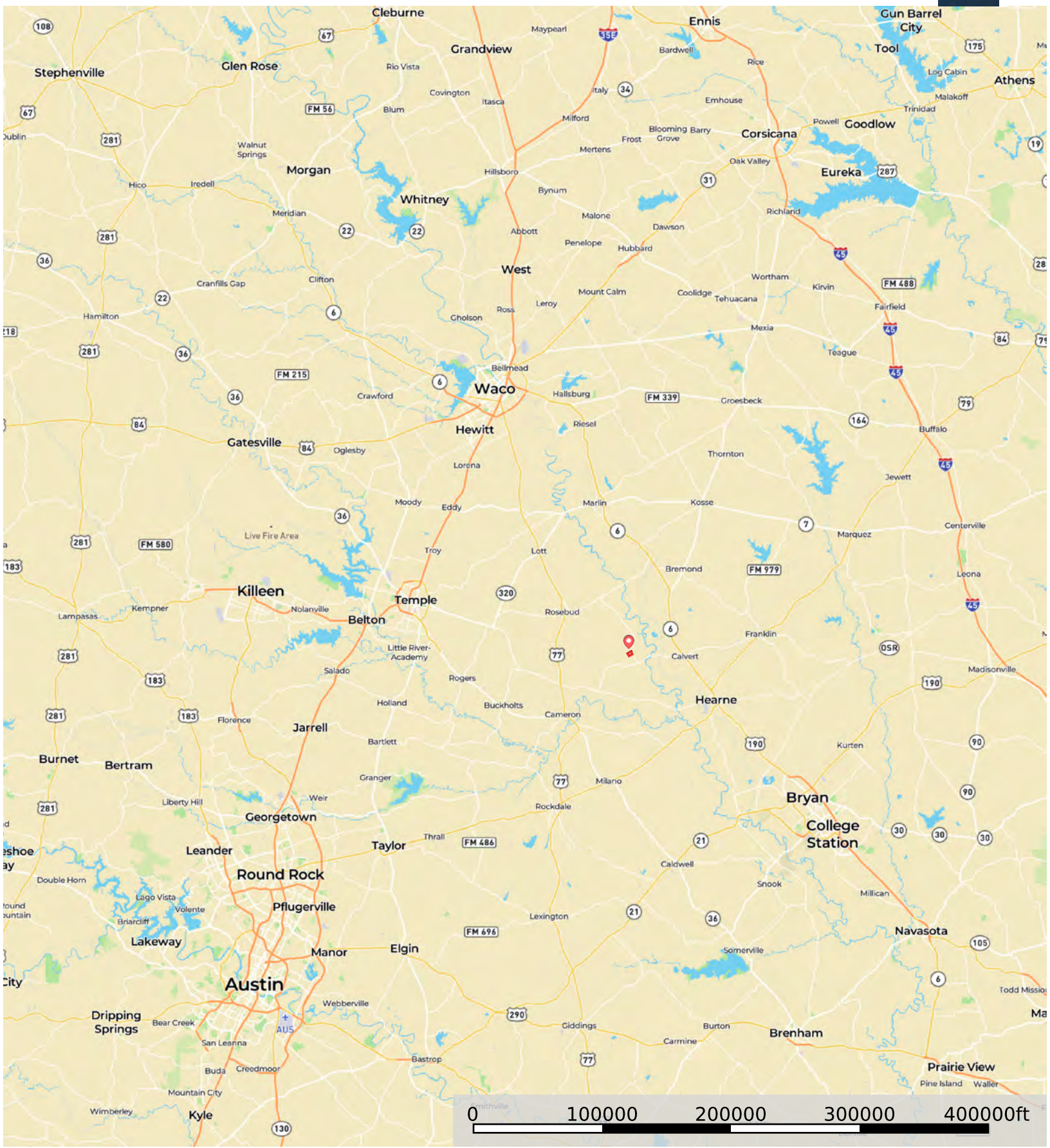
Boundary



Boundary

# TBD FM RD 2027, Cameron, TX

Milam County, Texas, 165 AC +/-



Marker Boundary



Boundary Boundary 1