

# Ivy Rose Farm

458 FM 1600, Cameron, TX 76520  
40 Acres | Milam County



## Property Highlights

- 14,000+ sq. ft. of barns and improvements
- 2015 well-maintained mobile home
- Cross-fenced improved pastures
- Two ponds and a seasonal creek
- 1 mile south of Cameron



Scan for more info



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**LAND**

**kw AUSTIN SW**  
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## Description

Perfect for a country homestead, working farm, rural getaway, and ready for you to make it your own, Ivy Rose Farm is an impressive 40-acre working farm with many potential uses, located just 1 mile south of Cameron. Currently, an equestrian center and goat farm, it features a stunning 14,000 square feet of barns and improvements, cross-fenced pastures, two ponds, 30 mature pecan trees, a spring-fed well, and a seasonal creek running through the property.

**LOCATION** – Located in beautiful Milam County, Ivy Rose Farm is 1.3 miles south of Hwy 190/77 in Cameron with easy access to Temple (32 miles), Waco (55 miles), Austin (80 miles), and College Station (65 miles). It's 80 miles to Austin-Bergstrom International Airport, 142 miles to George Bush Intercontinental Airport in Houston, and 161 miles to DFW Airport.

**LAND & WATER** – The 40.18 acres are mostly level, sloping down to a tree-lined seasonal creek. Over 30 mature pecan trees adorn the property, in addition to gorgeous oak and elm. There are two large ponds, one of which is spring-fed. The property is fenced and cross-fenced for goats and horses, creating many pastures and pens with coastal and native grasses. The rectangular tract has approximately 700 feet of road frontage on paved FM 1600 and 2,000 feet on caliche CR 222.

**IMPROVEMENTS** – The 2015 well-maintained mobile home is tied down with anchors four feet deep every 10 feet and on cinder blocks like a pier & beam home. It has 2,048 sf (per owner), 3 bedrooms, and 2 bathrooms. There are multiple barns including approximately 5,950 total sq. ft. of barns on slabs. Other barns and outbuildings: 2,730 sf stallion barn with water, electricity, and eight 14x15 stalls; 3,750 sf “top barn” on slab with water and electricity, and including an 840 sf one-bedroom apartment; 1,080 sf breeding shed; 350 sf horse exam room; 500 sf foaling barn; 700 sf goat barn with a 420 sf covered awning; the 576 sf “pub” or meeting hall is a metal building on a slab with a 240 sf porch and includes a half bath, galley kitchen, air-conditioning, water and electricity; the 1,620 sf back barn is a metal structure on slab; 160 sf tack shop/office with electricity, air conditioning, and a 160 sf porch; 1,260 sf shop with water, electric, and a 12-foot-wide drive-through. In addition, there are five 120 sf metal pasture shelters and three 35 ft. carports for RVs. Buyer to verify all square footage and building details.

**UTILITIES** – Water is provided by Salem-Elm Ridge Water Supply in addition to a 25 ft. spring-fed well. Electricity and septic are in place. An array of solar panels produces 3,200 kW per month.

**TAXES** – Agricultural tax valuation. Milam County, Cameron ISD. 2023 taxes were \$887 with a rate of 1.63.



# Photos





# Soil Report



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SmC	Seawillow loam, 2 to 8 percent slopes	33.53	85.62	0	45	4e
Wnda	Wilson-Davilla complex, 0 to 2 percent slopes	3.12	7.97	0	41	3e
Fra	Frio silty clay, 0 to 1 percent slopes, occasionally flooded	2.51	6.41	0	49	2w
TOTALS		39.16(*)	100%	-	44.94	3.79


(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							
Grazing Cultivation								

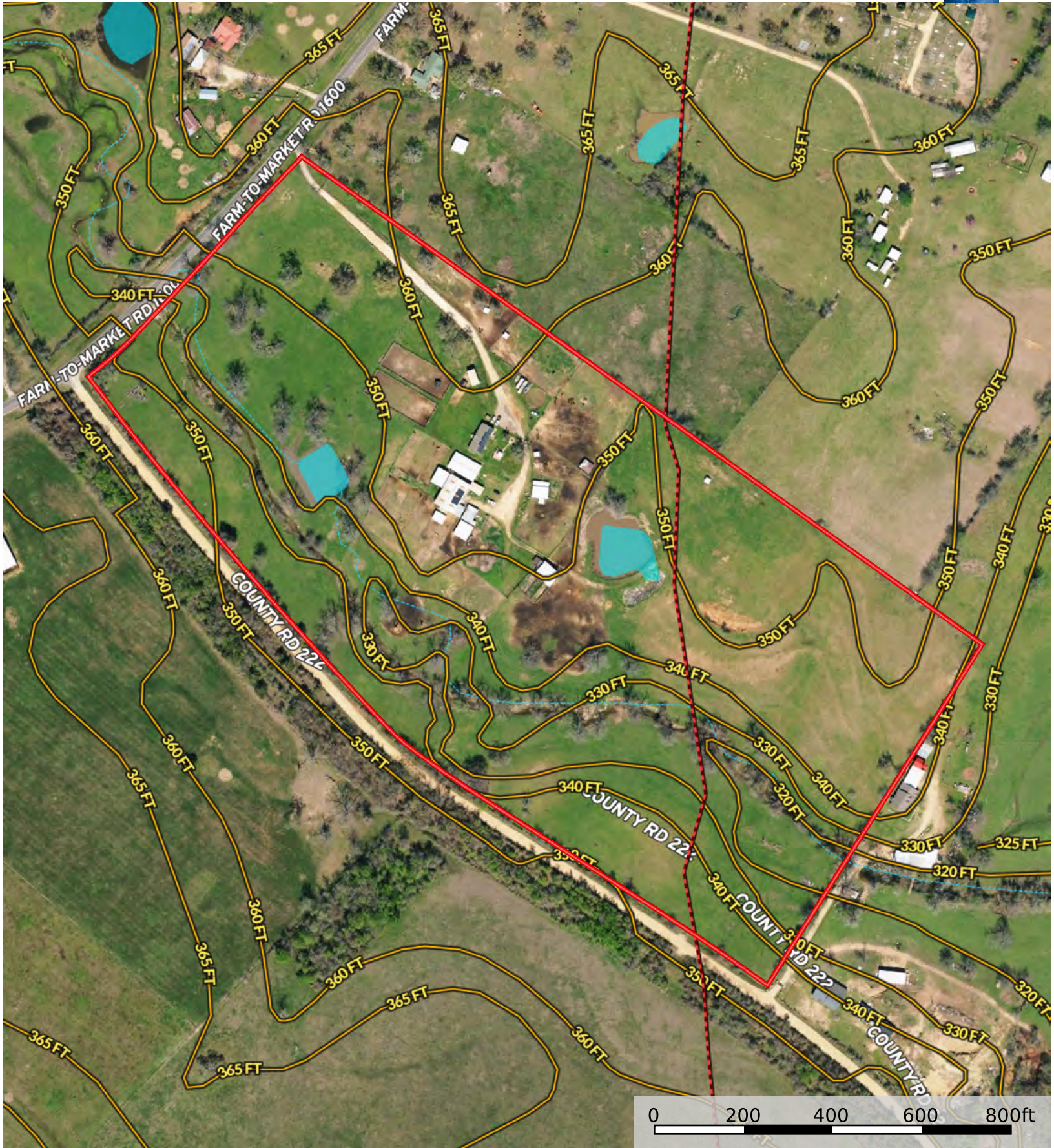


458 FM 1600, Cameron, TX 76520  
Milam County, Texas, 40.18 AC +/-



 Boundary








# Floodplain







 Boundary  Neighbor



458 FM 1600, Cameron, TX 76520  
Milam County, Texas, 40.18 AC +/-



Boundary



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