



STUNNING TEXAS RANCH

113.97 ACRES | MILAM COUNTY



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Features



LOCATION

The property is located just 15 minutes from Cameron and Rockdale, 10 minutes from Milano. Approximately 45 minutes to Taylor and B/CS and approx 1 hour to the Round Rock area. Access to the property comes via a short easement off of the end of County Road 379. This easement is deeded/perpetual, making the property all the more private.



WILDLIFE

This property is teeming with wildlife, including deer, hogs, bobcats, coyotes, and other varmints. Not to mention the bass, crappie, and other fish that are stocked in the large tank near the center of the property.



TERRAIN

The gently rolling hills lend to phenomenal views overlooking the Cannonsnap Creek bottom towering some 60+ feet above the creek. The property is approximately 40% wooded with post oaks, elms, water oaks, cedars, mesquites and yaupon.







RECREATION

The hunting and recreational uses on the property are second to none. Whether camping, shooting, hunting, fishing or horseback/ATV riding---it truly doesn't get better than this. The property has been managed for many years to help bring in more game.



Power lines cross the property and should be easily accessible and there are several old water wells on the property (condition unknown).



HOME SITES

There are several great locations for a home, with the pinnacle of the hill overlooking the creek bottom as the cream of the crop. Whether it's a house, cabin, weekend getaway or place for a shop or barn--your time here will be well spent and the views are stunning. The area nearest the gate is full of scattered oak trees making for a great building spot or a peaceful, winding drive into the property. Areas of the property have trails cut for ATV uses, so its ready to enjoy from day one.

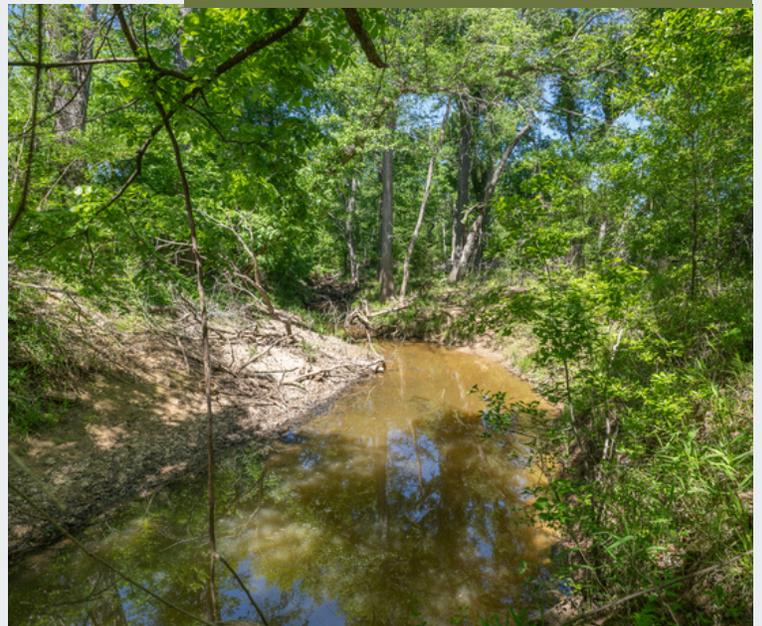


WATER

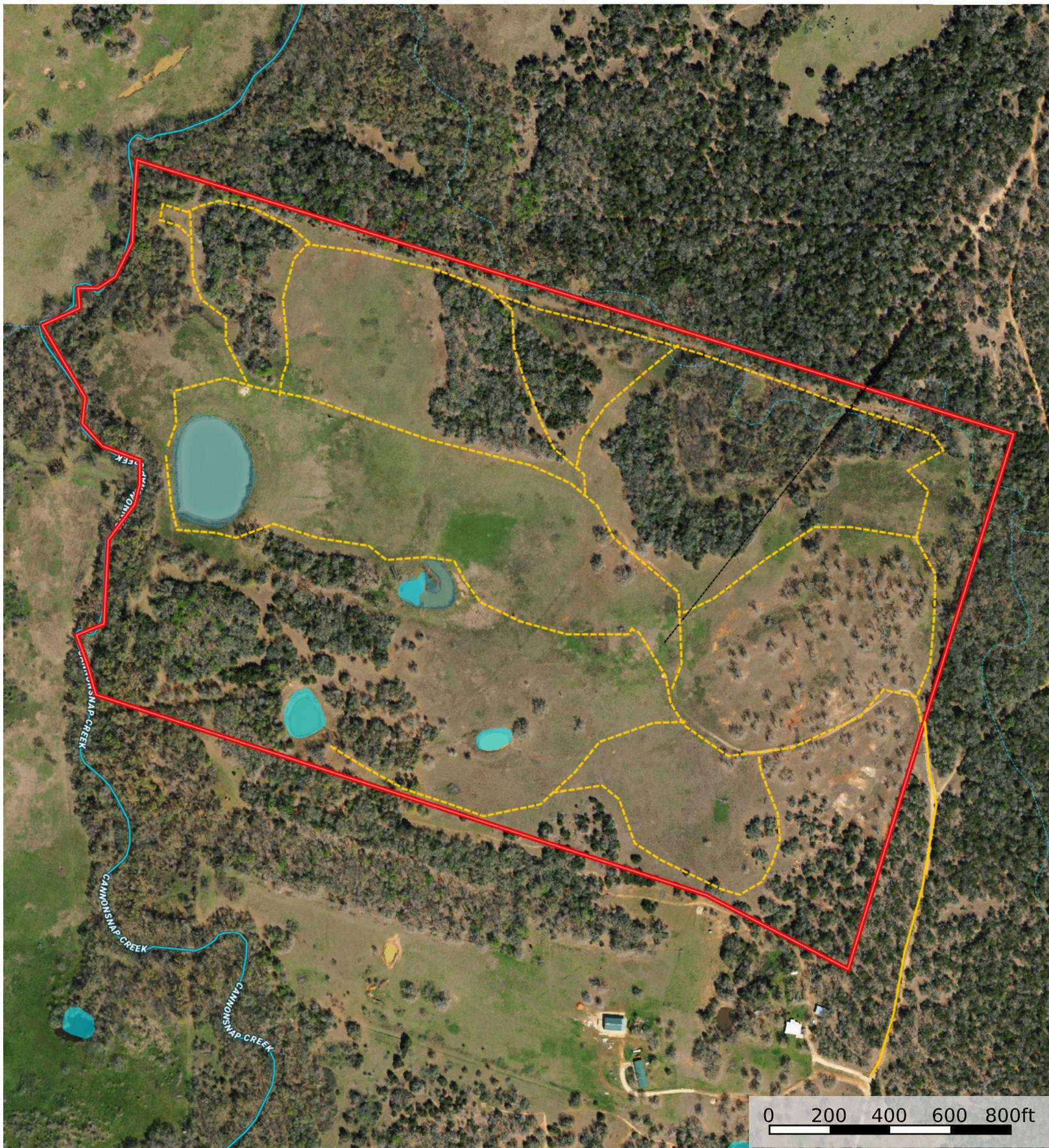
Four ponds are in place and ready to enjoy for fishing, waterfowl hunting, or use by wildlife and migratory birds alike. They can also be used for livestock. The largest of the ponds is nearly 2 acres in size and is stocked with largemouth bass, crappie and more. There are some bass over 5lbs ready to be caught! There could be several other areas for a large lake to be built as well.

Cannonsnap Creek

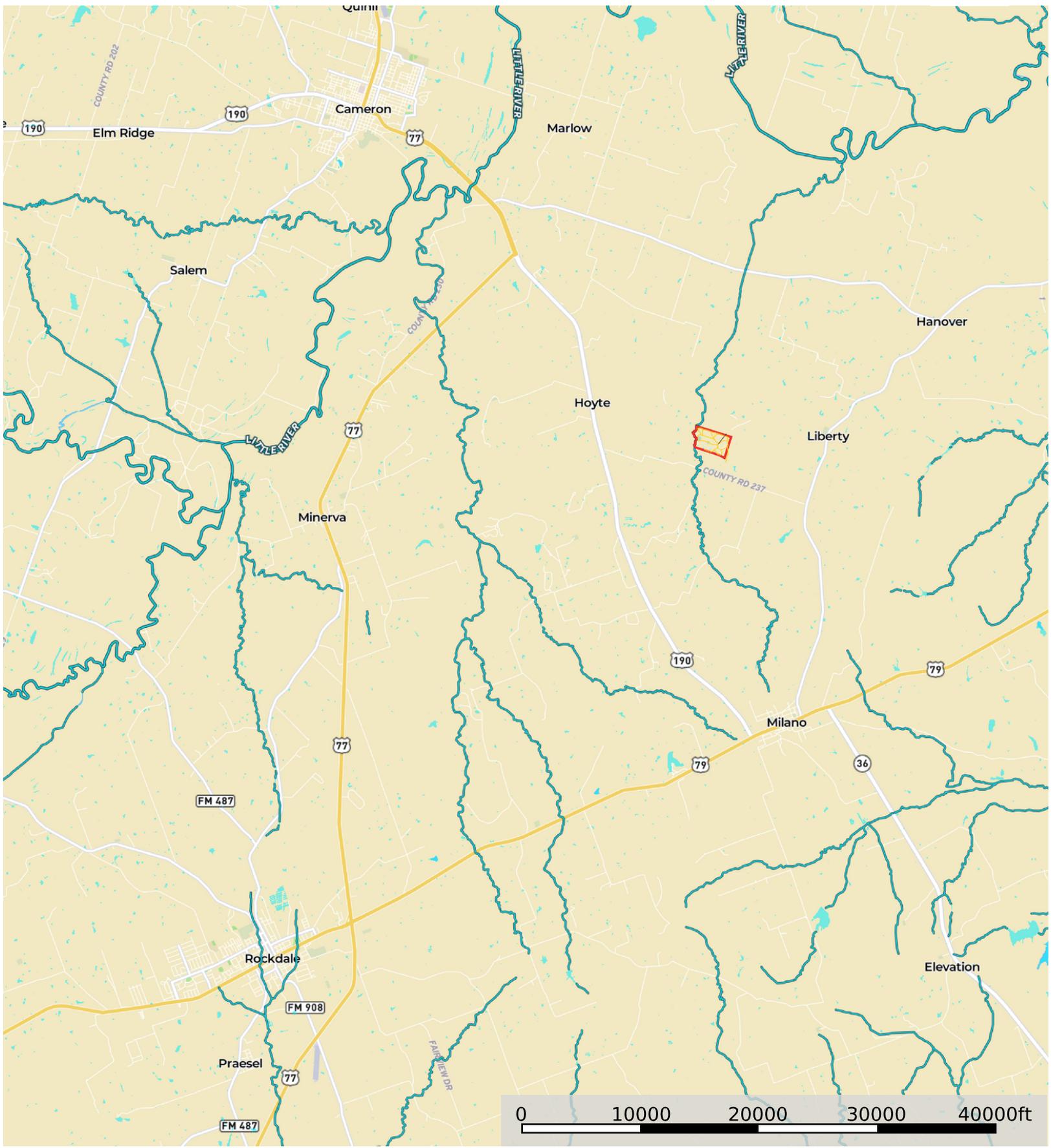
Cannonsnap Creek forms the eastern boundary of the property and flows much of the year with live water. This gives opportunities for fishing, arrowhead hunting and more. Hogs, deer, bobcats and coyotes call this property home thanks to this thriving and unique creek area. Towering trees can be found along its banks and it even helps to bring in numerous ducks as well.







113.87 acres, CR 379
Texas, AC +/-



- Transmission Line
- Primary Road
- - - Road / Trail
- Pond / Tank
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

