

# Elm Creek Estate

734 E FM 485, Cameron, TX 76520  
61.7 Acres | Milam County



## Property Highlights

- 3,076 sq. ft. house with 4 beds, 2.5 baths
- 20 x 40 ft. metal barn
- Excellent fencing & cross-fencing
- Two large ponds
- Big Elm Creek frontage



Scan or click  
for more info



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KELLERWILLIAMS  
**LAND**

**kw AUSTIN SW**  
KELLERWILLIAMS. REALTY



# Description

Elm Creek Estate is a turn-key rural escape with everything needed for a perfect residential, recreational, and agricultural property all within a few minutes of town and 30 minutes of major amenities.

## IMPROVEMENTS

With approximately 700 feet of paved road frontage, the beautiful entrance has a solar automatic gate and cattle guard. A well-maintained gravel road leads to the 2006-built house with 3,076 sq. ft., 4 bedrooms, 2.5 bathrooms, 2 living areas, large kitchen, formal dining, eat-in bar and breakfast nook. Other features include a wood-burning fireplace, all LED lighting, master suite with tray ceiling, large walk-in shower, separate garden tub, and double sinks, covered patios in front and back with fans, 2 HVAC systems (new in back), spacious laundry room with access to the 2-car garage, and entirely ADA accessible. The house is wired for a security system but is not currently in service. A large, fenced yard with cattle guard surrounds the house. The 20 x 40 ft. metal building was built in 2021 on a slab with 12 ft. roll-up doors, water & electricity. The barn is perfect for equipment, vehicle, and hay storage. Several working pens are also included.

## LAND & WATER

61.7 acres of open, improved pasture currently used for hay production and a cow/calf operation with a gorgeous herd of Red Angus. Excellent fencing and cross-fencing. There is a 1/3-acre pond in the front pasture and a 3/4-acre pond in the back pasture. The back property boundary has frontage on seasonal Big Elm Creek with towering elm, oak, and pecan trees.

## UTILITIES

Heart of Texas Electric Cooperative, North Milam Water Supply Corp, aerobic septic system. A Brazos Electric transmission line crosses the property in the back pasture.

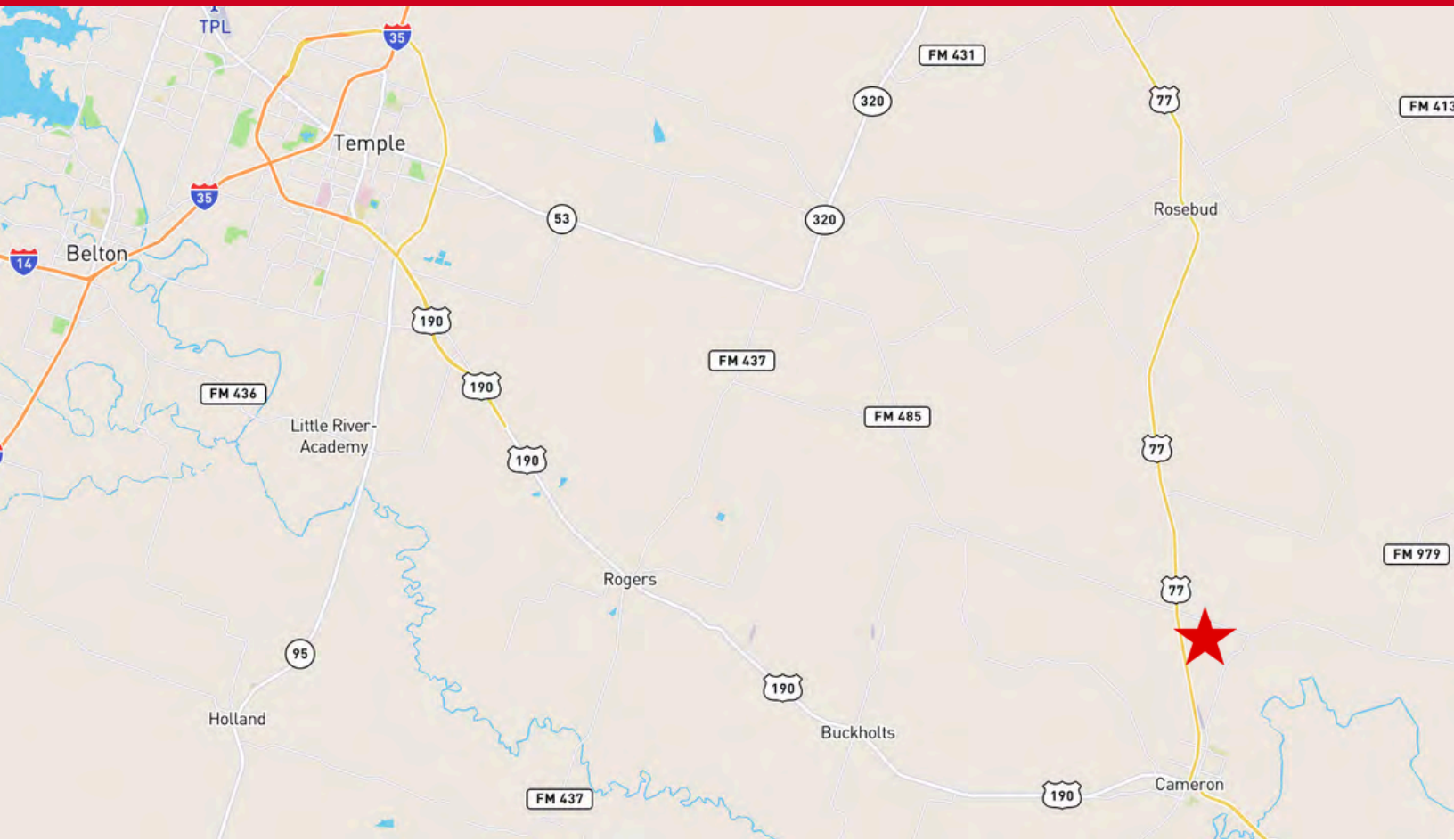
## TAXES

Agricultural tax valuation. Milam County, Cameron ISD, Elm Creek Watershed. 2023 taxes were \$4,855.

## EXCLUSIONS

No mineral rights owned. Sellers will keep the chute head gate, 16 bales of hay, any fencing material not being used, cow feeders and hayrack, shelving in barn and garage, ornamental plows, Indian rocks, and ornamental birds located in yard.

# Location



## DISTANCE

0.8 miles to US Hwy 77

5.5 miles to US Hwy 190 in Cameron

28 miles to I-35 in Temple

45 miles to Waco

45 miles to Bryan/College Station

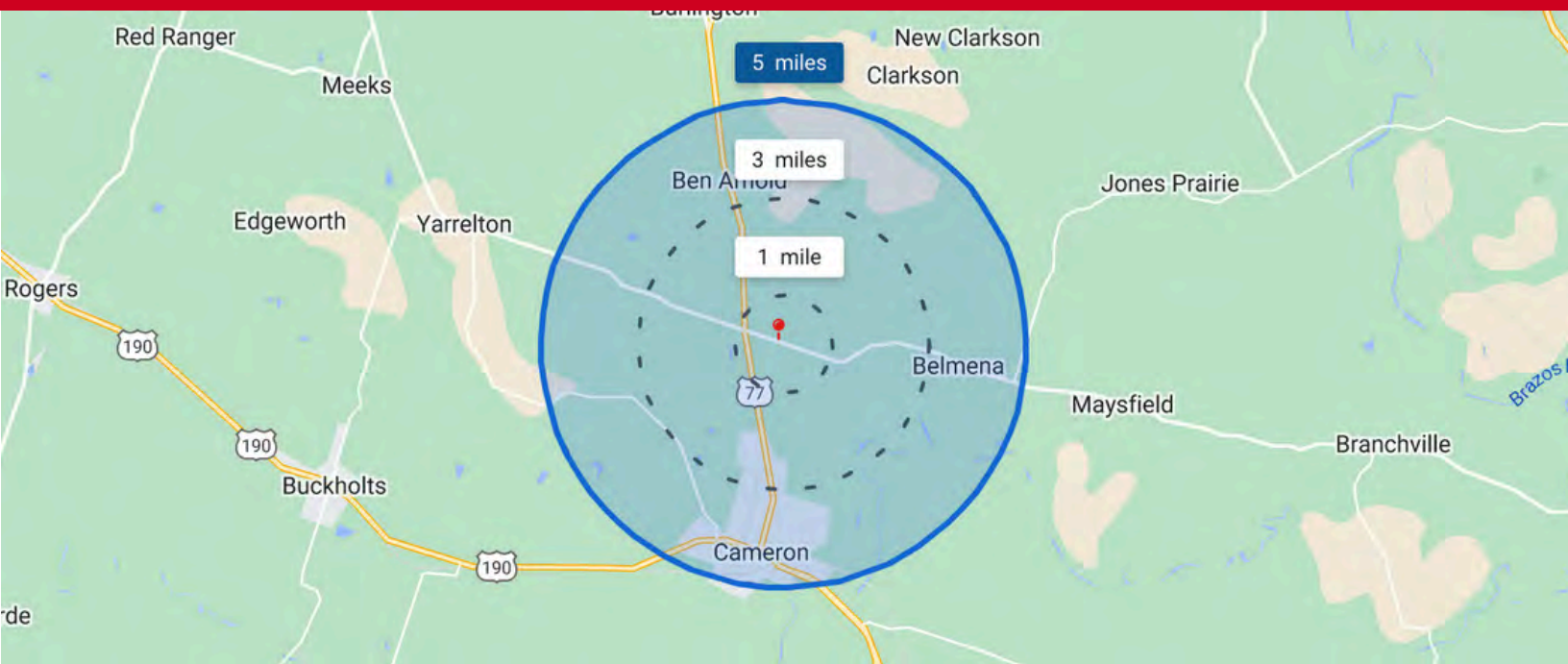
60 miles to Georgetown/Round Rock

77 miles to Austin

80 miles to Austin-Bergstrom International Airport



# Demographics



## Population

**8,813**

↓ -1% Compared to 8,971 in 2020  
↓ -1% Compared to 8,935 in 2017



## Household Income

**\$67.6k**

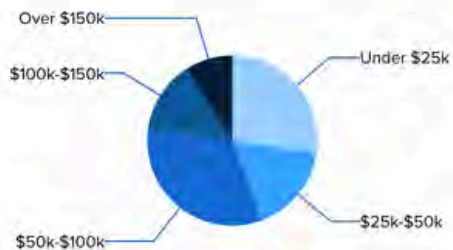
Median Income

**\$55.7k**

2028 Estimate

↓ -18%

Growth Rate



## Age Demographics

**39**

Median Age

**41**

2028 Estimate

↑ 6%

Growth Rate





# Photos





# Soil Report



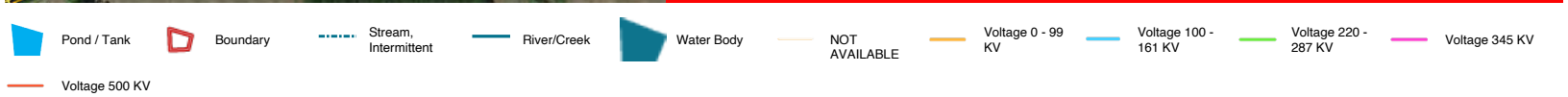
Code	Description	Acres	%	Boundary: 62.55 ac												
Code	Description	CPI	NCCPI	CAP	?	Wildlife / Forestry	Limited Grazing	Moderate Grazing	Intense Grazing	Limited Farming	Moderate Farming	Intense Farming	Very Intense Farming			
BurA	Burleson clay, 0 to 2 percent slopes	36.73	58.72%	BurA	Burleson clay, 0 to 2 percent slopes	-	44	2e		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
BrB	Branyon clay, 1 to 3 percent slopes	9.57	15.3%	BrB	Branyon clay, 1 to 3 percent slopes	-	45	2e		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
HeC	Heiden clay, 2 to 5 percent slopes	8.59	13.73%	HeC	Heiden clay, 2 to 5 percent slopes	-	53	3e		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
TnA	Tinn clay, 0 to 1 percent slopes, frequently flooded	7.66	12.25%	TnA	Tinn clay, 0 to 1 percent slopes, frequently flooded	-	46	5w		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Totals 62.55 ac				0 CPI Average				45.63 NCCPI Average				2.5 Cap. Average				





- Barn
- House
- Pond / Tank
- Boundary







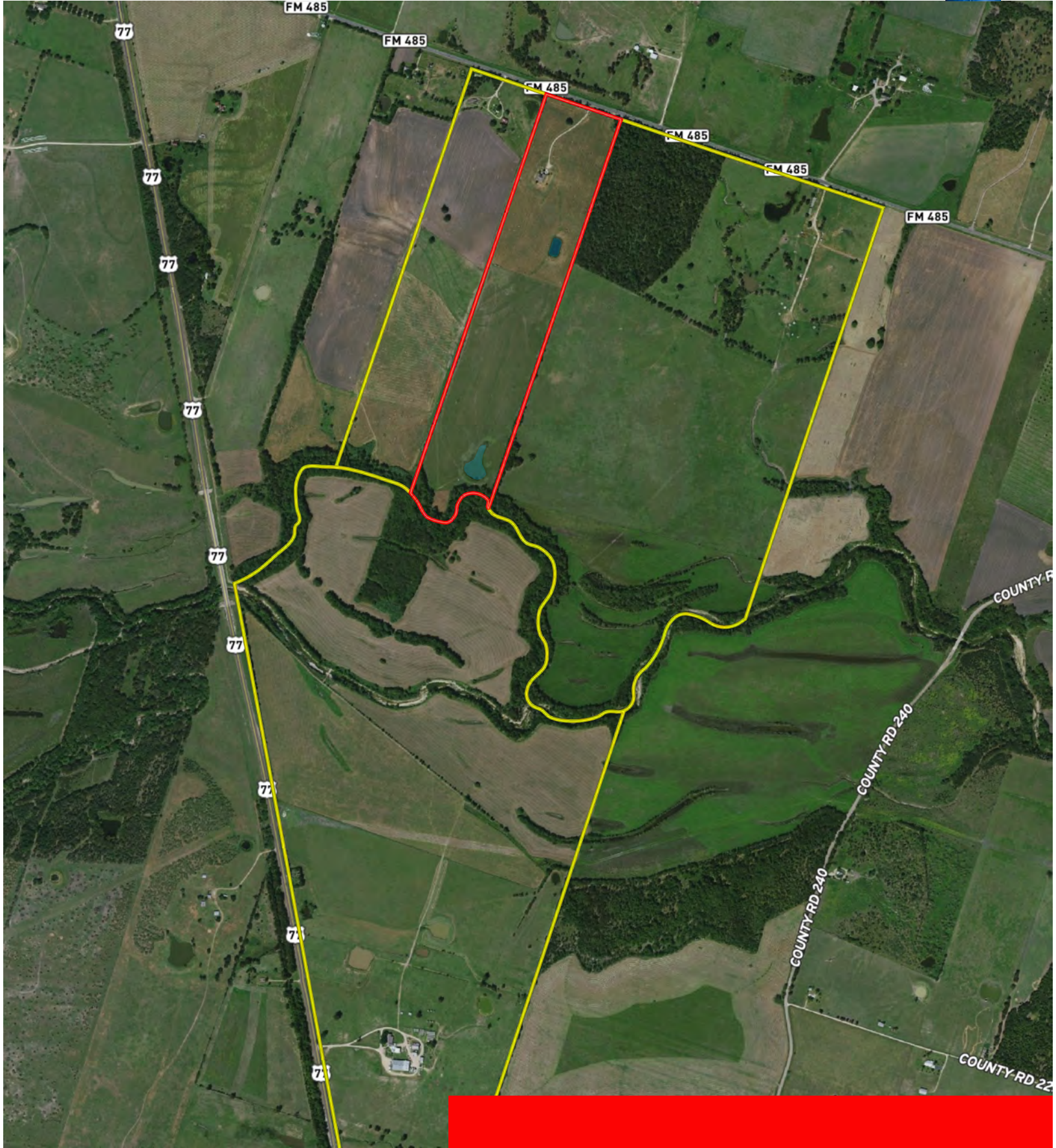


Big Elm Creek

- High risk (1% flood zone)
- Low to moderate risk (0.2% flood zone)

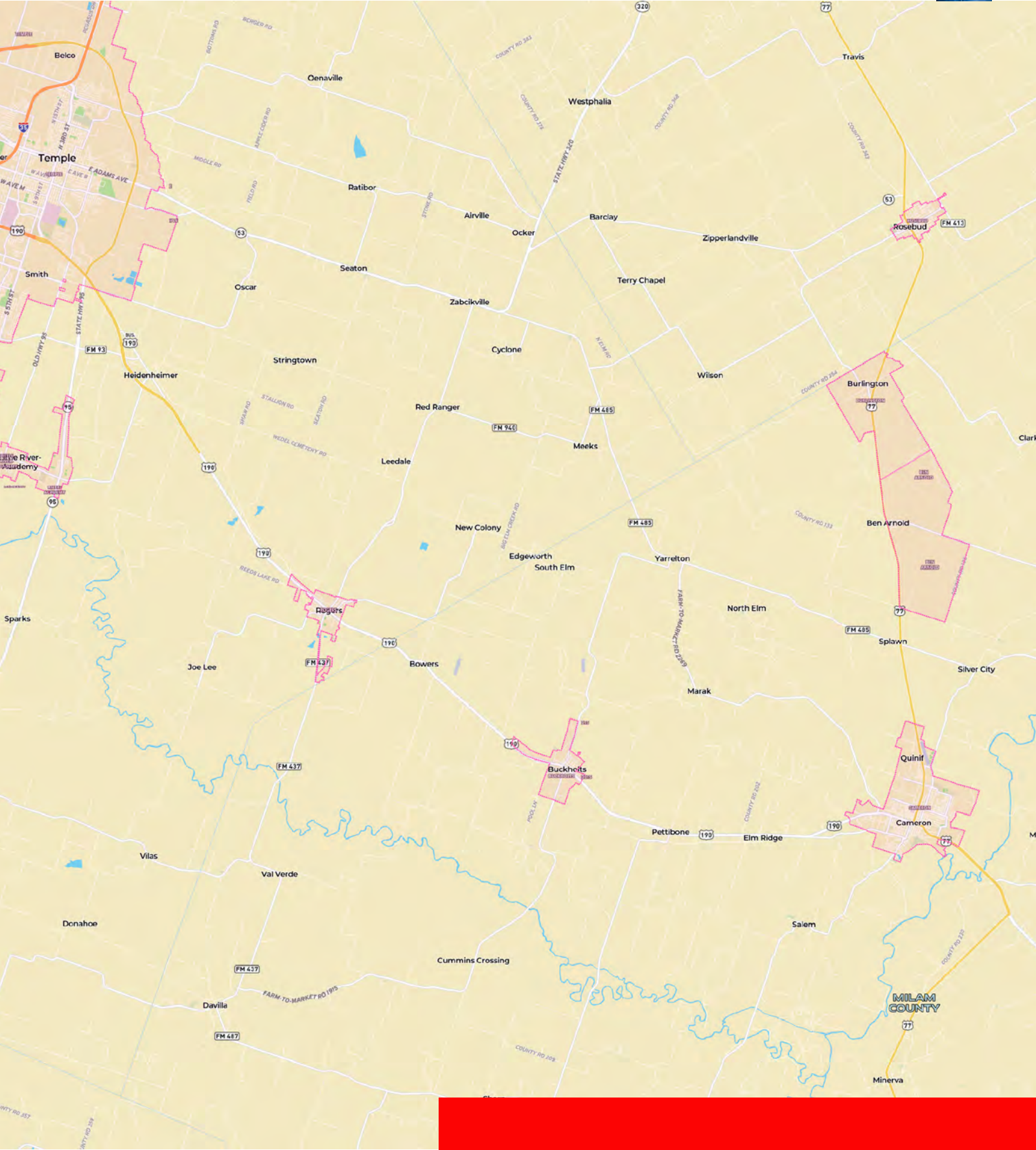
Boundary lines are approximate.





Boundary    Neighbor    Pond / Tank





Boundary