

# Crossroads Ranch 81

TBD CR 270, Cameron, TX 81 Acres | \$1,539,000



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## Property Description

Crossroads Ranch 81 spans 81 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.

This ag-exempt 81-acre property showcases over 60 feet of elevation change, offering sweeping panoramic views. The land is thoughtfully laid out with a 30/70 split of improved pasture to hardwood forest, providing versatility for livestock and recreational use. The pasture features high-quality Coastal Bermuda, ideal for grazing. The wooded portions contain a healthy blend of Live Oak, Blackjack Oak, and Post Oak, offering excellent habitat for wildlife and enhancing the property's natural appeal. A seasonal tributary of Pond Creek is a highlight—running north to south through the property and supporting both livestock and game.

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#### 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 north onto FM 2027. Drive 1.5 miles, then turn left onto CR 270. Continue approximately 1 mile to CR 272. The gate is on the right—corner gate.



Scan here to see more of Crossroads Ranch 81

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142 County Road 440

### TBD CR 270, Cameron, TX





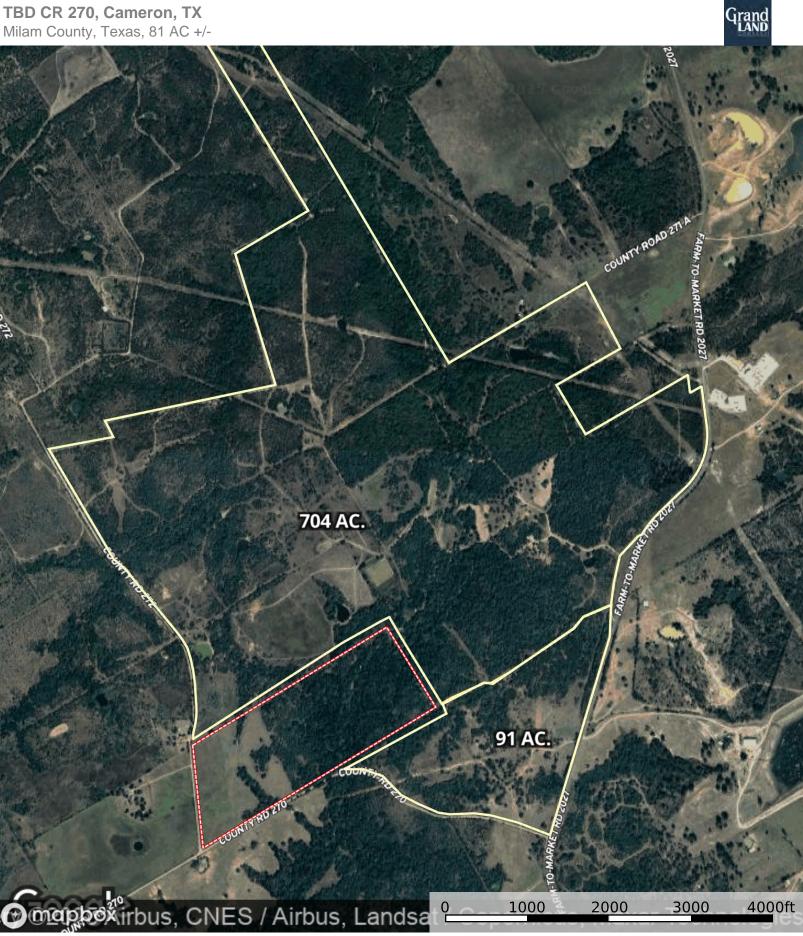
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#### TBD CR 270, Cameron, TX Milam County, Texas, 81 AC +/-West 31) FM 708 Wortham FM 488 14 FM 933 14 FM 56 171 FM 933 Bellmeac FM 342 (317) Waco FM 489 164 Crawford FM 339 164 6 Beverly Hills 164 Hewitt FM 147 14 FM 339 Thornton 77 SpaceX Rocket Development and Test Facility 77 FM 937 236 7 7 6 7 7 77 6 FM 413 Marquez 79 14 FM 935 FM 979 FM 413 6 FM 977 77 320 FM 413 FM 979 Rosebud Belton 190 FM 979 FM 437 OSR Little River-FM 485 FM 46 79 77 190 FM 979 6 77 190 Hearne Holland 190 Cameron FM 437 79 77 95 FM 974 Bartlett 190 Wixon Valley 79 FM 971 FM 50 Granger 77 FM 486 Bryan (36) 79 79 47) 30 95 21) College 30 FM 50 the Station 21) FM 486 Taylor FM 908 50000 100000 200000ft 79 150000 Boundary







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