



# *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

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Milam County

28 Miles to Bryan/College Station, 39 miles to Waco, 2 hours to Austin-Bergstrom International Airport

## Directions

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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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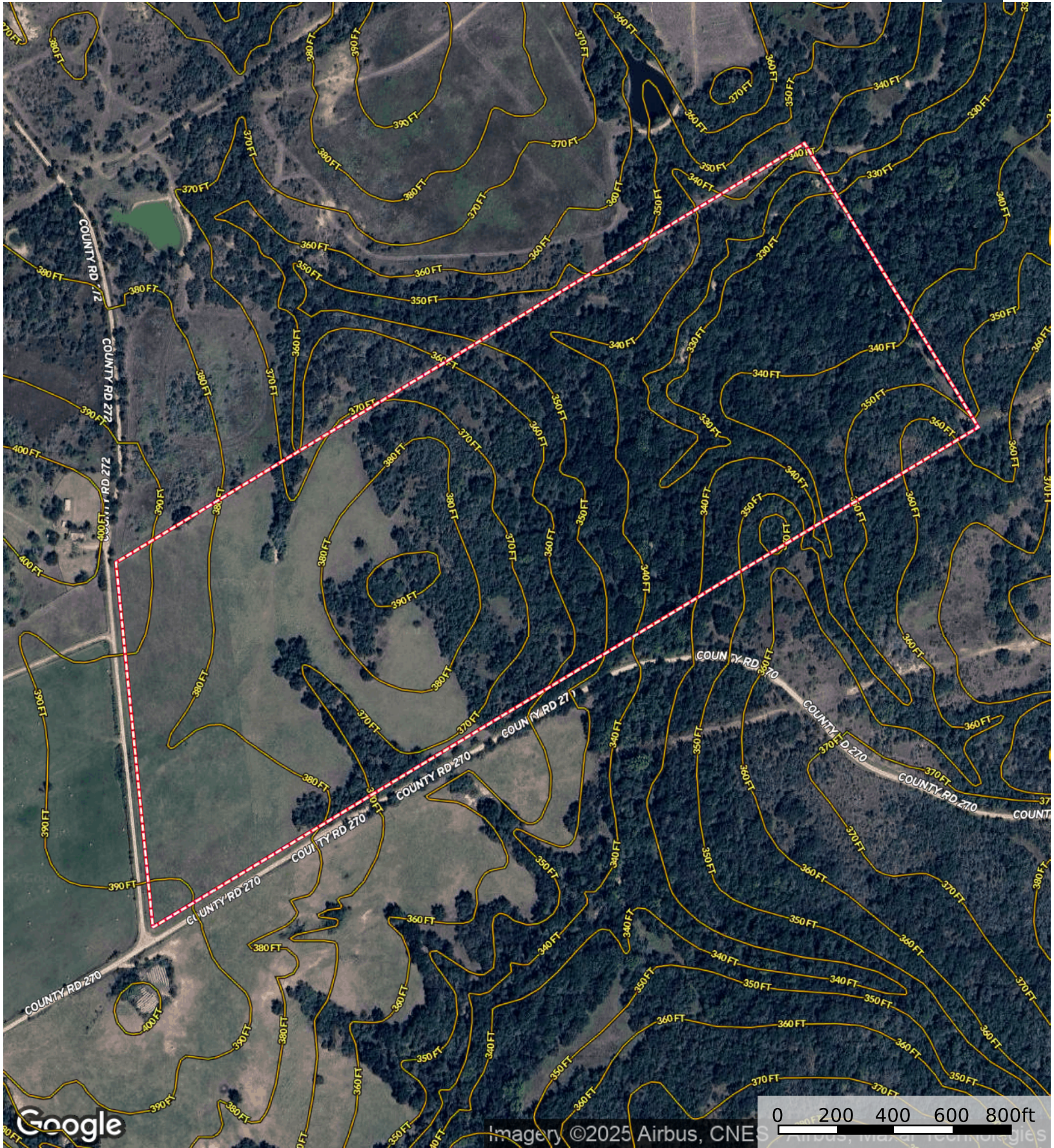
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0 200 400 600 800ft

Boundary

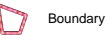




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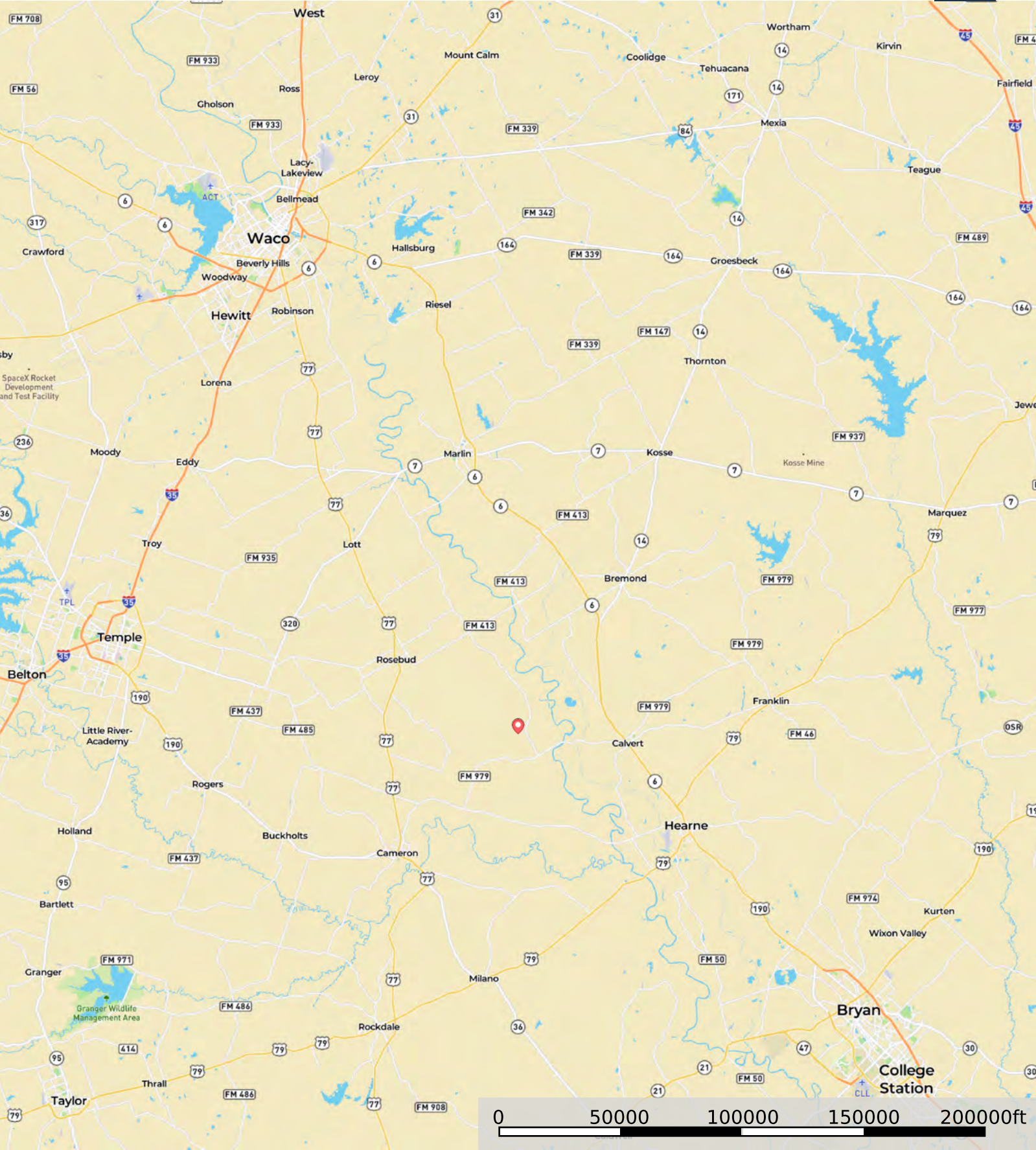
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Boundary







Marker Boundary





Boundary 1    Boundary