

Rosebud Retreat

176+/- Acres
Milam County, Texas

\$879,819
(\$4,995 Per Acre)



TX REC LAND
REAL ESTATE

TXRECLAND.COM
512.540.1555

ROSEBUD RETREAT

176 ACRES | MILAM COUNTY, TEXAS

Fertile land just minutes from Rosebud! This property features wide open spaces and room to enjoy the country.

The property has access off of CR 273, just south of Rosebud. Only 36 miles from Waco. There are several stores within easy driving distance, and you're only about 10 miles from the amenities of Cameron, Texas.

The front of the property sits on a hill top and you're able to get a great view of the property. In the middle of the property there is a nice 1/3 acre pond that would serve well for cattle, wildlife or fishing. Mostly native pasture and mesquites reside in this area, leaving plenty of places for deer, hogs and doves to call home. Two creeks traverse the property giving it extra character. One is a small wet-weather creek and the other is Pond Creek. The areas along this creek are lower and may flood, but present great areas for growing hay or other crops thanks to the retained moisture there. These creeks offer cover and habitat for birds and all sorts of wildlife in the area.

There are several good building spots near the county road for barns, homes, shops and more. There is approximately 350' of road frontage as well.

The property is currently under a grazing and crop lease. Property is partially fenced, and would need additional fencing for cattle or livestock.



Property Data

Estimated Taxes: \$400/yr

Agricultural Exemption: Yes

Surface Water: Pond & Creeks

Nearest Town: Rosebud, TX

Flood Plain: Yes

Deed Restrictions: None

ROSEBUD RETREAT 176 ACRES | MILAM COUNTY, TEXAS

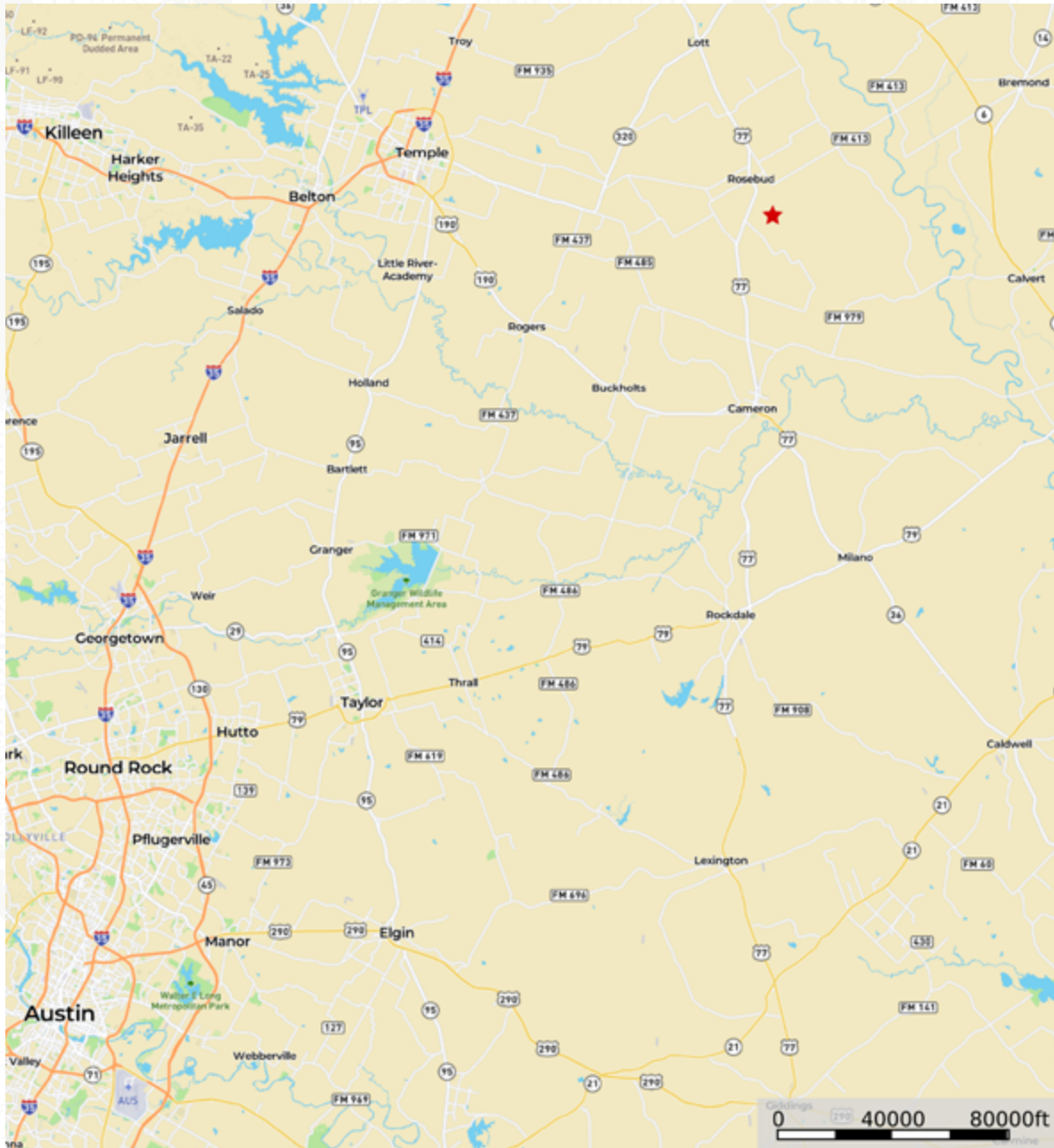
Aerial Map of Property



TX REC LAND
REAL ESTATE

ROSEBUD RETREAT 176 ACRES | MILAM COUNTY, TEXAS

Regional Map



Did You Know?

The nearby town of Rosebud, Texas is famous for its tomatoes! Several farms offer organic, hand-raised tomatoes for sale. As well, some locations will allow you to pick your own. An old bank building serves as the historic city hall and courthouse, and there are several wonderful restaurants where you can enjoy local fare and culture.



TX REC LAND

REAL ESTATE

JOHN DEAN

Broker & Owner
TX Rec Land Real Estate

John is a 6th generation Texan with roots steeped in hunting, fishing and ranching heritage. He was raised on a Central Texas ranch and a lifelong resident of the region.

John graduated from Texas A&M with a degree in Renewable Natural Resources, along with extensive curriculum in Wildlife and Fisheries Sciences, Rangeland Ecology and Management.

Contact John:
(512) 540-1555
jdean@txrecland.com

WE KNOW TEXAS LAND

WWW.TXRECLAND.COM