

Hilltop Ranch

342 ± Acres | Milam County, Texas



\$2,565,000
(\$7,500 Per Acre)

TX REC LAND
REAL ESTATE

TXRECLAND.COM
512.540.1555

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Prime cattle ranch just outside of the Burlington area of north Milam County. This property has rolling hills, plentiful grazing, and several ponds.

This property has historically been used for cattle grazing thanks to its fertile, well-drained soils. Two ponds are in place, the largest being nearly 2 acres. This pond would serve well for cattle and livestock, or for catching fish on a summer evening. Though it's open, there is still plenty of wildlife in the area as well.

Serval hilltop home sites, or places to build cattle pens, barns and more. There are some scattered trees that dot the property, but for the most part, this property is open for grazing. One large power line cuts across the property. Ag exemption is in place leading to lower property taxes.

This property is accessed off of CR 133A, which dead ends into the property. CR 133 A is a short road that comes off of FM 445 which is paved. Located approximately 1 hour from Waco and College Station and about 1.5 hours from the Round Rock area.



Property Data

Estimated Taxes: \$780
Agricultural Exemption: Yes
Surface Water: Ponds (2)

Nearest Town: Burlington, TX
Flood Plain: No
Deed Restrictions: None

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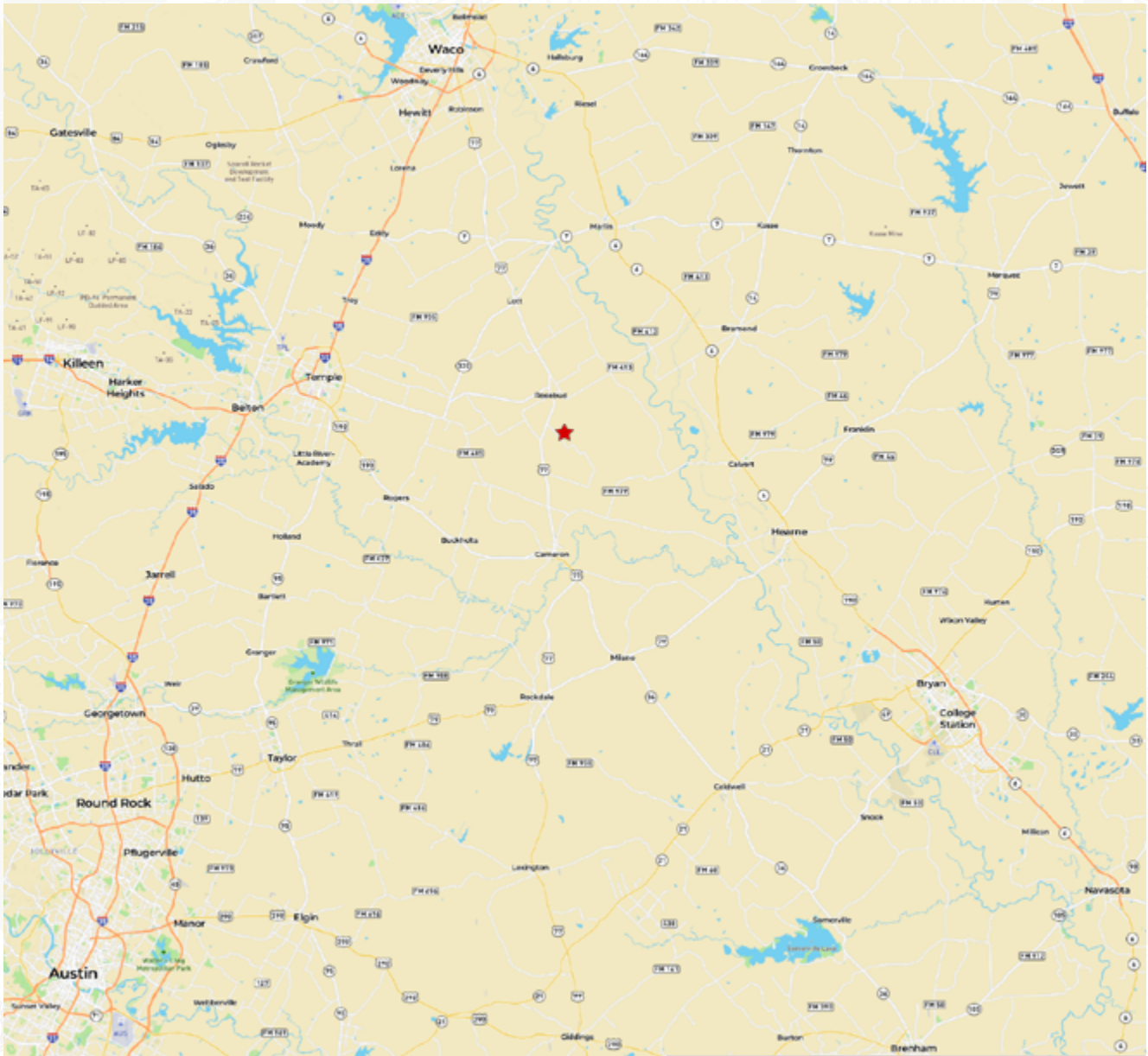
Aerial Map of Property



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Regional Map



Did You Know?

The nearby town of Burlington, TX has gone through three names since being founded in 1867. Originally called Irish Settlement, the construction of the first church and a post office in the 1880s led to the town being re-christened Waterford, and later Burlington after the city of Burlington, Vermont.

Land Specialist

spe·cial·ist | n. a person who spends time in a particular occupation, profession or field of study

LAND IS IN MY BLOOD.
IT'S MY LIVING—AND MY LIFE

JOHN DEAN

Broker and Owner
TX Rec Land Real Estate



TX REC LAND
REAL ESTATE

Where do you live? College Station, Texas

Where do you work? The office is in Rockdale, Texas, located in Milam County. We serve over a dozen counties in Central Texas.

What drew you to ranch and recreational real estate? I grew up hunting and fishing with my dad, leading to a love for land and the outdoors. After graduating from Texas A&M, I realized quickly that land ownership and stewardship was a dream to pursue and that I wanted to help people reach that dream.

What makes the corner of the world where you work special? It's in a great location with tons of potential, right in between the largest cities in Texas. It has rolling hills, tall oaks, giant bucks and great people that make it special. There are still some reasonable prices to be found as well.

What are the three most important tools in a ranch broker's kit? Drones, interactive maps and UTV's. These are game changers on understanding what a property has to offer and help to market each tract we work on.

If you could call anywhere on the planet home, where would it be? Why? Texas is a great place to call home.

What's the most profound lesson you've learned from the land or its people? No two properties or clients are the same and they each offer an opportunity to learn and grow.

Listener or talker? I'm a talker.

If you had one extra hour of time per day, how would you use it? I would love to be able to spend it with my wife and two kids outdoors.

Would you rather be without Internet for a week or your phone? I'd rather be without the internet for a week, phones still make up the bulk of rural real estate businesses.

If you could give one-sentence advice about how to live life, what would that be? Aim big, set goals, take risks and learn from the people who have done it before you.

Describe your perfect work day. Looking at new properties to list.

What is your most memorable deal to date? To date, my most memorable deal has been selling the Workman Ranch in Burleson County. This property is an immaculate luxury ranch with every improvement you could imagine. It took some time to finally find the right buyer and taught me a lot about patience and seeing a deal through, no matter the time frame.

*"Risk and opportunity
are two sides of the
same coin."*

Learn more about John and TX Rec Land Real Estate at TXRecLand.com

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