

MIDWEST LAND GROUP PRESENTS

38.5 ACRES IN

MILAM COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME HUNTING CAMP GETAWAY WITH TOWERING OAKS AND BUILD SITE POTENTIAL

Tucked away in the heart of Milam County, this 38.5 +/- acre property offers incredible deer hunting, peaceful seclusion, and turn-key recreational potential. Featuring mature post oaks and red oaks throughout, cleared trails, and essential infrastructure already in place, this property is primed for weekend retreats, hunting getaways, or even your future dream build.

As you enter through a discreet private entrance, a winding gravel road welcomes you beneath a canopy of towering oak trees. The eastern portion of the property is thoughtfully cleared, providing ample parking and space to store equipment or prep for your next hunt. Well-maintained trails weave through the dense timber, offering multiple access points to food plot areas and stand sites—ideal for hosting several hunters at once. A 150-yard shooting lane along the main trail provides the perfect spot to sight in rifles or enjoy a little target practice.

Two functional storage buildings are already in place, enhancing the property's usability. The first unit includes multiple access points for storing hunting gear and is outfitted with air conditioning—doubling as a comfortable overnight shelter. Just outside, you'll find a chain hoist for hanging game, and an oversized awning that makes a great outdoor kitchen or shaded gathering spot for grilling and relaxing.

Nestled deeper in the woods is the second storage structure, offering even more gear space along with a private outdoor shower and secluded outhouse—making extended stays at camp more comfortable. With electricity and well water on site, the essentials are ready to go from day one.

The southern edge of the property features an established blind and feeder location, set up to take advantage of the property's thick bedding cover and high deer traffic. There is a prime stand location and clearing off a cleared trail heading into the center of the property. There's potential to expand an even larger food plot with minimal clearing, further enhancing the property's hunting value. From the towering hardwoods to the varied terrain, this is a true blank canvas for the avid outdoorsman or land investor.

Whether you're seeking a private hunting retreat, a weekend escape from the city, or a future home site surrounded by natural beauty, this land delivers. The seller is also offering owner financing with favorable terms—making it easier than ever to secure your slice of Texas.

Don't miss your chance to own this rare, ready-to-use recreational property in a highly desirable area. Call Christian Babcock at (918) 915-0869 today to schedule your private tour.

PROPERTY FEATURES

PRICE: **\$693,000** | COUNTY: **MILAM** | STATE: **TEXAS** | ACRES: **38.5**

- Storage Unit with outhouse and shower
- Storage Unit with A/C unit and living quarters
- Deer blinds & stands
- 300 feet water well
- Electric meter installed
- 15 minutes to Rockdale
- 58 minutes to College Station
- 90 minutes to Austin
- Cleared trails for accessing property
- Owner Financing available



38.5 +/- ACRES



STORAGE UNIT



DEER BLINDS & STANDS



WATER WELL & ELECTRIC METER



ADDITIONAL PHOTOS



AERIAL MAP



©2025 AgriData, Inc.

Boundary Center: 30° 36' 55.94, -96° 53' 35.68

0ft 498ft 995ft



Maps Provided By:



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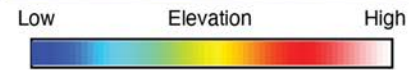
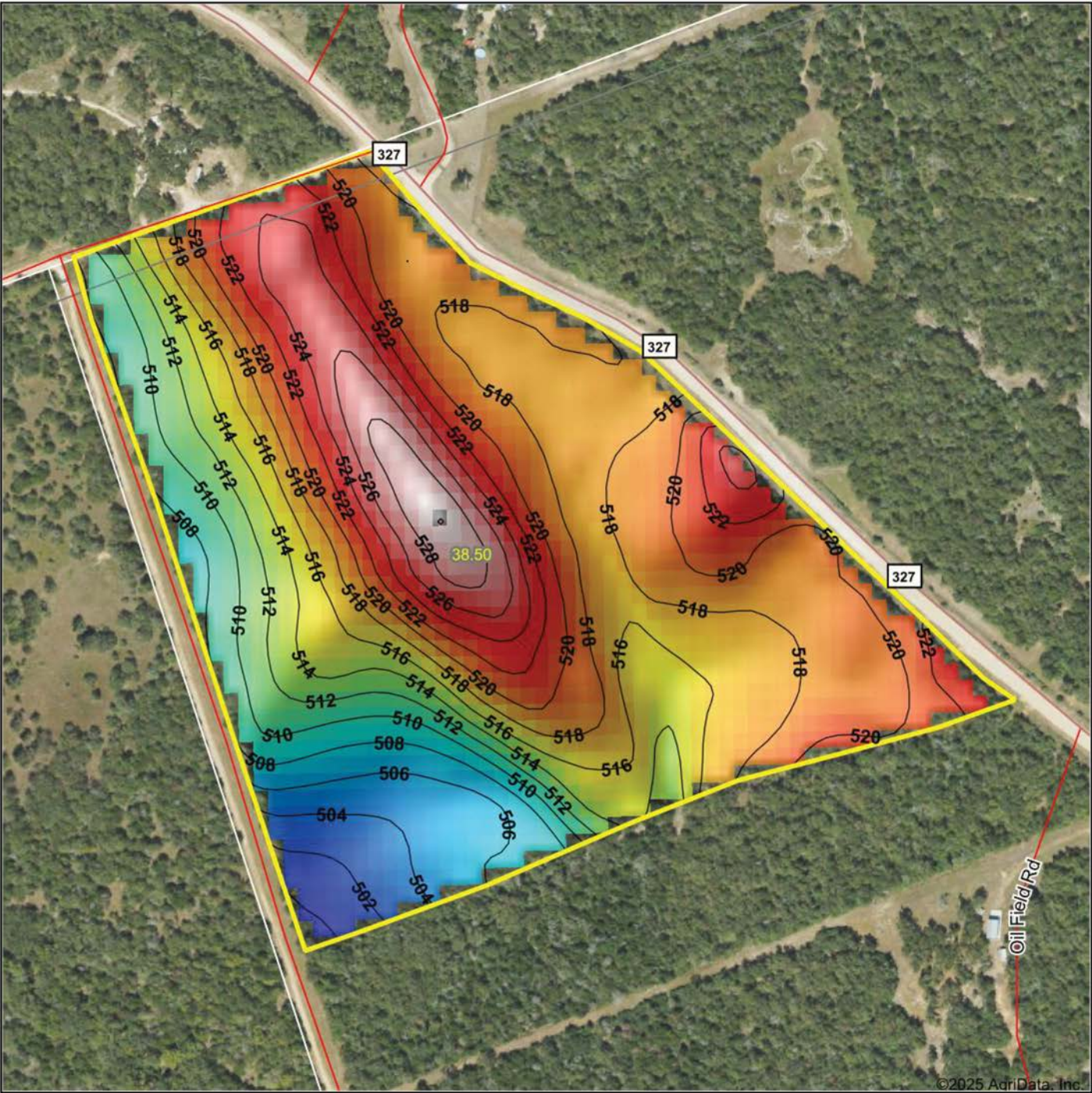
Milam County
Texas



8/1/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

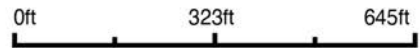
HILLSHADE MAP



Source: USGS 10 meter dem
Interval(ft): 2
Min: 499.4
Max: 530.2
Range: 30.8
Average: 516.5
Standard Deviation: 6.36 ft

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.



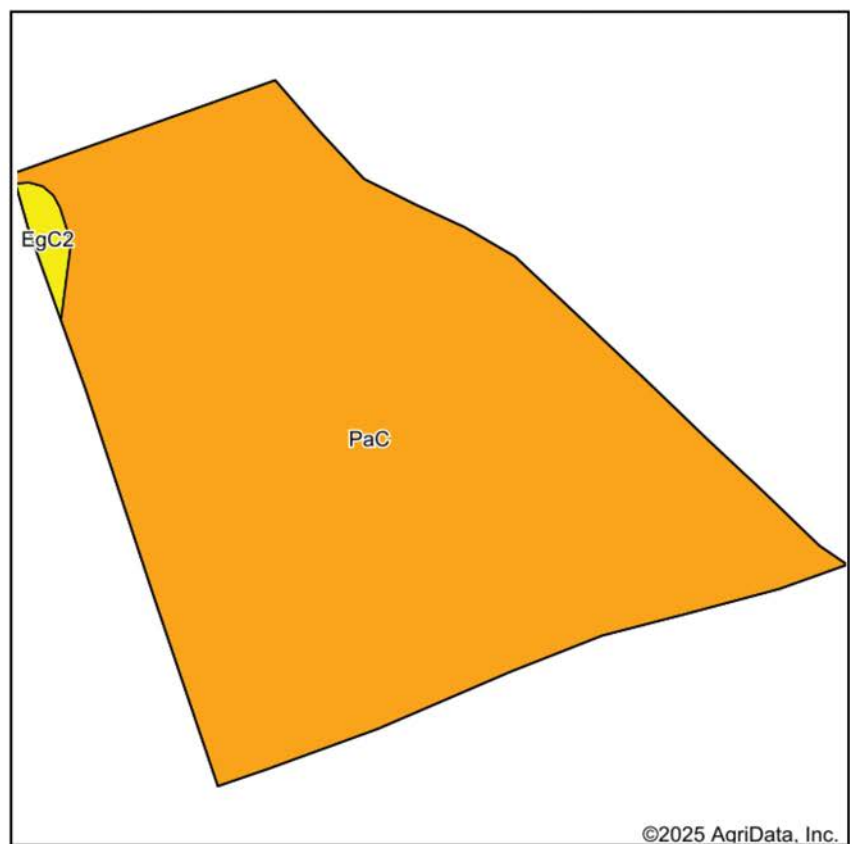
0ft 323ft 645ft

8/1/2025

**Milam County
Texas**

Boundary Center: 30° 36' 55.94, -96° 53' 35.68

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**
County: **Milam**
Location: **30° 36' 55.94, -96° 53' 35.68**
Township: **Rockdale**
Acres: **38.5**
Date: **8/1/2025**



Maps Provided By:



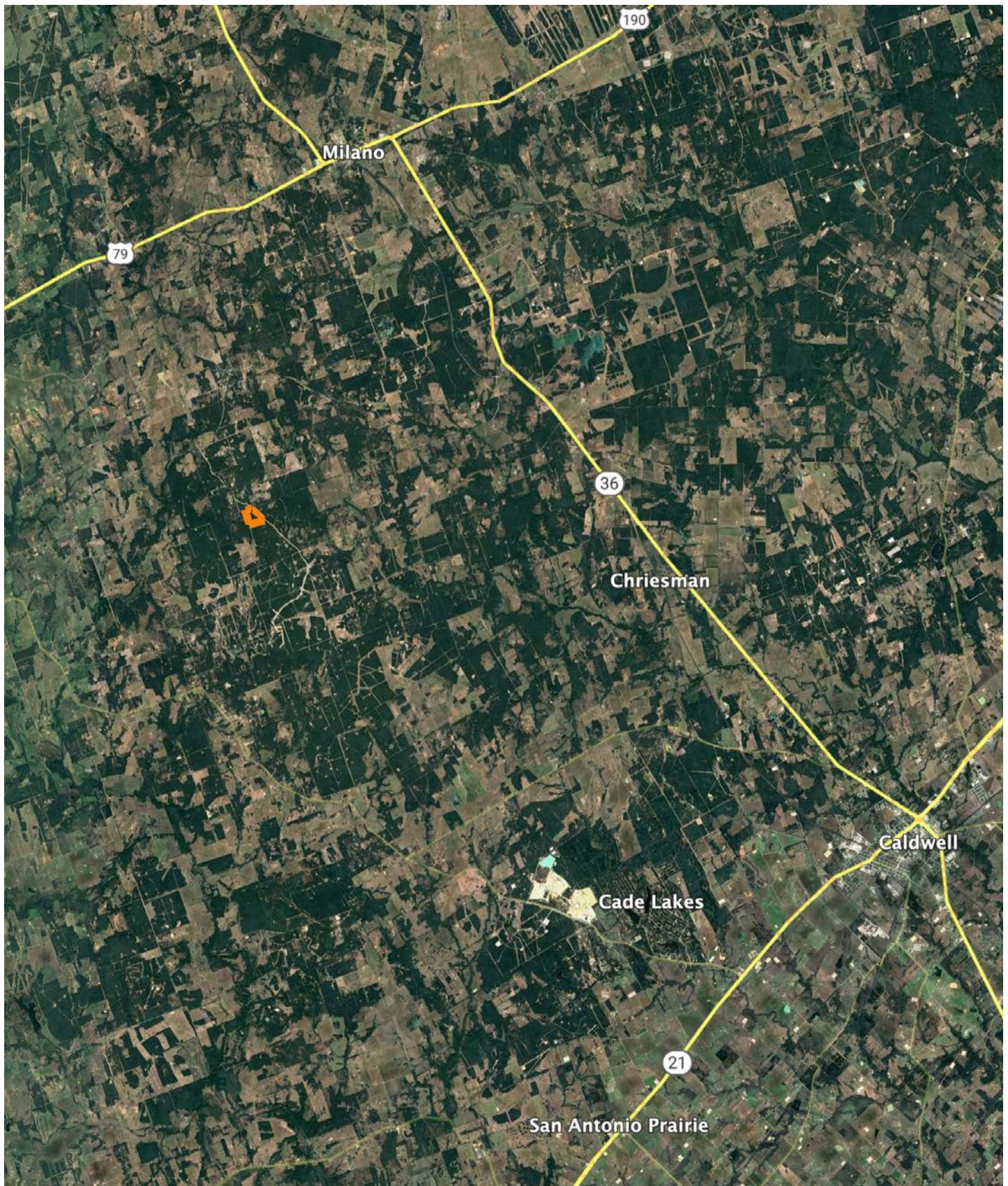
Area Symbol: TX331, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
PaC	Padina fine sand, 1 to 8 percent slopes	38.05	98.8%		IIIe	3500	28	26	28	23	9
EgC2	Edge fine sandy loam, 2 to 5 percent slopes, moderately eroded	0.45	1.2%		IVe	3650	56	41	43	41	56
Weighted Average					3.01	3501.8	*n 28.3	*n 26.2	*n 28.2	*n 23.2	*n 9.5

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Christian brings a rare mix of digital marketing expertise and deep-rooted land knowledge to every property he represents. With years of experience in sales, content creation, and negotiating large-scale projects, he understands how to position listings for maximum impact. A powerful counterpart to his marketing savvy is his personal connection to the land. As a lifelong bowhunter and land steward, he sees beyond the surface to uncover what makes a property truly valuable.

Born in Claremore and raised in the rural communities of Northeast Oklahoma, Christian shot his first deer at the age of eight and has hunted across the country since. He's spent decades studying terrain, habitat, and what it takes to grow and hold wildlife. His knowledge of topography, tree species, and water features helps clients assess not just what a property currently is, but what it could be, and how to get there.

Christian lives in Georgetown, Texas, with his wife, Lauren, and their son, Leland. Guided by faith and driven by a generational work ethic, he treats every transaction with personal care and a commitment to honoring the land, the outdoors lifestyle, and the people who love both.



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