

MIDWEST LAND GROUP PRESENTS

18.9 ACRES IN

MILAM COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

EXCEPTIONAL GRAZING AND HUNTING OPPORTUNITY MINUTES FROM CAMERON, TEXAS

Discover the perfect blend of open pasture and natural wildlife habitat with this exceptional grazing and hunting property located just minutes from Cameron, Texas. This tract offers a rare opportunity for ranchers, hunters, and outdoor enthusiasts alike.

The property features fertile, well-maintained grasslands ideal for cattle or horse grazing. The mature timber and winding creek on the southern side of the property provide great cover and travel corridors for deer and other wild game. The property would be a great place to slip into a deer stand or blind after work with the convenient location just minutes from town. Multiple ideal locations are available for blinds, feeders, and future water sources to enhance your hunting experience. There is a half-acre pond located on the western edge of the property. This water source holds water year-round,

is an excellent place for livestock to drink and cool off.

With easy access via a county-maintained road and utilities nearby, this land is both accessible and functional for weekend getaways or a working ranch. This great grazing and hunting farm is just a short drive from the conveniences of Cameron and under two hours from Austin and College Station.

Whether you are looking to expand your grazing operation, invest in rural land, or create a private hunting retreat, this property checks all the boxes.

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: **\$159,000** | COUNTY: **MILAM** | STATE: **TEXAS** | ACRES: **18.9**

- Ag exempt
- 0.5-acre pond
- 2 minutes to Cameron, Texas
- Electricity available at the road
- Multiple entry points on the county road
- Wet weather creek
- Mature timber
- Deer hunting opportunity
- Less than 2 hours from College Station
- Less than 2 hours from Austin



OPEN PASTURE AND WILDLIFE HABITAT



MULTIPLE ENTRY POINTS



MATURE TIMBER



POND AND WET-WEATHER CREEK



TRAIL CAM PICTURES



AERIAL MAP



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Boundary Center: 30° 50' 27.65, -96° 58' 7.26

0ft 281ft 562ft



Maps Provided By:



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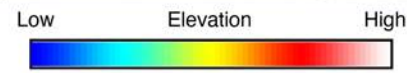
Milam County
Texas



9/6/2025

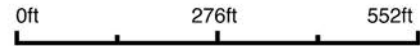
Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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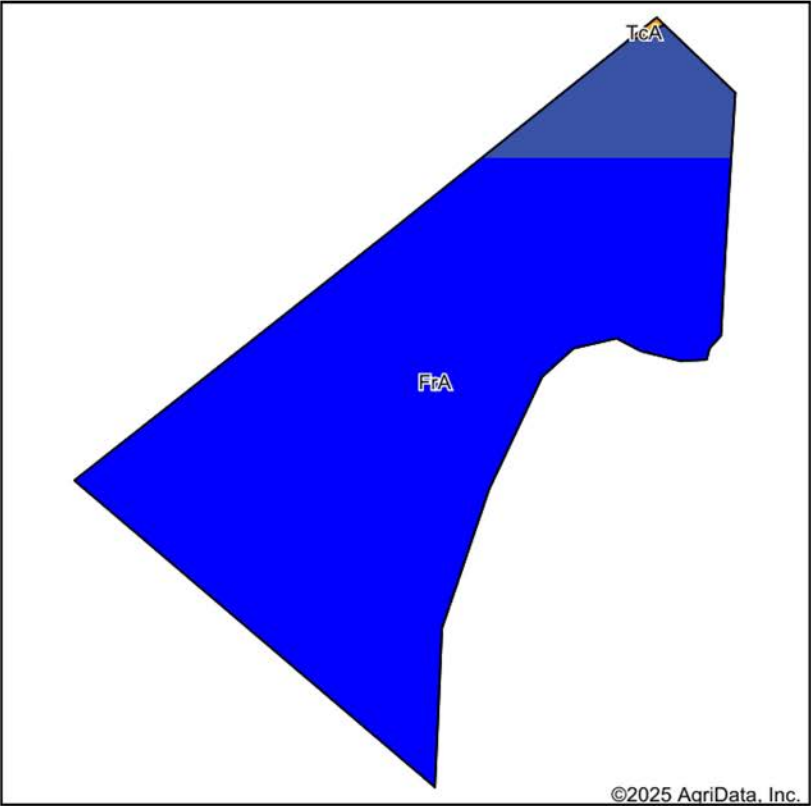
Source: USGS 10 meter dem
Interval(ft): 2
Min: 312.7
Max: 318.8
Range: 6.1
Average: 317.2
Standard Deviation: 1.38 ft



**Milam County
Texas**

Boundary Center: 30° 50' 27.65, -96° 58' 7.26

SOIL MAP



Soils data provided by USDA and NRCS.



State: **Texas**
County: **Milam**
Location: **30° 50' 27.65, -96° 58' 7.26**
Township: **Cameron**
Acres: **18.68**
Date: **9/6/2025**



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
FrA	Frio silty clay, 0 to 1 percent slopes, occasionally flooded	18.68	100.0%		Ilw	4275	50	39	38	50	42
Weighted Average					2.00	4275	*n 50	*n 39	*n 38	*n 50	*n 42

*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.



CHRISTIAN BABCOCK

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