

# **\$3,400,000 - Tbd County Road 304, Rockdale**

MLS® #1711314

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## **\$3,400,000**

0 Bedroom, 0.00 Bathroom, 2,316 sqft  
Farms and Ranches on 339.79 Acres

None, Rockdale, TX

Current use is Cattle Ranch. Great property for Gentleman's Ranch to run cattle and Hunting Lease with improved roads that lead you into this pristine property that will take your breath away! It is also ideal for residential development. It just doesn't get any better than this! Includes working pens and chutes. Some of the very best hunting in Milam County! Gorgeous Brushy Creek Frontage flows year round and dissects the properties lower native pasture area. Its banks are lined with groves of mature native trees, creating a park-like setting. A good mix of productive, cultivated land with gently rolling pastures and wooded creek bottoms. Perfect property to graze cattle or cropland with superior perimeter/cross fencing. There are 3 beautiful ponds to create the perfect memories for a day of fishing or would serve well for livestock. It is close to Rockdale yet far enough away to feel secluded and far removed from town. Plentiful wildlife and game on the ranch, including deer, dove, turkeys and feral hogs. There are pristine hilltops with unlimited 360 degree views. The ranch has a proven track record over the years of great hunting and a robust deer population. The ranch is located about 40 miles from Austin. The terrain on the ranch is gently rolling with a good covering of pasture land and live oaks along Brushy Creek. This is the perfect destination for hunters and outdoor enthusiasts or build your dream home on the hill! Prime location with easy access to Austin, Bryan/College Station, Temple. Less than



three hours from San Antonio, Houston, DFW.

### **Essential Information**

ListingFeed	abor_vow
MLS® #	1711314
List Price	\$3,400,000
Sale Price	\$3,250,000
Sale Date	December 19th, 2022
Bathrooms	0.00
Square Footage	2,316
Acres	339.79
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

### **Community Information**

Address	Tbd County Road 304
Subdivision	None
City	Rockdale
County	Milam
State	TX
Zip Code	76567

### **Amenities**

Utilities	Electricity Available
View	Panoramic, Pond, Pasture, Creek/Stream, Trees/Woods, Water
Waterfront	Creek, Pond

### **Exterior**

Lot Description	Agricultural, Gentle Sloping, Native Plants, Rolling Slope, Many Trees, Trees Large Size, Views
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### **School Information**

District	Rockdale ISD
Elementary	Rockdale
Middle	Rockdale
High	Rockdale