

# DOUBLE -D- RANCH

4648 FM 3242- CAMERON, TX 76520



145.56 acres of highly improved rolling ranchland lies just beyond this welcoming entry. Fenced and cross-fenced for effective grazing and hay production. Rolling topography creates scenic views of the ranch and adjoining countryside. Paved road frontage offers ease of access with a great location. Just minutes to daily shopping in Cameron, Rockdale or Hearne. Less than an hour to Bryan/College Station, Temple, Waco or Round Rock. Just over an hour to Austin and two hours to the Houston area.



This charming ranch-style home features over 2,400 square feet of living space, 3 bedrooms, 2 baths, vaulted ceilings, a wood burning fireplace, charming country kitchen, master suite with office/study, a loft and an inground heated pool with spa and pool house with a full bath. There is also a large brick BBQ area, perfect for outdoor entertaining!



**The ranch features include a large 40'x60' workshop with 3 overhead doors with ample room for your RV, truck, tractor or other ranch equipment necessity items. There is a 50'x65' livestock barn with an area of covered pens and loft storage and the 30'x100' hay barn to store the fresh cut hay produced from this ranch.**



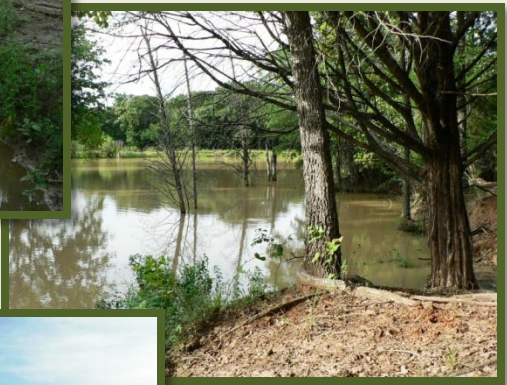
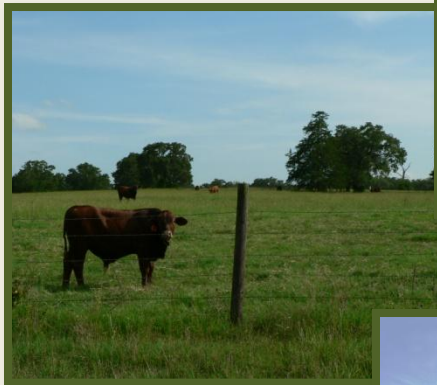
**The property also boasts a charming country cottage, currently used as a B&B, but could easily be a guest house, foreman's quarters or mother-in-law suite. It features 3 bedrooms and 1 bath with a full kitchen and utility room.**



**A 10'x20' pool house offers a full bath/dressing area with additional storage and a covered patio overlooking the inviting pool and spa. The large mature trees keep the yard and patio well shaded for relaxing on those hot summer days.**



The pastures are mostly improved grasses for grazing and hay production. There are 5 ponds scattered across the ranch, each providing a great water source for livestock and wildlife alike. Wooded areas along the creekways provide ample coverage for the variety of wildlife in the area. The property is fenced and cross-fenced, effectively utilizing a rotational program.





**This Gentleman's Ranch is one of a kind and won't last long!**

**\$825,000.00**



**Cunningham Real Estate**

1205 S. Market St - Hearne, TX 77859

[www.CunninghamRealEstate.com](http://www.CunninghamRealEstate.com)

(979) 279-2757

ALL INFORMATION CONTAINED IN THESE OFFERINGS, WHILE BASED ON INFORMATION SUPPLIED BY THE OWNER OR FROM OTHER SOURCES DEEMED TO BE RELIABLE, IS NOT IN ANY WAY WARRANTED BY CUNNINGHAM REAL ESTATE. THESE OFFERINGS ARE SUBJECT TO PRIOR SALE, CHANGE IN PRICE OR TERMS AND WITHDRAWAL WITHOUT NOTICE.



FM 3242

Texas Orthoimagery Program  
© 2010 Google



3242, Cameron, TX 76520

Imagery Date: Mar 31, 2008

30°46'06.50" N 96°50'57.45" W elev 451 ft

Eye alt 4568 ft