

BARNETT RANCH

Central Texas- Milam County



Appx. 1,428.075 Acres, 15+ ponds (most stocked), Little Pond Creek frontage and miles of frontage along two county roads. Native & improved Tifton grasses, acres of wooded coverage with lots of native wildlife, quality fencing and quality improvements make this a great multi-use ranch.



Log home – 4,511 sf, 7 bedrooms , 3.5 baths, office, game room area, with over 1,200 sf of covered wrap around porches and attached breezeways, over 1,200 sf of open decking and a 30' screened gazebo. Concrete circle and paved driveway, Sprinkler system, security system, gated entry, fantastic views and more



+

Kitchen features custom cabinets, granite counter tops, and all new stainless steel appliances.





33'x24' 2 car carport with 9' enclosed storage area (log siding to match house)

31'x77' garage (includes a 2 car garage and 31'x30' climate controlled bonus room/storage area with huge walk-in closet and ½ bath (all with log siding to match house)



Ranch headquarters – 225' x100' metal building includes two large offices, game room/meeting area, 6 overhead doors, multiple pass through doors, lockable tool rooms, 20'x75' overhang carport off front, multiple restroom facilities, upstairs loft storage and more. This building has room for everything, too much here to list. You must see it to believe it.....

Centrally located in Milam County, just Northeast of Cameron in Jones Prairie. Only about 45 minutes to Bryan/College Station or Temple, little over an hour to Austin or Waco, 2 hours to Houston, and just at 3 hours to DFW or San Antonio areas.



225' x 25' - 3 sided metal building for large equipment and hay storage

Additionally there are two mobile homes, which provide great weekend guest potential or ranch worker's quarters, multiple water meters are in place and one water well. A set of pipe working pens and new fencing and cross fencing throughout the ranch round out the livestock aspect of this ranch's potential.

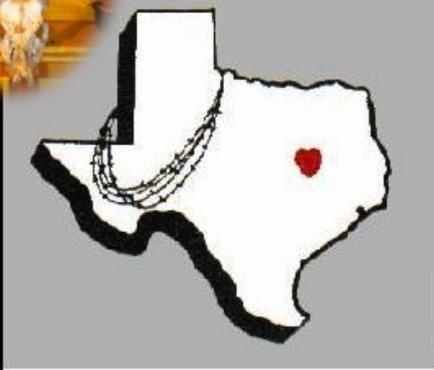




Improved and native pastures, Tifton hay fields, excellent fencing and cross-fencing, miles frontage on 4 county roads, barns, pens, workshop with offices and headquarters area, electric gates, and more. Stocked ponds, native whitetail deer, duck, dove, hog and an occasional turkey frequent the property and provide for added recreational pleasures.

Call today to schedule your personal tour of this beautiful and productive ranch property.

\$ 5,199,000.00



Cunningham Real Estate

1205 S. Market St - Hearne, TX 77859

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.