

# **\$3,200,000 - Tbd Fm 2269 Road, Cameron**

MLS® #6180205

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**\$3,200,000**

0 Bedroom, 0.00 Bathroom,  
Farm on 686.18 Acres

N/A, Cameron, TX

The Cameron Duck Club is conveniently located just +/-3 miles from Cameron and +/-74 miles from downtown Austin on FM 2269, Cameron, TX 76520, Milam County. The 686-acre property boasts over 2.5 miles of year-round Big Elm Creek frontage and 6 tanks designed by Ducks Unlimited to further improve the already spectacular waterfowl habitat. Currently used as a hunting club with several members, the property features ample space to relax after a hunt. Situated on a high point overlooking the rest of the property is a 2,900 sqft lodge build in 2011 with 3 bedrooms, 2 full baths, a large living area, attached kitchen, and approx. 1,550 sqft of covered patio added in 2014. The land is protected under the NCRS Wetlands Reserve Program which offers financial and technical assistance in return for protecting and enhancing wetland habitat. Enhancement projects already undertaken include the planting of over 60,000 hardwood seedlings on +/-250 acres. The Cameron Duck Club is a sportsman's dream; in addition to an abundance of waterfowl, the property has also proven productive for whitetail, hogs, predators, and other small game.



## **Essential Information**

MLS® #	6180205
Price	\$3,200,000

Bathrooms	0.00
Acres	686.18
Type	Farm
Sub-Type	Ranch
Status	Active

### **Community Information**

Address	Tbd Fm 2269 Road
Subdivision	N/A
City	Cameron
County	Milam
State	TX
Zip Code	76520

### **Amenities**

Utilities	None
View	Pond, Pasture, Trees/Woods, Creek/Stream
Waterfront	Creek

### **Exterior**

Lot Description	Rolling Slope, See Remarks
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### **School Information**

District	Cameron ISD
Elementary	Ben Milam
Middle	Cameron Middle
High	Cameron Yoe

Property Listed by: Riley McLean LandThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from September 10th, 2021 at 3:15pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.