

BLACK DIAMOND RANCH

346.25 Acres | Milam County



Summary

Black Diamond Ranch offers a unique opportunity for the true sportsman! This 346.25 acre property offers a tons of opportunity for recreation, hunting, fishing and more. It features a 2,380 square foot 5 bed/4 bath lodge, covered back patio, garage, barn, and 3 ponds. The ranch is east of Cameron, in a great location from larger cites! Just 45 minutes to the Bryan/College Station area, approximately 1 hour to Taylor, 75 minutes from the I-35 corridor, and under 2 hours from the Houston area.

Location

Located east of Cameron, it's in a great location from larger cites! Just 45 minutes to the Bryan/College Station area, approximately 1 hour to Taylor, 75 minutes from the I-35 corridor, and under 2 hours from the Houston area.

Acres: 346

Listing Price: \$4,155,000







HOUSE

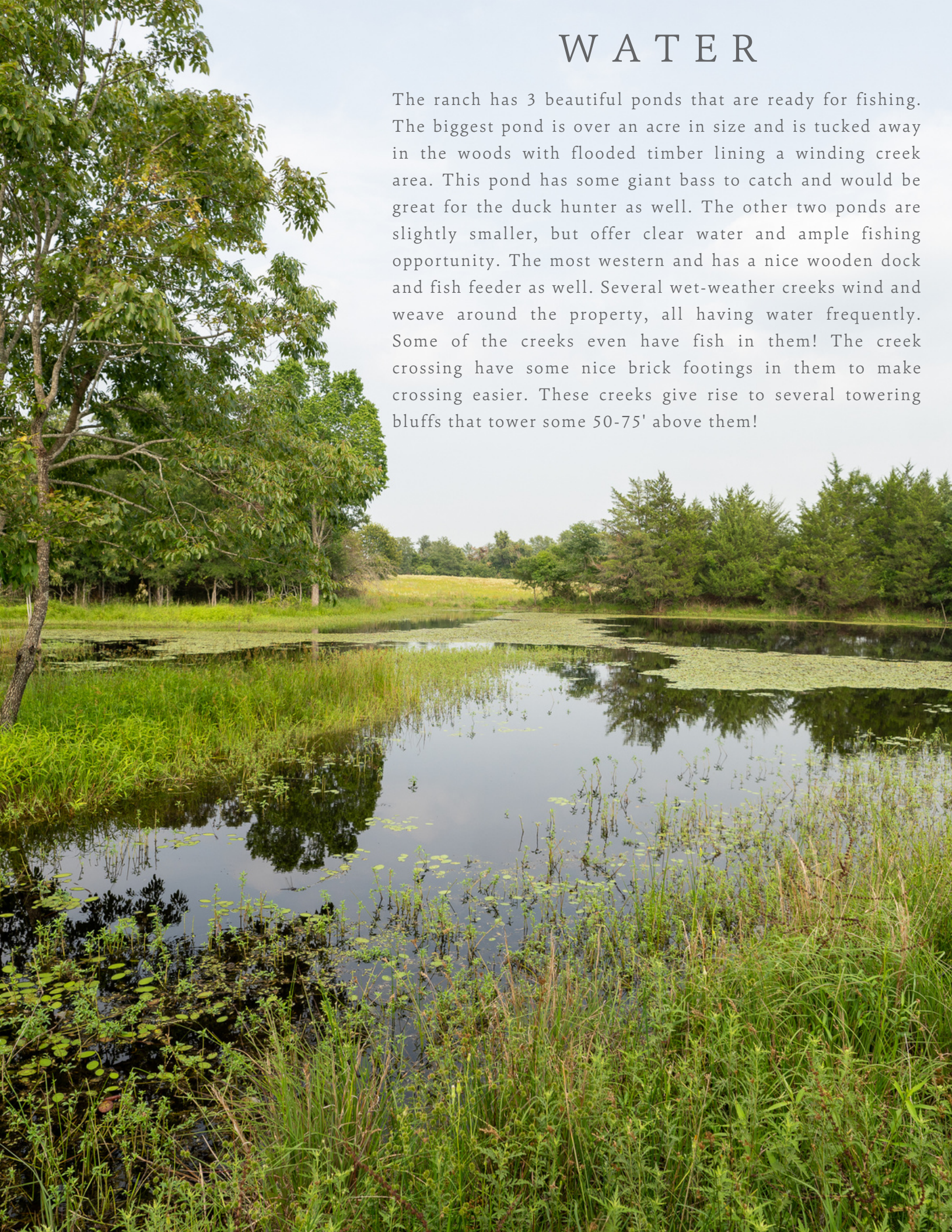
A 2,380 square foot 5 bed/4 bath lodge is in place for you, your clients and guests alike! This home was built in 2014 and features 4 master suites, each with their own bathroom! These 4 master suites also have their own mud room/storage room off of each to store your hunting gear, luggage, and other items. There is also an extra bedroom and upstairs loft for even more sleeping room. This lodge can easily entertain and sleep upwards of 14+ guests! The home is an open floor plan design with a large kitchen, high ceilings in the living area, spiral staircase to the upstairs loft and a mud/utility room as well. The exterior of the home is all hardboard with a metal roof, both of which are built to last for years.





W A T E R

The ranch has 3 beautiful ponds that are ready for fishing. The biggest pond is over an acre in size and is tucked away in the woods with flooded timber lining a winding creek area. This pond has some giant bass to catch and would be great for the duck hunter as well. The other two ponds are slightly smaller, but offer clear water and ample fishing opportunity. The most western and has a nice wooden dock and fish feeder as well. Several wet-weather creeks wind and weave around the property, all having water frequently. Some of the creeks even have fish in them! The creek crossing have some nice brick footings in them to make crossing easier. These creeks give rise to several towering bluffs that tower some 50-75' above them!







WILDLIFE

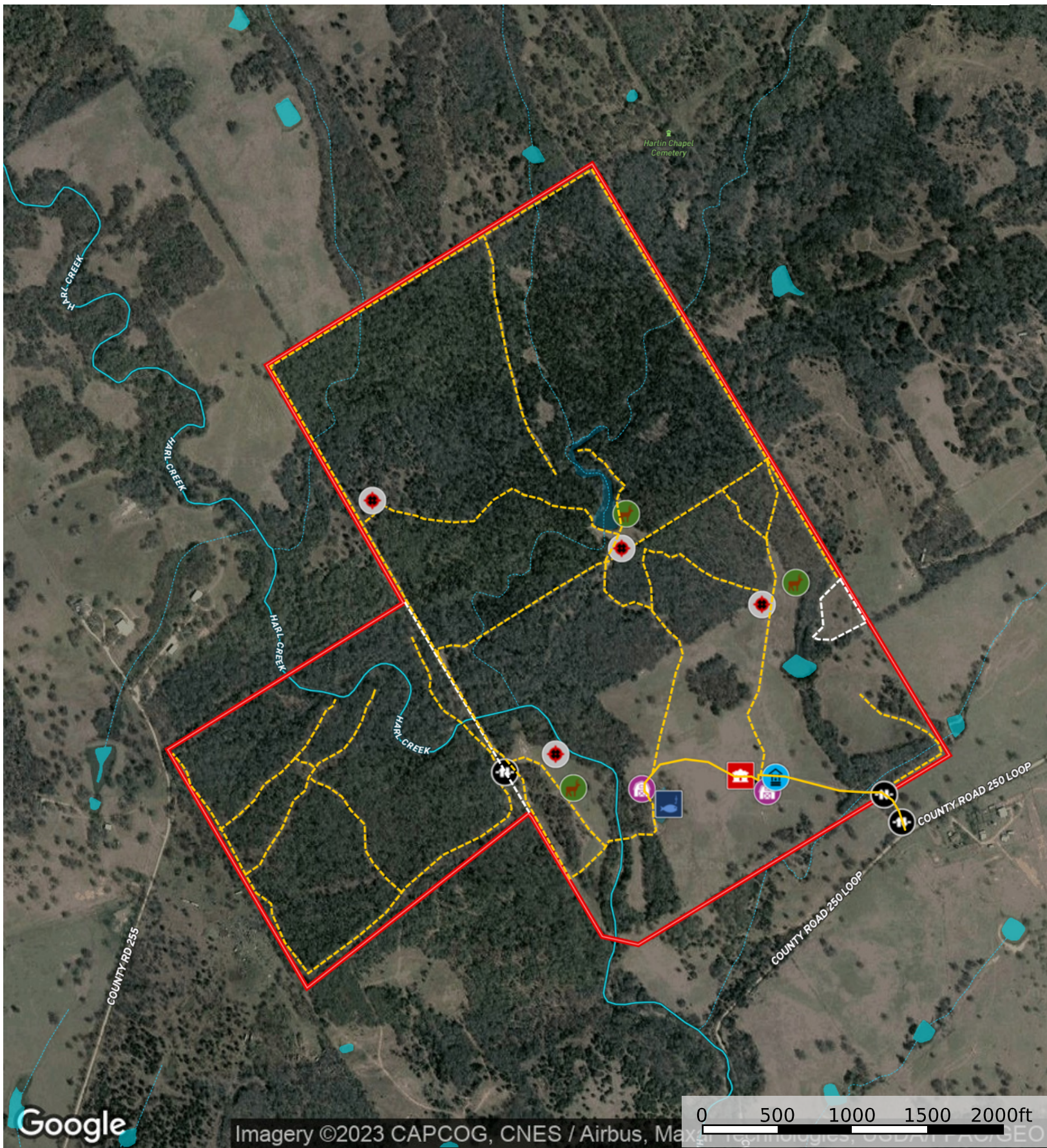
Approximately 270 acres of the property is under a high fence to keep in wildlife. The ranch is home to whitetail deer as well as some exotics like nilgai and fallow deer. One could stock a multitude of animals here that fit their future needs, whether you want more deer or zebras and blackbuck! Thanks to exotics you can hunt year-round as well! A separate holding pen is in place as well to catch or hold animals as needed. The remaining acreage on the western side is low-fenced. Use this area to chase after trophy deer, hogs, coyotes and more. This area has a thriving whitetail deer herd with bigger bucks becoming more frequent each year.





Black Diamond Ranch

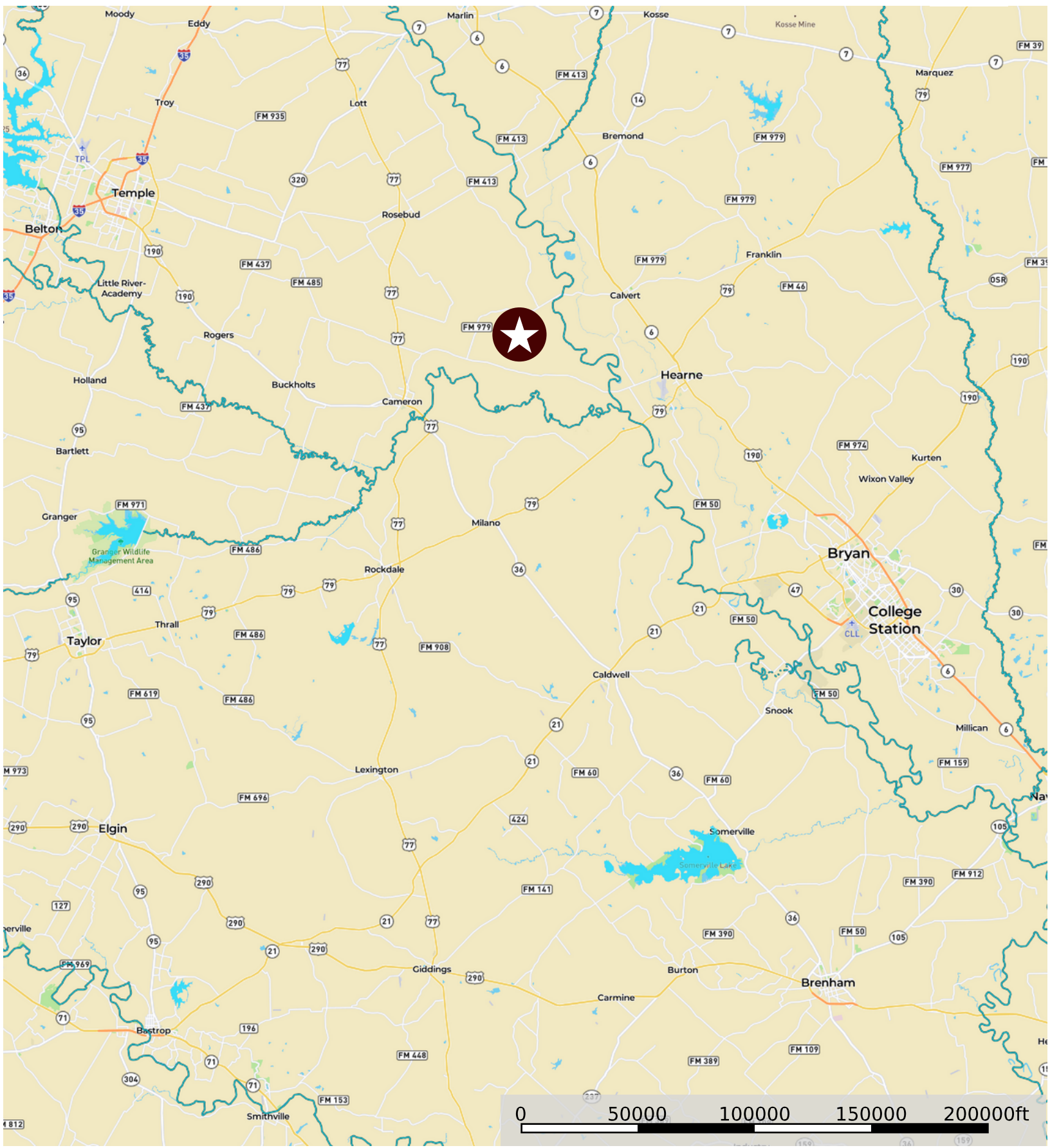
Texas, AC +/-



- Feeder
- Blind
- Pier
- Well
- Gate
- Barn
- Main House
- Road / Trail
- Primary Road
- Fence
- Pond / Tank
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

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BLACK DIAMOND RANCH was set up to be a sportsman paradise! Whether you're looking for an investment, a place to get away, a place to call home or a place to use as a commercial hunting operation for your company or guests, this place can do it all easily with privacy, beautiful views, tall trees and tons of a water. Come enjoy what the country life has to offer!



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