

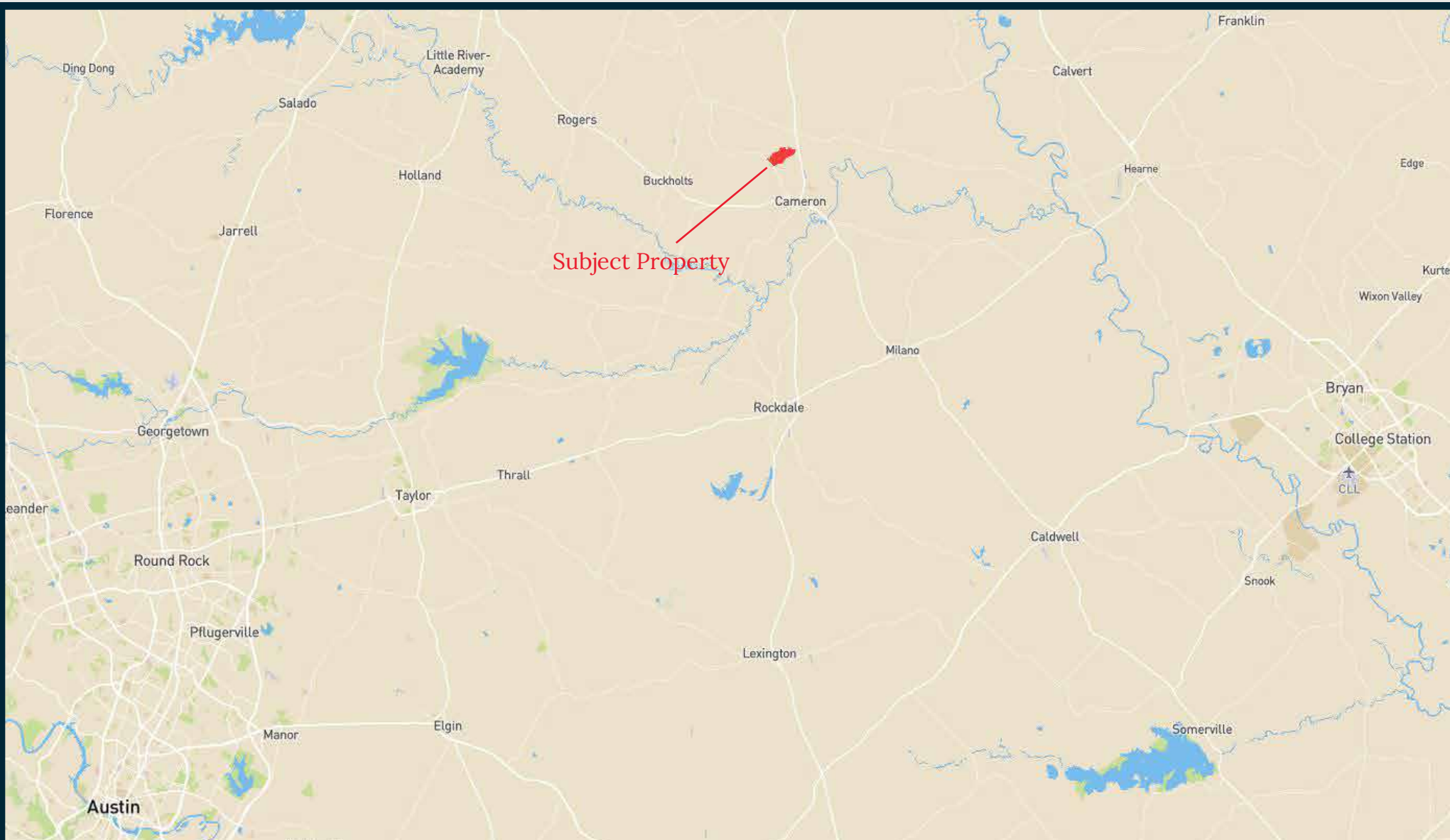
CAMERON DUCK CLUB

\$2,750,000 | 686 acres
Milam County
Cameron, Texas

RILEY-MCLEAN

Central **LAND** Texas





Cameron Duck Club

Location Map - Cameron, Milam County, TX

RILEY-MCLEAN

Central **LAND** Texas

Carlotta C. McLean | Tim W. Riley
512-960-4676 | www.RileyMcLean.com

The information contained herein from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal.



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Detail Map

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Property Summary

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.

SIZE Approximately 686 acres. About 97% of the property is in floodplain.

PRICE \$2,750,000 (\$4,008.75/acre)

ROAD FRONTAGE The property fronts on FM 2269 for approximately 3,570 feet.

IMPROVEMENTS The property improvements include a 2,900 sqft lodge built in 2011 that features three guest rooms with bunk beds and/or twin beds for lodge visitors, two bathrooms, kitchen, great living room, and approximately 1,150 sqft covered patio added on in 2014. Nearby the lodge are two structures currently used for storage. There are six water tanks designed by Ducks Unlimited to further improve the already spectacular waterfowl habitat.

LAND FEATURES Approximately 2.75 miles of year-round Big Elm Creek frontage throughout the property. Part of the appeal of the property is the extensive water frontage and wetlands that allow for a great hunting environment. The terrain is generally flat except for the lodge located on a hilltop that slopes down into the rest of the property. Most of the property consists of wide, open fields.

TAXES 2020 Milam County Taxes -- \$3,547.15. Parcel #: 24648.

Property Summary

SCHOOLS Cameron School District: Ben Milam or Cameron Elementary School, Cameron Middle School, Cameron Yoe High School

UTILITIES None.

COMMENTS The land is protected under the NCRS Wetlands Reserve Program which offers financial and technical assistance in return for protecting and enhancing wetland habitat. The property is currently being used as a duck hunting club with multiple owners. 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.

DISTANCE AND DRIVE TIMES	Cameron	3 miles	5 min
	Temple	28 miles	28 min
	Downtown Austin	74 miles	1 hr 20 min
	ABIA	76 miles	1 hr 20 min
	Houston	140 miles	2 hr 20 min

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Central LAND Texas

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. Shall treat all parties honestly;
2. May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

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