

# BEVERS REAL ESTATE

Serving Central Texas



**Price:** \$345,000  
**Type:** Acreage (Farm & Ranch)  
**Address:** 692 County Road 331C  
**City/County:** MILANO, Milam County  
**Acreage:** ~88.21 Acres  
**ID No.:** 87862  
**Listing Name:** MILANO 88  
**Status:** Active

Located on a dead end county road, this 88 acres of secluded property is excellent for hunting or a weekend getaway. There are several great building sites with electricity available on the property and public water nearby. Several ponds and lots of oaks, live oaks, and holly trees allow for proper cover for the wildlife. There is also a 30x30 metal building located on the property. Listing agent must accompany all showings.

**Call Dave Wyatt at 832-971-7253 for more information or to set up a property visit**



Features	Other	Financing
<ul style="list-style-type: none"> <li>▪ 30x30 Metal Building</li> <li>▪ Paved Road Frontage</li> <li>▪ Minerals Conveyed: Negotiable</li> <li>▪ Electricity</li> <li>▪ Ponds</li> <li>▪ Partially Wooded</li> <li>▪ Rolling</li> <li>▪ Sandy Soil</li> <li>▪ Mineral Lease</li> </ul>	<ul style="list-style-type: none"> <li>▪ School District: Milano ISD</li> <li>▪ Taxes: \$186.13 (qualifies for ag exemption)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Cash</li> <li>▪ Conventional</li> </ul>
<p><b>Directions:</b> At the intersection of Hwy 36 &amp; US 79, take US 79 towards Milano. Cross over the overpass on US 79. Turn left on Church Street. Go straight on Church Street (do not turn at sign for Post Office), cross over railroad track &amp; travel approx 3 miles. Turn right on CR 331-B &amp; travel .5 miles to CR 331-C. Look for sign at the intersection of 331-B &amp; 331-C. Turn left on CR 331-C &amp; travel .4 miles to dead end &amp; gate to property. Bevers Real estate sign will also be at locked gate.</p>		
<p>No representations or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability or condition of any property described herein. If your property is presently being offered for sale, this is not a solicitation of the listing.</p>		