

CENTURY 21[®]

Judge Fite Company



849 COUNTY ROAD 331A

MILANO, TX 76556



\$1,300,000



1 acres

DESCRIPTION

MOTIVATED SELLER! Welcome to Red Rock Ranch in Milano—a turnkey retreat offering sweeping views, thoughtful design, and meticulous care. From the custom front gate, a tree-lined drive leads to a 960 sq. ft. cabin ready for full-time living or weekend getaways. It features aspen ceilings, marble countertops, retro appliances, and an open floor plan. A wraparound deck invites outdoor living, while a covered carport with hookups for vehicles, RVs, & a brand-new septic adds convenience. The northeast pond is bulkheaded for erosion control & features a serene dock, feeder, well water supply, fountain, & lighting. Stocked with fish, it blends beauty with function. A second pond lies at the back, expanding to several acres when full. Wildlife and livestock lovers alike will appreciate the two-acre high-fenced enclosure with a utility shed, plus multiple storage sheds across the property. The land showcases rolling terrain with 50+ feet of elevation change, scattered oaks, & diverse trees like Red Maple, Cypress, Magnolia, Blackjack Oak, and Live Oak. Hilltop homesites offer panoramic views, while open acreage allows for barns, shops, or additional houses with no restrictions. About 2/3 of the ranch is planted in disease-resistant hay, while improved bermuda pasture makes it excellent for cattle or horses. Local wildlife—deer, hogs, bobcats, & more—add opportunities for hunting, ATV adventures, & horseback riding. The ranch sits on the Carrizo-Wilcox aquifer, known for excellent groundwater, with potential water-lease income. It is ag exempt, fully fenced with four gates, and near a fire station for peace of mind. Utilities include co-op water, internet, garbage, mail delivery, 911, & Life Flight access. Conveniently located on CR 331A, the ranch offers over 1,100 feet of frontage minutes from Milano and Hwy 79. Austin is just over an hour, Temple/Belton under an hour, Bryan/College Station 45 minutes, Taylor is under 45 miles, & Sandow Lakes Ranch only 20 miles away.

PROPERTY TYPE: Land - UnimprovedLand

MLS STATUS: Active

MLS: 8401580

YEAR BUILT:

COUNTY: Milam

TRACT OR SUBDIVIION: James Shields Surv Abs #40

LIST DATE: 08/29/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA: MC

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 55

LOT SIZE (SQFT): 2,395,800

EXTERIOR FEATURES

LOT DESCRIPTION:

- Agricultural
- GentleSloping
- Landscaped
- ManyTrees

FENCING:

- BarbedWire
- CrossFenced

UTILITIES

UTILITIES:

- AboveGroundUtilities

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

LISTED BY: John Dean

- None

PHONE: 512.540.1555

BROKERED BY: TX Rec Land Real Estate

century21judgefite.com

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