



# *Shiloh Oaks Ranch*

3321 County Road 457 Thorndale, TX  
58 Acres | \$1,950,000



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# PROPERTY DESCRIPTION

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Shiloh Oaks Ranch is a pristine 58-acre tract in Thorndale, TX, just 45 miles from Austin. The gently sloping terrain perfectly combines improved hayfields, large majestic oaks, and thick woods for wildlife cover. Shiloh Oaks Ranch has a pronounced gated entry off of CR 457 that leads you to the back of the property, where you'll find the approximate 900 Sq. Ft. two bed one bath cabin. A large workshop with roll-up doors and additional living quarters accompany the cabin.

The 58 acres of ag-exempt land have a 10' rolling elevation change throughout. There is a 70/30 mixture of improved pastures and woods. The property has two ponds, one medium-sized and one small. While both ponds hold water, they're equipped to be fed by the nearby well in the case of drought conditions. Both ponds are stocked plentifully with Bass and Catfish. Wildlife on the property includes Whitetail deer, wild hogs, migratory waterfowl, and numerous varmints. The pasture's grass mainly comprises Coastal Bermuda, producing 140-160 Round bales annually. Trees on the ranch consist of Blackjack Oak, Live Oak, Post Oak, Cedar Elm, and many more native tree species to this area.

Being 45 miles from Austin and less than 20 miles from the new Samsung plant in Taylor, this property would make for the perfect homestead, investment, or recreational getaway.

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# IMPROVEMENTS

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Shiloh Oaks Ranch has an estimated 900 Sq ft. two-bedroom, one-bath cabin. The cabin boasts a rustic ranch-style appeal inside and out. On the outside, you'll find metal siding and roofing that provide a lifetime of durability. Inside, hardwood floors, two spacious bedrooms, one bathroom, and a large living area with a wood-burning stove are present.

A large workshop with a roll-up door for storing larger farm equipment or recreational toys is steps away from the house. The shop also has smaller living quarters. RV parking and hookups are also available next to the shop. Shiloh Oaks Ranch is perimeter-fenced and crossed-fenced into multiple sections for rotational grazing. The fencing consists of 5-strand barbed wire with some 4-strand. The fencing is in excellent shape. The cabin on the property is serviced by a rural water meter. The functioning water well is approximately 200' deep and yields 20 GPM.

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*Shiloh Oaks Ranch | Thorndale, TX*

## TREES

Blackjack Oak  
Live Oak  
Post Oak  
Cedar Elm

## WILDLIFE

Whitetail Deer  
Wild Hogs  
Migratory Waterfowl

## GRASSES

Primarily Coastal  
Bermuda- producing  
140-160 Round  
bales annually

## WATER

2 Ponds  
Water well-approximately  
200' deep and yields 20  
GPM.

## UTILITIES

Southwest Milam Water &  
Bartlett Electric

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SCAN HERE TO VIEW MORE OF  
SHILOH OAKS RANCH

## LOCATION

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Milam County

14 miles to Taylor , 45 Miles to Austin- Bergstrom International Airport,  
42 Miles to Bryan/College Station, 116 miles to Houston.

## DIRECTIONS

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From Taylor, Travel East on FM 112 for approximately 16 miles. Turn Left onto CR 455. Drive for 1/2 mile and veer to your left onto CR 457. In approximately 1 mile, the property will be on your right.

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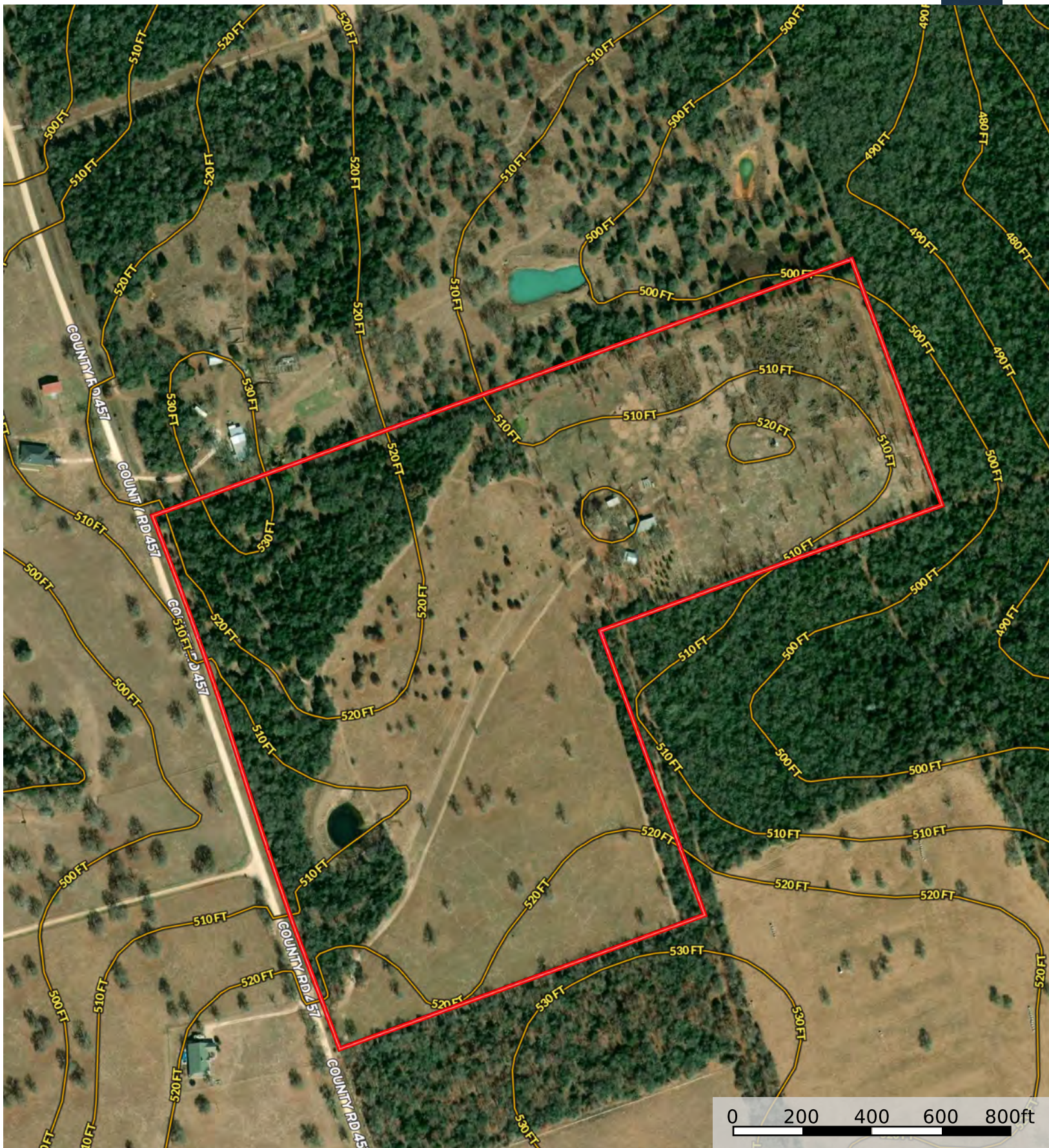
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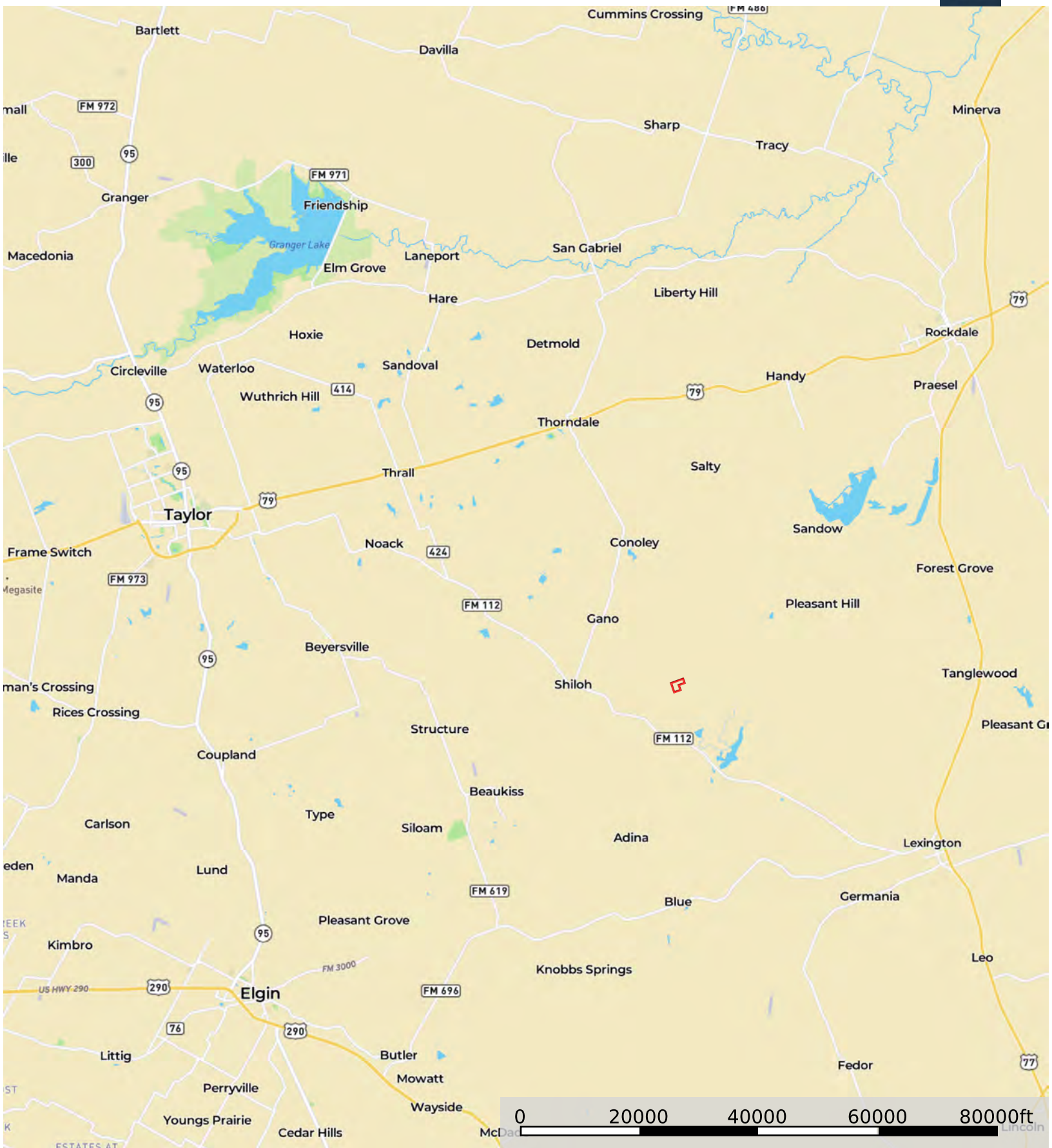
Boundary



Boundary

# 3321 County Road 457 Thorndale, TX 76577

Milam County, Texas, 58 AC +/-



Boundary



Boundary 1    Boundary