



**RIVERSTONE**  
LAND AND RANCH

**160 GREEN ACRES LANE**

MILANO, TX 76556

LONDON ALLEN 903.875.9798

[www.riverstoneecos.com](http://www.riverstoneecos.com) | 809 University Drive East, College Station, TX 77840





VIDEO

**PROPERTY DESCRIPTION**

Nestled within a tranquil enclave marked by a distinguished subdivision sign, this property offers a serene retreat accessible via a new private road. With the convenience of electric utilities already on-site and reliable cell service, connectivity is effortless amidst the peaceful surroundings. Situated just a brief 20-minute drive from essential amenities such as Walmart, grocery stores, ranch supplies, and restaurants, residents enjoy the perfect balance of seclusion and accessibility. For the sports enthusiasts, revel in the excitement of Kyle Field, a mere 45 minutes away. Embracing its secluded ambiance, the property has no restrictions, ensuring both privacy and flexibility for prospective owners. Don't miss your chance to own a piece of the beautiful countryside in Milam County!

**PROPERTY HIGHLIGHTS**

- Ready-to-Build Lot with No Restrictions
- Grand 4-Board Entry with Sign
- Water Meter Available
- Electricity Ready On-Site
- 24' x 6" Gravel Road Access
- Reliable Cell Service Available
- Just 20 Minutes to Walmart, Grocery Store, and Essentials
- Only 45 Minutes to SEC Football
- Embrace Peace, Quiet, and Seclusion
- Seller Financing Available

**OFFERING SUMMARY**

Sale Price:	\$159,900
Lot Size:	12.05 Acres











**SOLD**

**Lot 8  
11.46 Acres**

**Lot 3  
10.10 Acres**

**Lot 7  
10.10 Acres**

**Lot 2  
10.10 Acres**

**Lot 6  
10.10 Acres**

**Lot 1  
11.95 Acres**

**Lot 5  
12.05 Acres**

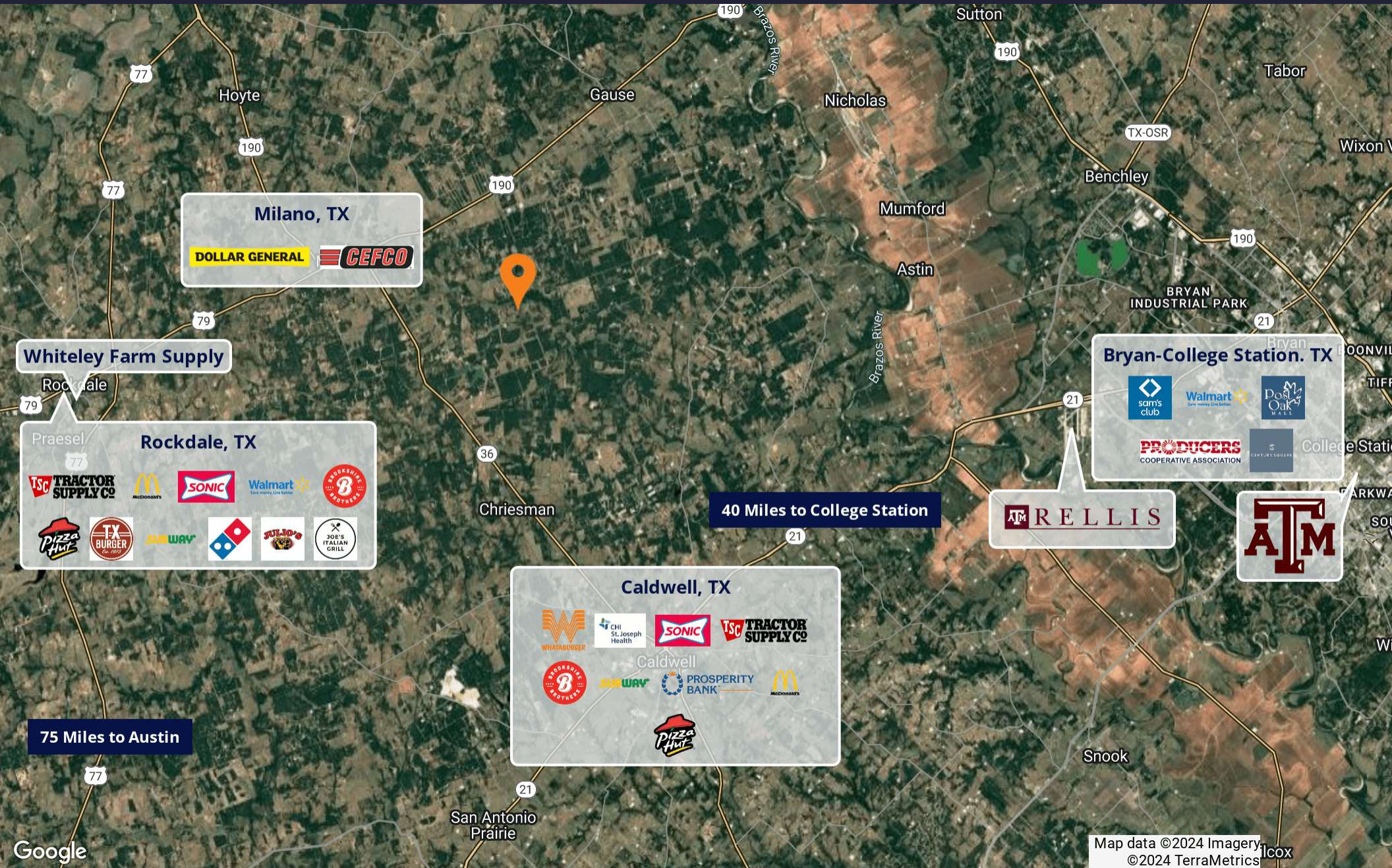


**RIVERSTONE**  
LAND AND RANCH

**LANDON ALLEN**  
*Partner*

903.875.9798 | [landon@riverstonecos.com](mailto:landon@riverstonecos.com)





75 Miles to Austin

40 Miles to College Station

Map data ©2024 Imagery  
©2024 TerraMetrics



**RIVERSTONE**  
LAND AND RANCH

**LONDON ALLEN**  
Partner

903.875.9798 | landon@riverstoneecos.com



