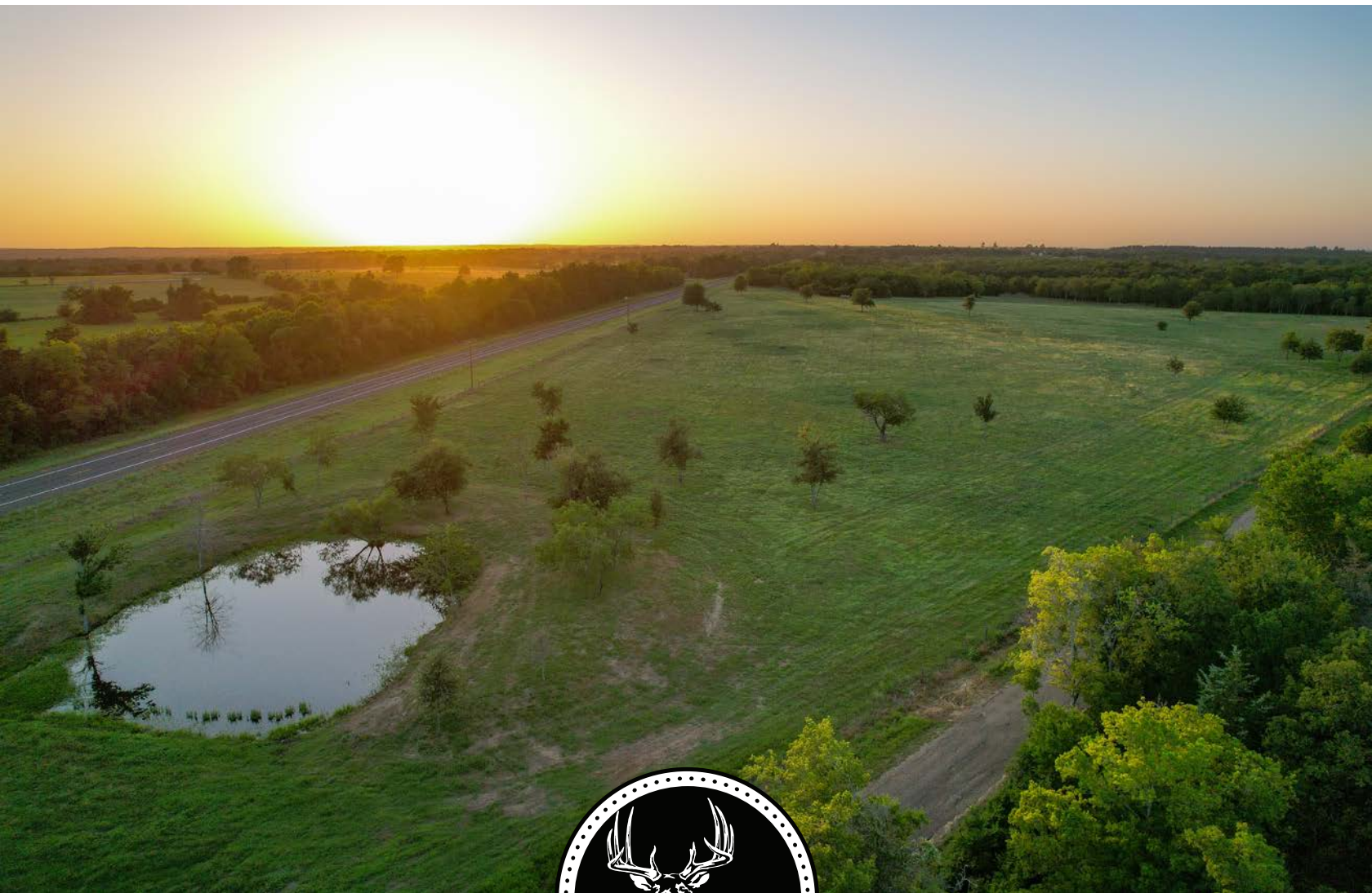


MIDWEST LAND GROUP PRESENTS

41.3 ACRES IN

BURLESON COUNTY TEXAS

COUNTY ROAD 379, CALDWELL, TX 77836



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

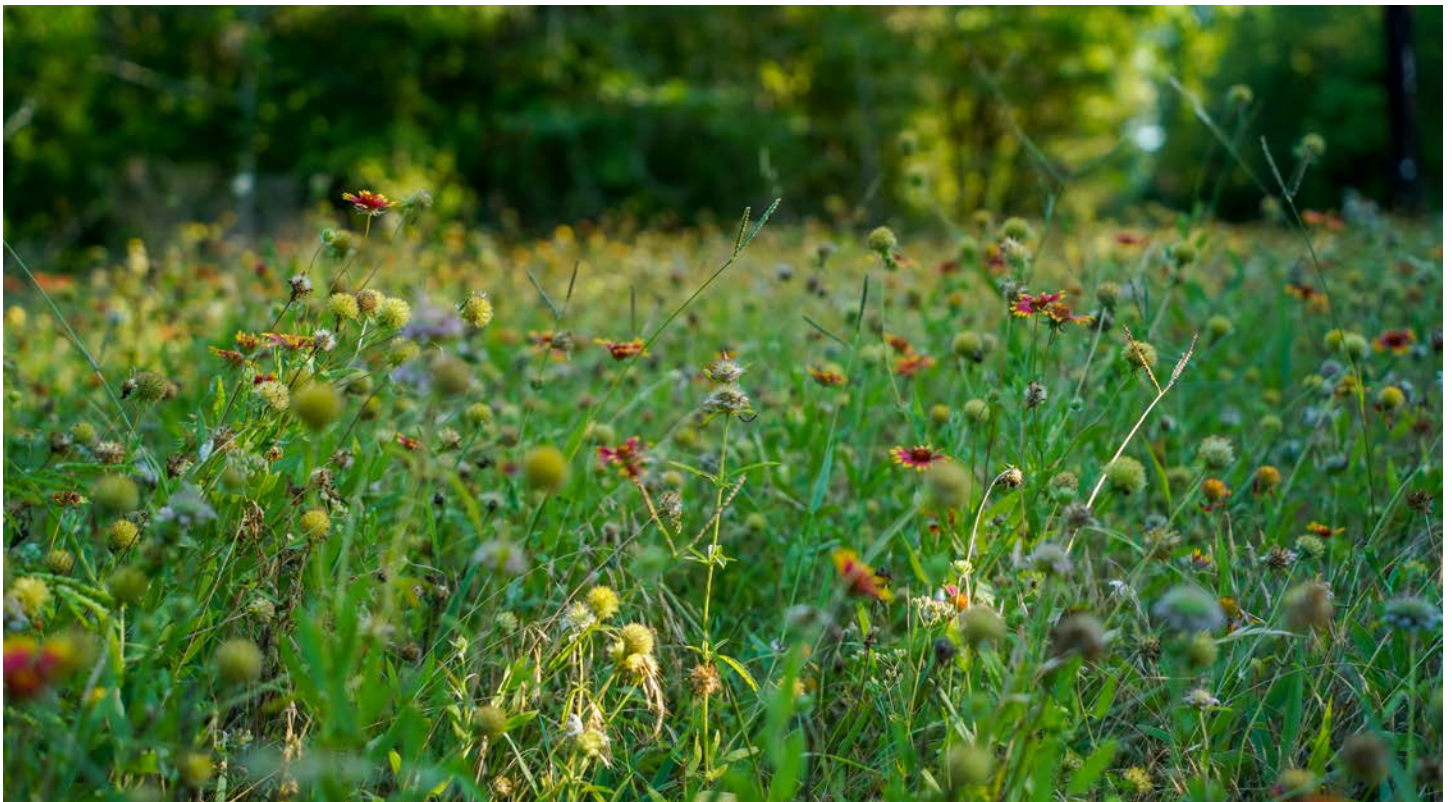
LIMITLESS POTENTIAL ON 41.3 +/- ACRES IN BURLESON COUNTY - BUILD, HUNT, GRAZE

Welcome to a beautiful 41.3 +/- acre tract offering the best of rural Texas living, located just 8 miles north of Caldwell in the heart of Burleson County. With easy access to both Highway 36 and County Road 379, this land offers a rare blend of privacy, productivity, and convenience.

Gently rolling pastures dotted with mature oaks provide excellent grazing for cattle or horses, while the thick tree lines offer strong cover for native wildlife—making it ideal for both ranching and recreational use. A pond tucked into the southern corner serves as a reliable water source for livestock and attracts deer and other game.

The property is fenced with a combination of 5-strand (County Road 379) and 6-strand (Highway 36) barbed wire, and utilities available at the road—making multiple build sites ready for your dream home, weekend retreat, or barndominium.

Located just 31 miles from Bryan/College Station and within easy driving distance to Waco, Austin, and Houston, this versatile property is perfectly positioned for weekenders, investors, or those ready to lay down roots in the country.



PROPERTY FEATURES

PRICE: **\$697,970** | COUNTY: **BURLESON** | STATE: **TEXAS** | ACRES: **41.3**

- 5-strand fence on County Road 379; 6-strand on Highway 36
- Easy access with Highway 36 and County Road 379 Frontage
- Rolling pasture with mature oaks
- Pond for livestock and wildlife
- Utilities available at the road
- Multiple potential build sites
- 8 miles to Caldwell, TX
- 31 miles to Bryan, TX
- 73 miles to Waco, TX
- 77 miles to Austin, TX
- 115 miles to Houston, TX



MULTIPLE POTENTIAL BUILD SITES

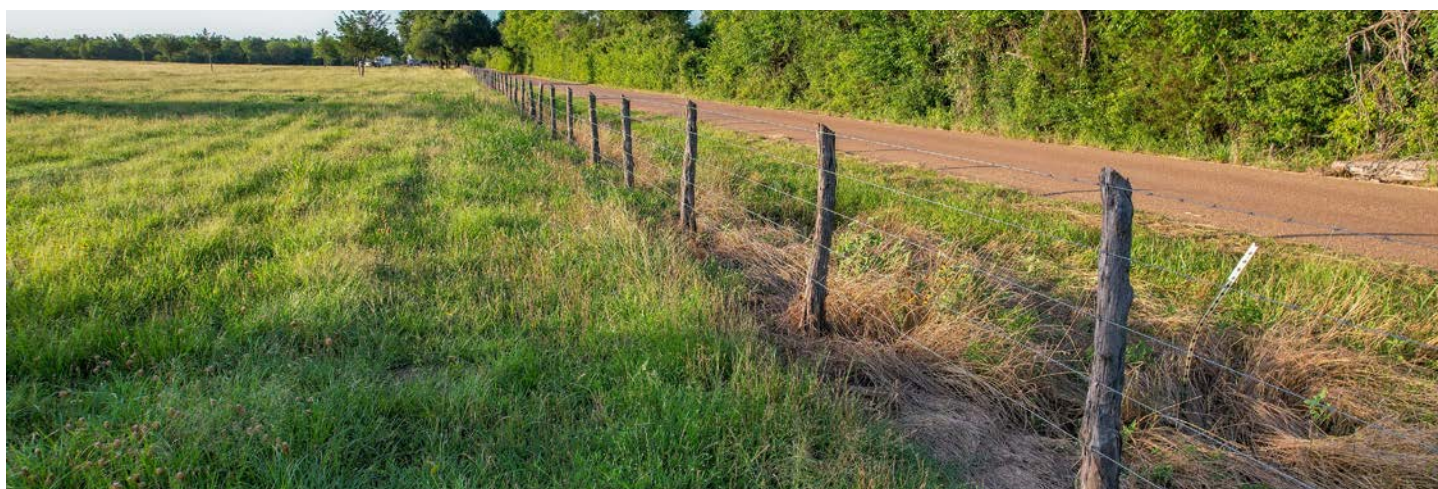
The property is fenced and utilities are available at the road—making multiple build sites ready for your dream home, weekend retreat, or barndominium.



POND FOR LIVESTOCK

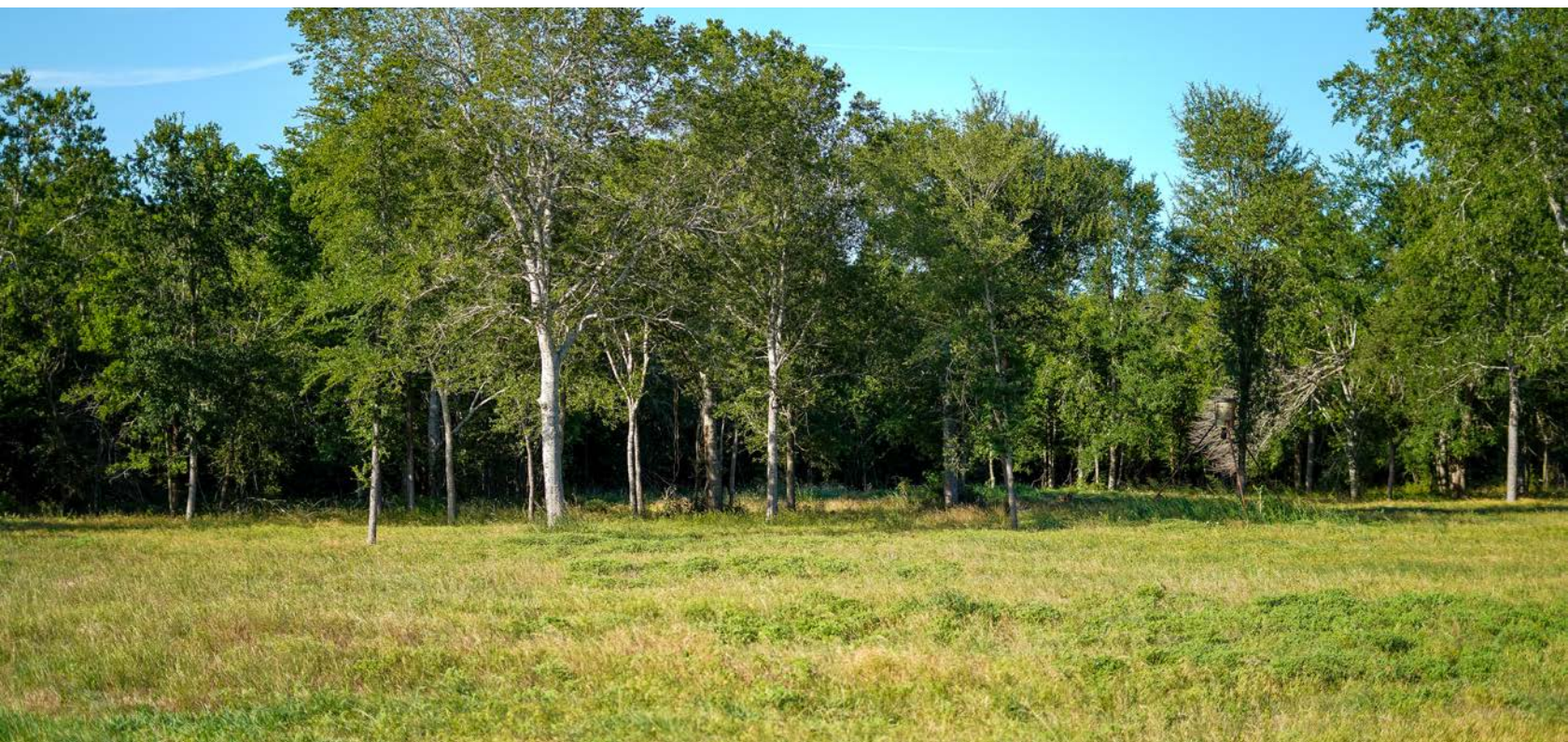


5-STRAND AND 6-STRAND BARBED WIRE



ROLLING PASTURE WITH MATURE OAKS

Gently rolling pastures dotted with mature oaks provide excellent grazing for cattle or horses, while the thick tree lines offer strong cover for native wildlife—making it ideal for both ranching and recreational use.



HUNTING OPPORTUNITIES



AERIAL MAP



Boundary Center: 30° 37' 13.19, -96° 46' 56.65

0ft 600ft 1199ft



Maps Provided By:



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www.AgriDataInc.com

**Burleson County
Texas**



6/12/2025

TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem
Interval(ft): 10.0
Min: 456.5
Max: 488.6
Range: 32.1
Average: 474.4
Standard Deviation: 6.76 ft

0ft 411ft 822ft

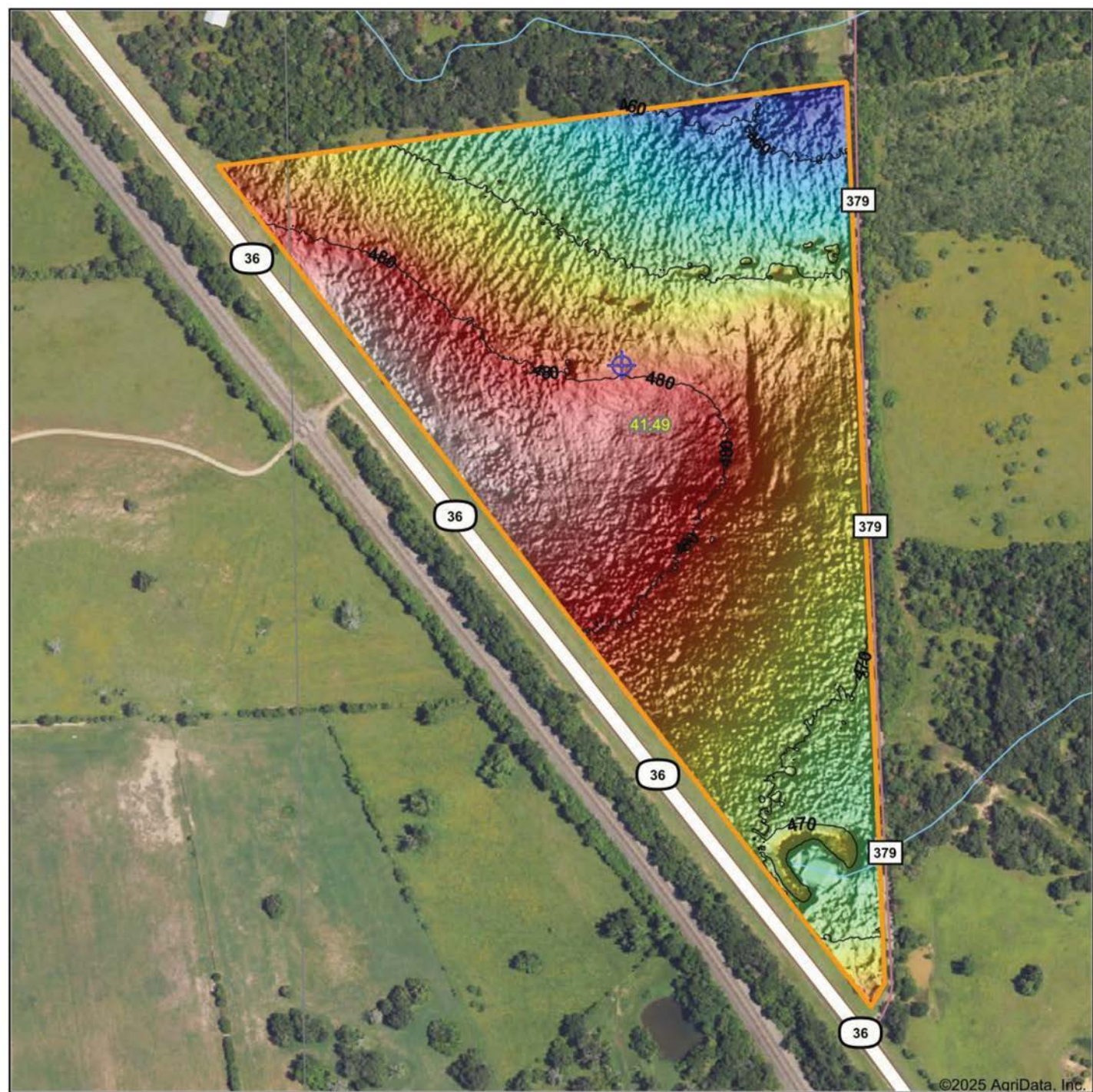


6/12/2025

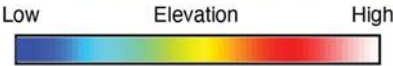
Burleson County
Texas

Boundary Center: 30° 37' 13.19, -96° 46' 56.65

HILLSHADE MAP

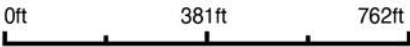


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Maps Provided By:
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**Burleson County
Texas**

Boundary Center: 30° 37' 13.19, -96° 46' 56.65

OVERVIEW MAP



AGENT CONTACT

Born and raised in East Texas, Mike grew up hunting on family land passed down through generations, developing a profound appreciation for land stewardship, wildlife management, and the rural way of life. With degrees in Geology and Natural Sciences from Stephen F. Austin State University, Mike possesses a scientific understanding of land, soil, and water resources that helps him evaluate properties with precision. Before transitioning to real estate, he spent over a decade as an educator and leader, teaching high school science and later serving as an assistant principal. His leadership experience instilled in him the ability to listen, problem-solve, and communicate effectively—skills he now applies to guiding clients through the complexities of buying and selling land.

Beyond real estate, Mike owns Reel Texas Outdoors, a business specializing in bait fish traps and fish-holding cages for anglers. His expertise in deer hunting, bass fishing, trapping, and land management makes him a trusted resource for clients looking to maximize their property's potential. Committed to honesty, attention to detail, and personalized service, Mike works with integrity and dedication to help clients achieve their landownership goals.

When he's not working with clients, Mike enjoys bowhunting whitetails, fishing, and spending time with his wife, Jessica, and their two sons, Wyatt and Easton. He is an active member and elder at Fredonia Hill Baptist Church in Nacogdoches and believes in serving others with the same passion and commitment he brings to every land transaction.

If you're looking for an agent who truly understands land, values relationships, and works tirelessly to get results, Mike Smith is ready to help you find your perfect property or get top dollar for your land.



MIKE SMITH

LAND AGENT

936.234.8449

MikeSmith@MidwestLandGroup.com



MidwestLandGroup.com

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