

MIDWEST LAND GROUP PRESENTS

106.5 ACRES IN

LIMESTONE COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME PASTURELAND WITH MULTIPLE HOMESITES AND UTILITIES NEARBY

Located just 2 minutes from downtown Kosse and only 40 minutes from Waco, this 106.5 +/- acre property offers the ideal blend of rural charm, accessibility, and productivity. With 5,730 feet of combined road frontage along FM 339 (paved) and CR 662 (gravel), the land provides outstanding access for future development, homesteading, or agricultural use.

The property features rolling hay meadows, scattered shade trees, and an established pasture, making it perfect for livestock. A stock tank provides a steady water source for cattle or wildlife, while perimeter fencing and a working cattle funnel support current grazing operations.

Utilities are readily available along both FM 339 and CR 662, with electricity accessible on both sides of the

property. City of Kosse water is available along FM 339, while rural water service is available along CR 662 — providing flexibility for future development and multiple access points for homesites.

And with this much acreage, the possibilities are endless — from creating a family compound to subdividing for multiple rural homesites, this property offers serious upside for those looking to invest in Central Texas growth.

Whether you're looking for a productive ag property, a future homesite, or a recreational retreat less than 2 hours from the DFW metroplex, this tract checks all the boxes.



PROPERTY FEATURES

PRICE: **\$790,230** | COUNTY: **LIMESTONE** | STATE: **TEXAS** | ACRES: **106.5**

- 106.5 +/- acres of improved pasture and hay ground
- Paved and gravel road frontage (FM 339 and CR 662)
- 5,730 total feet of road access
- 2 minutes to Kosse
- 40 min to Waco
- Under 2 hours to DFW
- Perimeter fencing and cattle-working funnel
- Stock tank and shade trees for livestock
- Electricity is available on both FM 339 and CR 662
- City water (FM 339) and rural water (CR 662) are available
- Multiple scenic homesites with rural privacy
- Endless potential for development, family compound, or subdivision
- Excellent location for grazing, recreation, or future investment



IMPROVED PASTURE AND HAY GROUND

The property features rolling hay meadows, scattered shade trees, and an established pasture, making it perfect for livestock.



PAVED AND GRAVEL ROAD FRONTAGE



PERIMETER FENCING



MULTIPLE SCENIC HOMESITES

Utilities are readily available along both FM 339 and CR 662, with electricity accessible on both sides of the property. City of Kosse water is available along FM 339, while rural water service is available along CR 662 — providing flexibility for future development and multiple access points for homesites.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 31° 19' 23.55, -96° 37' 56.04

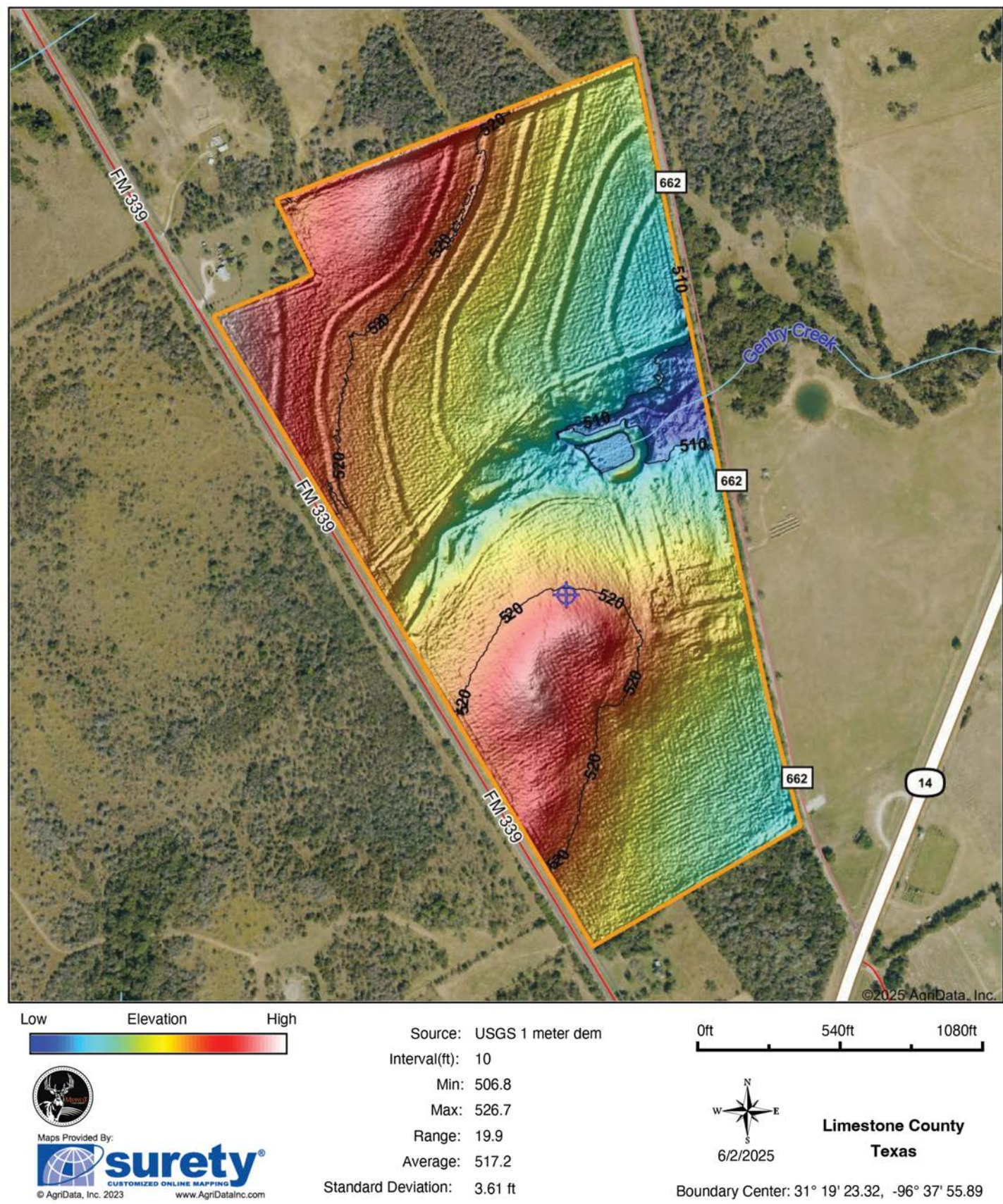
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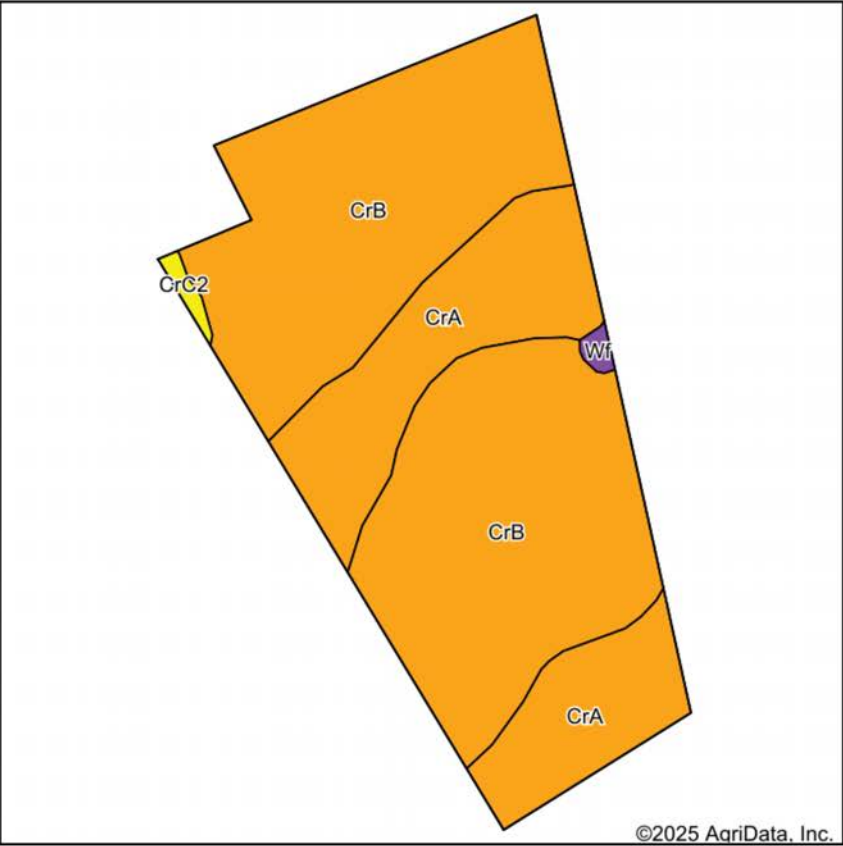
Limestone County
Texas

5/28/2025

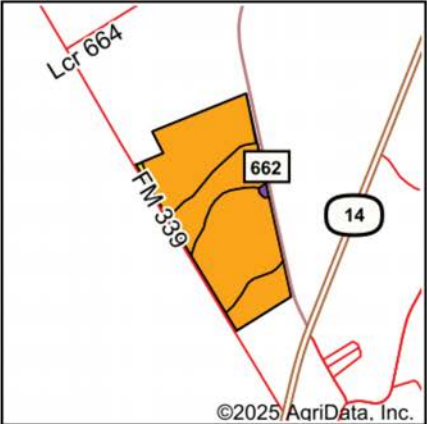
HILLSHADE MAP



SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**
County: **Limestone**
Location: **31° 19' 23.55, -96° 37' 56.04**
Township: **Kosse**
Acres: **94.18**
Date: **5/28/2025**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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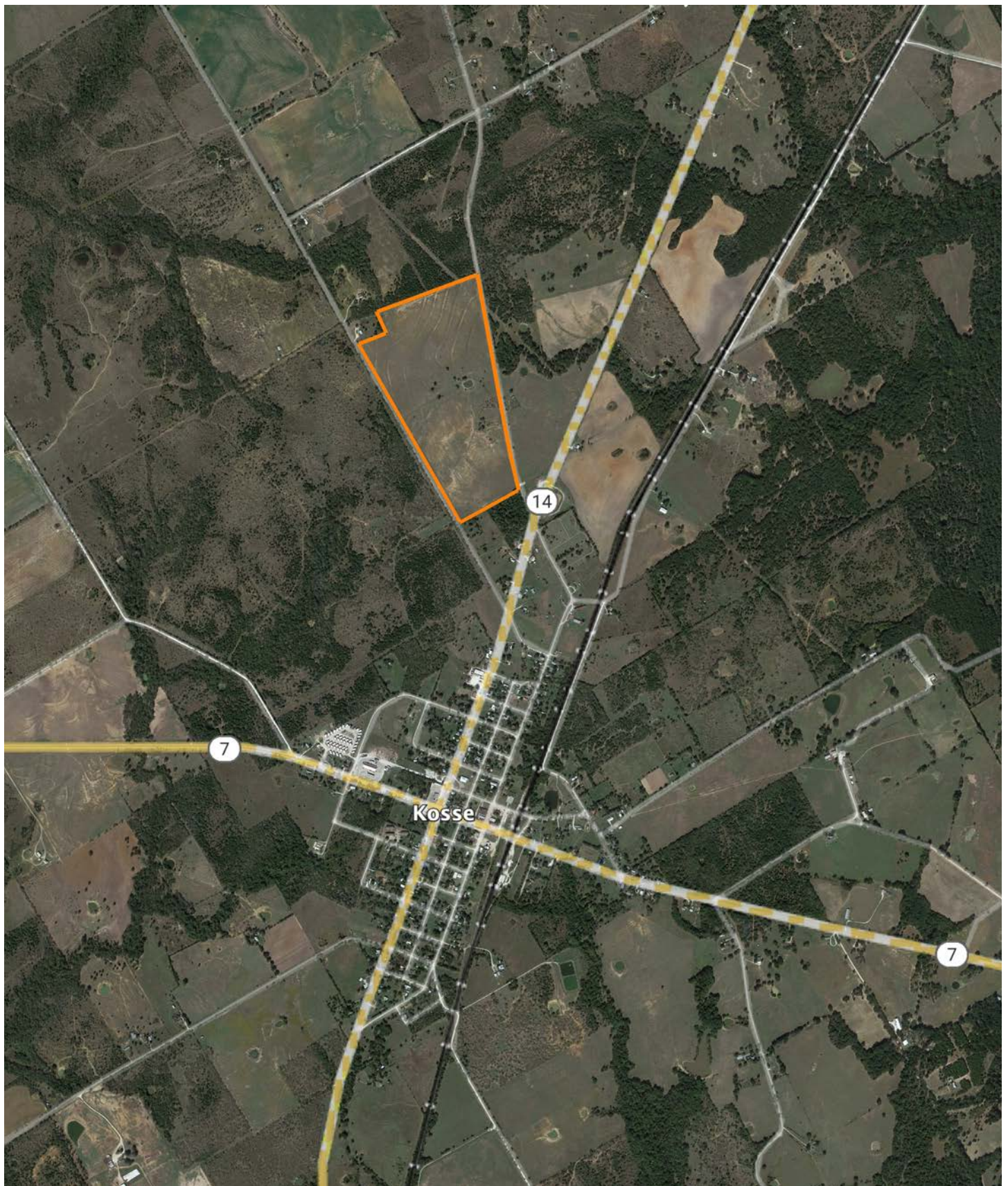
Area Symbol: TX293, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
CrB	Crockett loam, 1 to 3 percent slopes	66.61	70.7%		4.4ft. (Densic bedrock)	IIIe	5025	46	28	46	35	35
CrA	Crockett loam, 0 to 1 percent slopes	26.54	28.2%		4.4ft. (Densic bedrock)	IIIIs	5025	45	29	45	36	45
CrC2	Crockett loam, 2 to 5 percent slopes, eroded	0.58	0.6%		4.4ft. (Densic bedrock)	IVe	5025	43	27	43	32	42
Wf	Whitesboro loam, frequently flooded	0.45	0.5%		> 6.5ft.	Vw	6800	53	43	36	53	17
Weighted Average						3.02	5033.5	*n 45.7	*n 28.3	*n 45.7	*n 35.3	*n 37.8

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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