

LAND FOR SALE

34 ACRES OF BEAUTIFUL PASTURELAND WITH MATURE TIMBER - JUST 20 MINUTES FROM DOWNTOWN WACO

PRICE: **\$339,150**
COUNTY: **McLENNAN**
STATE: **TEXAS**
ACRES: **34**



PROPERTY FEATURES

- Excellent build site with scenic views and privacy
- Mature mesquite trees offering shade and scenic appeal
- Less than 20 minutes to downtown Waco
- Ample space for livestock, agriculture, or recreation
- Peaceful rural setting with easy access to I-35 and Highway 6
- Electricity is available at the road
- Rural Water is available with the installation of a meter
- Blacktop road frontage for easy, all-weather access

For more information, contact:

CHRISTIAN BABCOCK, Land Agent

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MidwestLandGroup.com



This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AL, AR, IL, IN, IA, KS, KY, LA, MN, MS, MO, MT, NE, OH, OK, SD, TN, TX, WI, and WY.