

MIDWEST LAND GROUP PRESENTS

50 ACRES IN

McLENNAN COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

50 ACRES OF OPPORTUNITY - OPEN PASTURE AND MATURE TREES MINUTES FROM WACO

Don't miss this rare opportunity to own 50 +/- beautiful acres in McLennan County offering the perfect mix of open pastureland, mature mesquite trees, and a prime build site, all just 20 minutes from downtown Waco.

This versatile property is ideal for anyone looking to build a custom home, start a small ranch, or invest in quality acreage near one of central Texas's fastest-growing cities. Enjoy the wide-open space and peaceful surroundings while staying close to the conveniences of Waco, Baylor University, and quick access to I-35 and Highway 6.

The land features gently rolling terrain with panoramic views, scattered mature mesquites for natural shade and

beauty, and plenty of room for livestock, agriculture, or recreational use. A great homesite sits nestled among the trees, offering both privacy and excellent access via paved blacktop road frontage. Utilities are available nearby, and light restrictions help protect your investment.

Whether you're building your forever home, looking for a weekend retreat, or securing land for future development, this property has the space, setting, and location to make it happen.

Acreage like this in such a prime location is hard to find. Schedule your showing today and come see what makes this land so special!



PROPERTY FEATURES

PRICE: **\$547,150** | COUNTY: **McLENNAN** | STATE: **TEXAS** | ACRES: **50**

- 50 +/- acres of mixed pasture and mature mesquite trees
- Excellent build site with scenic views and privacy
- Blacktop road frontage for easy, all-weather access
- Less than 20 minutes to downtown Waco
- Room for livestock, farming, 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
- Gently topography with natural beauty
- Peaceful rural atmosphere close to city amenities



EXCELLENT BUILD SITE

A great homesite sits nestled among the trees, offering both privacy and excellent access via paved blacktop road frontage. Utilities are available nearby, and light restrictions help protect your investment.



BLACKTOP ROAD FRONTAGE



GENTLE TOPOGRAPHY

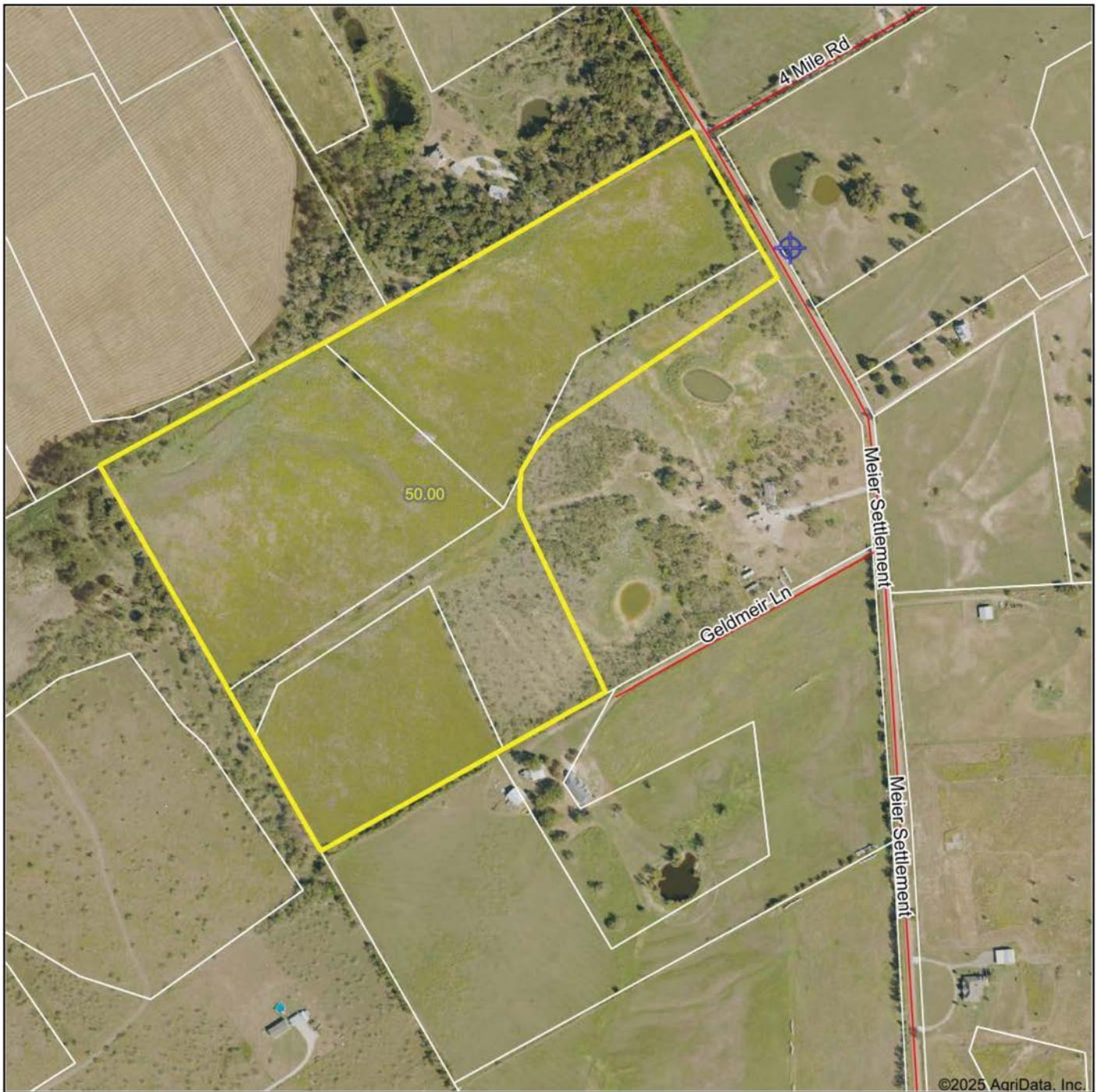


MIXED PASTURE AND MATURE TIMBER

The land features gently rolling terrain with panoramic views, scattered mature mesquites for natural shade and beauty, and plenty of room for livestock, agriculture, or recreational use.



AERIAL MAP



Boundary Center: 31° 29' 54.76, -96° 54' 41.38

0ft 498ft 995ft



Maps Provided By:



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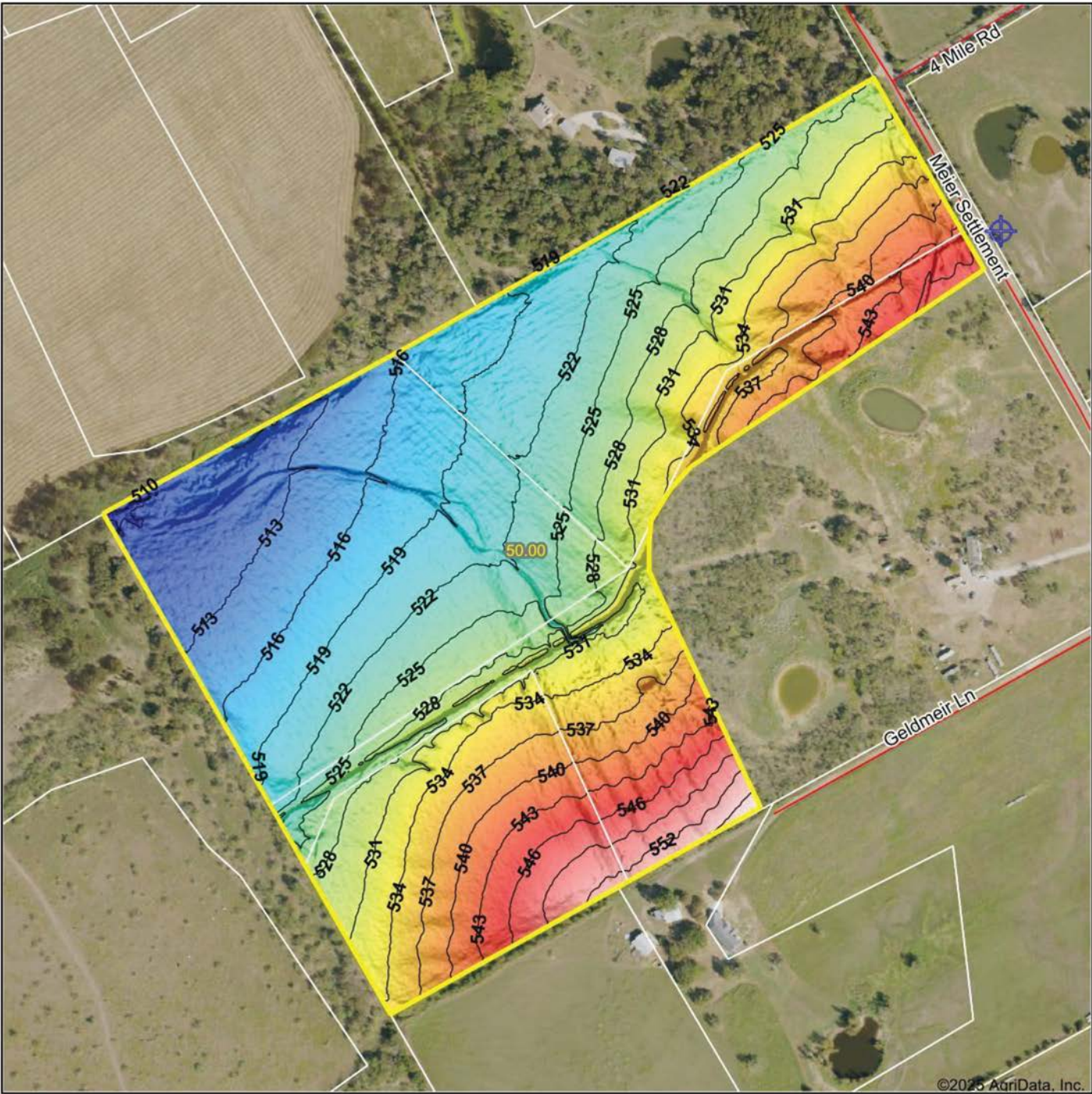
McLennan County
Texas



7/17/2025

Field borders provided by Farm Service Agency as of 5/21/2008.

HILLSHADE MAP



Maps Provided By:

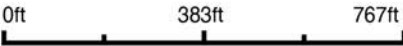


CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem
Interval(ft): 3
Min: 508.2
Max: 557.5
Range: 49.3
Average: 528.3
Standard Deviation: 10.37 ft

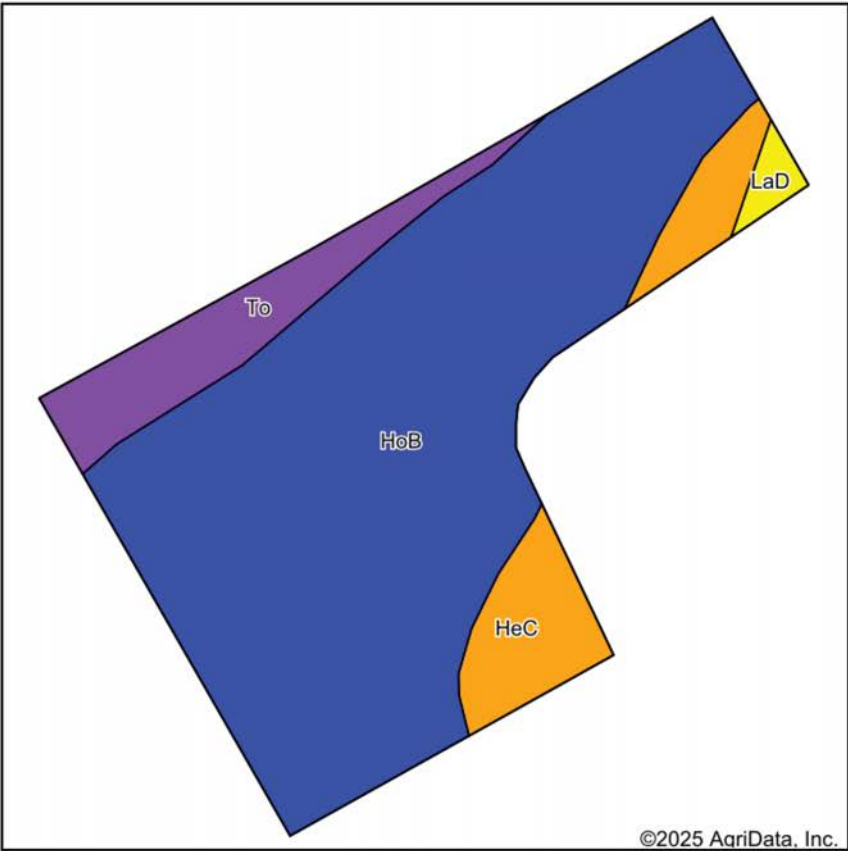


7/17/2025

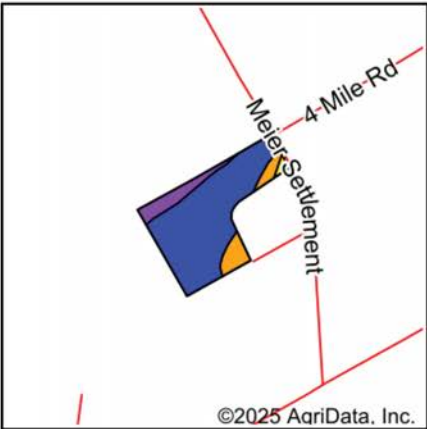
McLennan County
Texas

Boundary Center: 31° 29' 54.76, -96° 54' 41.38

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**
County: **McLennan**
Location: **31° 29' 54.76, -96° 54' 41.38**
Township: **Mart**
Acres: **50**
Date: **7/17/2025**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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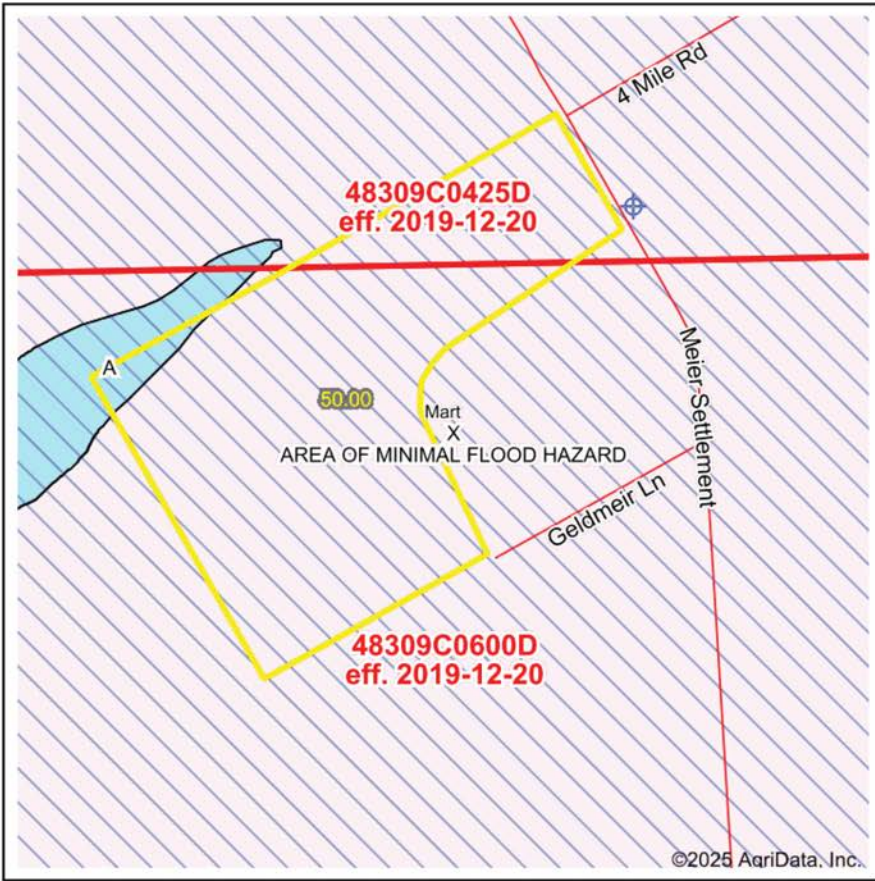
Area Symbol: TX309, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	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
HoB	Houston Black clay, 1 to 3 percent slopes	39.26	78.5%		Ile	6000	46	30	43	46	42
HeC	Heiden clay, 3 to 5 percent slopes	5.15	10.3%		IIle	5975	42	26	37	42	36
To	Tinn clay, 0 to 1 percent slopes, frequently flooded	4.95	9.9%		Vw	5900	46	27	40	41	46
LaD	Lamar clay loam, 3 to 8 percent slopes	0.64	1.3%		IVe	3825	46	36	40	46	33
Weighted Average					2.43	5959.7	*n 45.6	*n 29.4	*n 42	*n 45.1	*n 41.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

FEMA MAP



Map Center: 31° 29' 52.91, -96° 54' 37.44
State: TX Acres: 50
County: McLennan Date: 7/17/2025
Location:
Township: Mart



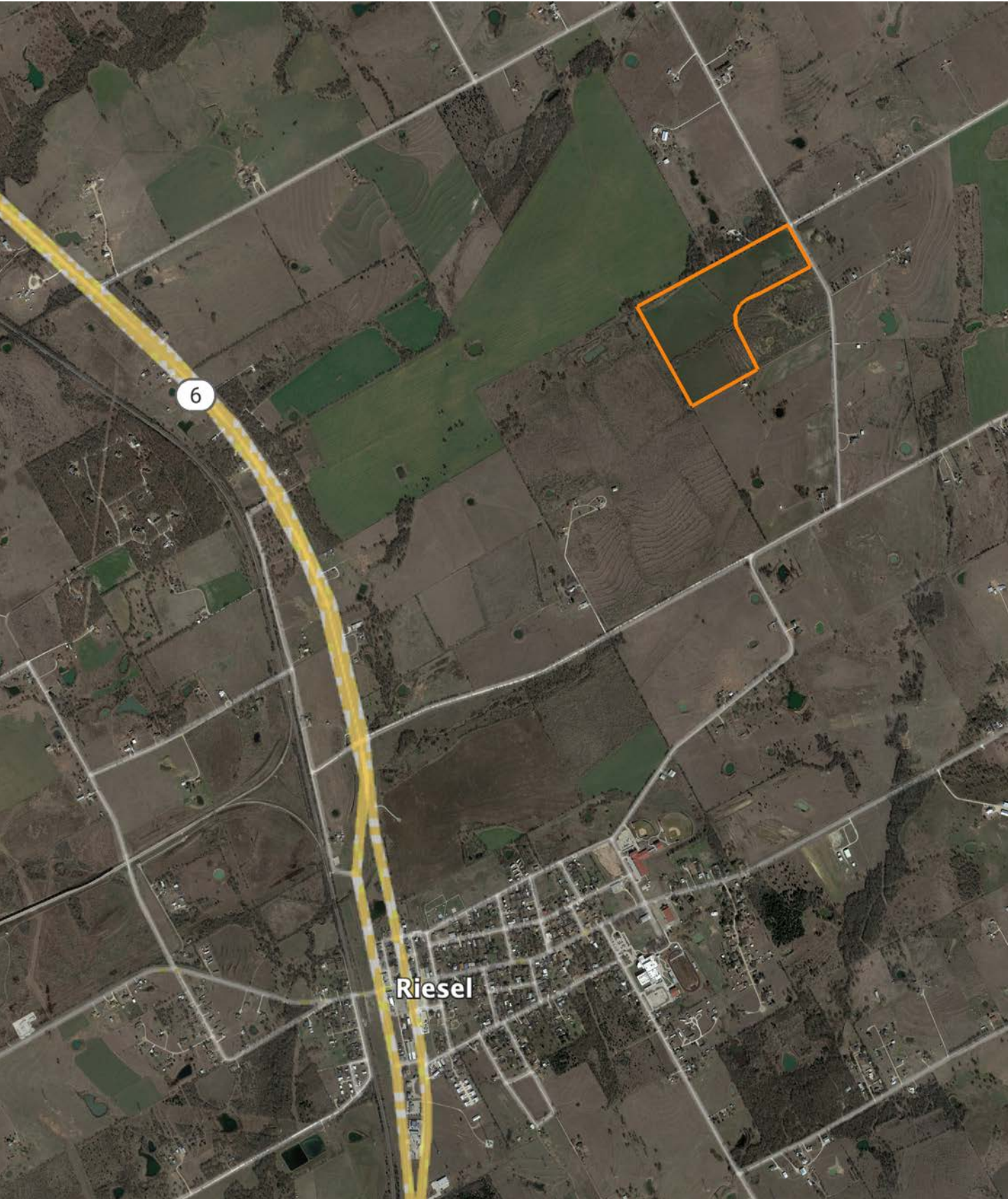
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Name		Number	County	NFIP Participation	Acres	Percent
McLennan County		480456	McLennan	Regular	50	100%
Total					50	100%
Map Change			Date	Case No.	Acres	Percent
No					0	0%
Zone	SubType		Description		Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD		Outside 500-year Floodplain		48.78	97.6%
A			100-year Floodplain		1.22	2.4%
Total					50.00	100%
Panel			Effective Date		Acres	Percent
48309C0600D			12/20/2019		40.33	80.7%
48309C0425D			12/20/2019		9.67	19.3%
Total					50.00	100%

OVERVIEW MAP



AGENT CONTACT

Christian brings a rare mix of digital marketing expertise and deep-rooted land knowledge to every property he represents. With years of experience in sales, content creation, and negotiating large-scale projects, he understands how to position listings for maximum impact. A powerful counterpart to his marketing savvy is his personal connection to the land. As a lifelong bowhunter and land steward, he sees beyond the surface to uncover what makes a property truly valuable.

Born in Claremore and raised in the rural communities of Northeast Oklahoma, Christian shot his first deer at the age of eight and has hunted across the country since. He's spent decades studying terrain, habitat, and what it takes to grow and hold wildlife. His knowledge of topography, tree species, and water features helps clients assess not just what a property currently is, but what it could be, and how to get there.

Christian lives in Georgetown, Texas, with his wife, Lauren, and their son, Leland. Guided by faith and driven by a generational work ethic, he treats every transaction with personal care and a commitment to honoring the land, the outdoors lifestyle, and the people who love both.



CHRISTIAN BABCOCK

LAND AGENT

918.614.9877

CBabcock@MidwestLandGroup.com



MidwestLandGroup.com

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