

MIDWEST LAND GROUP PRESENTS

26.4 ACRES IN

BELL COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

26.4 ACRES WITH BEAUTIFUL BUILD SITES & PRIME DEER HUNTING

Whether your goal is to build a home in the country, establish a self-sufficient homestead, or enjoy your own private hunting getaway, this property is set up for the lifestyle many buyers are chasing. It combines a peaceful rural setting with quick access to city amenities.

The land offers excellent build sites with the privacy and space to create your dream home, barndominium, or cabin. With room for gardens, animals, and outbuildings, it's an ideal setup for anyone wanting to live a more independent, rural lifestyle while still being within reach of town conveniences. This property also offers an existing agricultural exemption with low property taxes.

For the outdoorsman, this place is a hidden gem. The mix of cover and natural contour creates an ideal habitat for hunting deer. This property offers a ton of habitat diversity with gentle rolling topography, mature timber, a creek with year-round water, and bedding cover. This is a fantastic small-acreage hunting property. It's the kind of tract where you can step out your back door, check a trail camera, and be in the stand in minutes. Properties this size that offer both homesite potential and quality hunting are getting harder to find in Central Texas.

Whether you're looking to build now or invest and enjoy it recreationally, this property offers long-term versatility and value.



PROPERTY FEATURES

COUNTY: **BELL** | STATE: **TEXAS** | ACRES: **26.4**

- 15 minutes to Temple, TX
- 30 minutes to Waco, TX
- 1.25 hours to Austin, TX
- 1.75 hours to Dallas, TX
- Excellent build sites with privacy
- Ideal for homestead, animals, and country living
- Great deer habitat and hunting potential
- Combination of open areas and cover
- Creek with year-round water
- Ag exempt with low property taxes



EXCELLENT BUILD SITES

The land offers excellent build sites with the privacy and space to create your dream home, barndominium, or cabin.



CREEK WITH YEAR-ROUND WATER



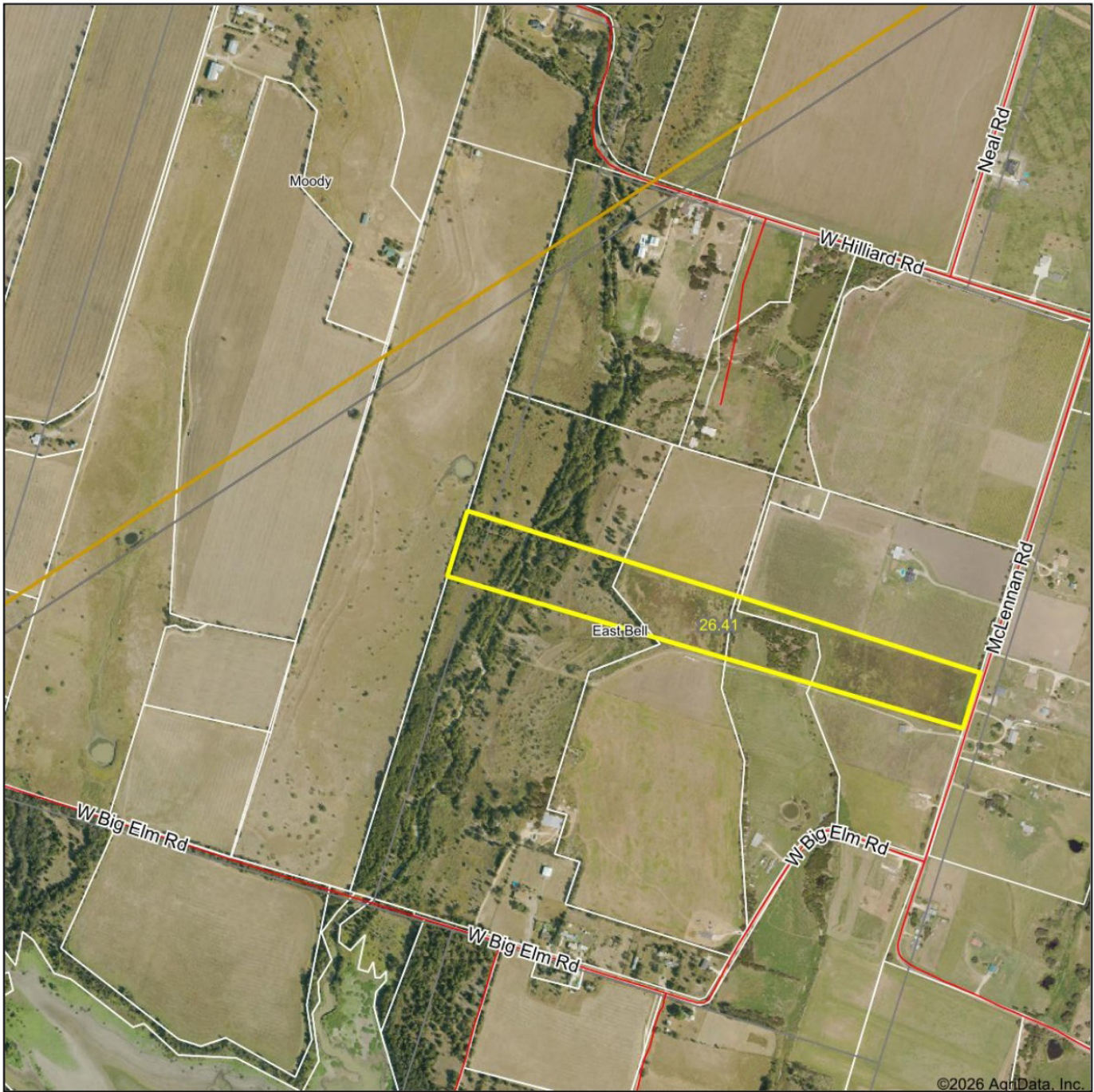
GREAT HUNTING POTENTIAL



TRAIL CAM PICTURES



AERIAL MAP



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Boundary Center: 31° 15' 11.82, -97° 18' 46.29

0ft 903ft 1806ft

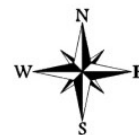


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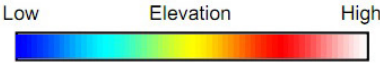
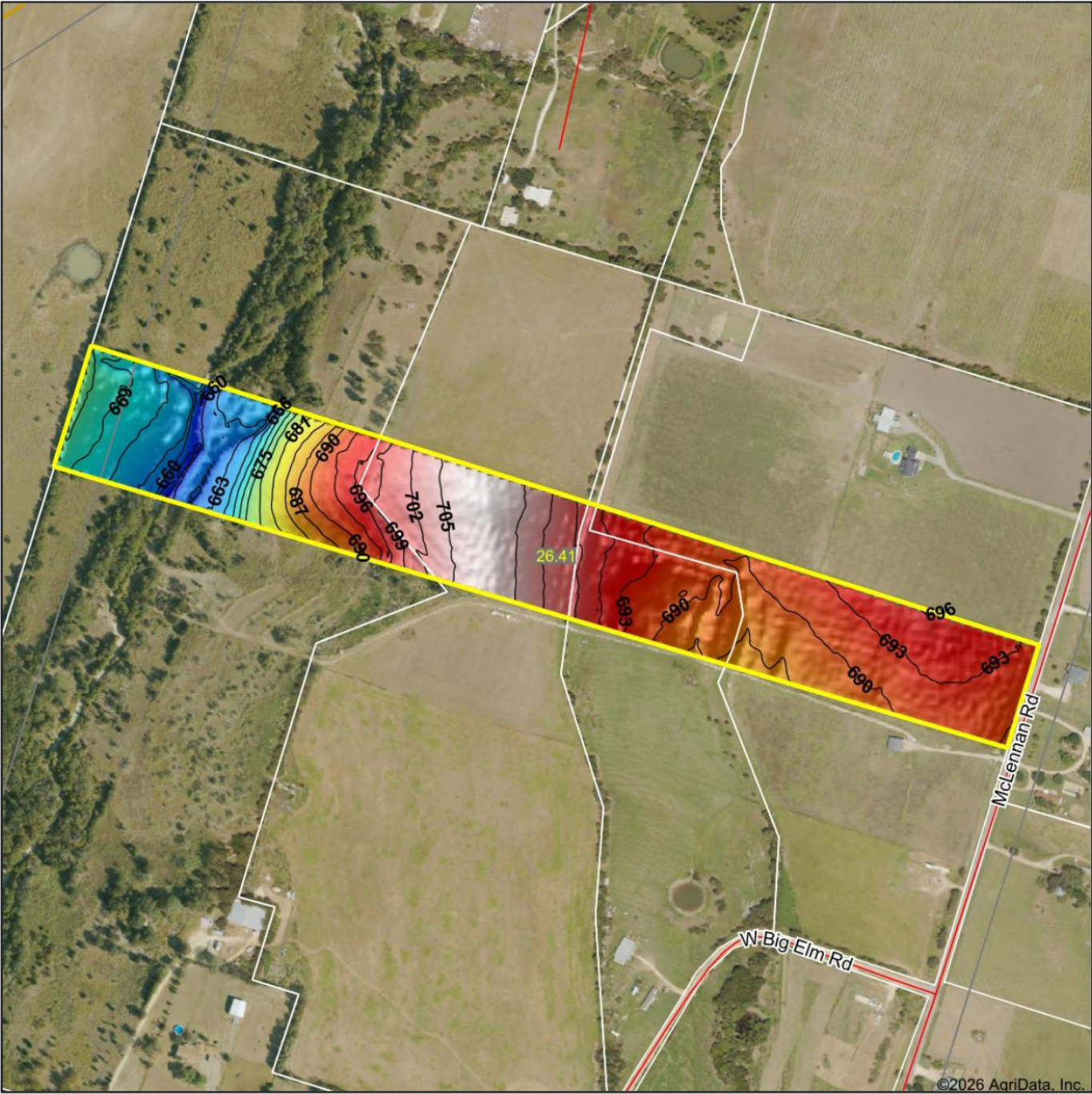
Bell County
Texas



2/11/2026

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

HILLSHADE MAP



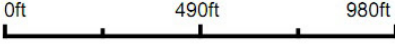
Maps Provided By



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

Source: USGS 3 meter dem
Interval(ft): 3
Min: 655.2
Max: 707.4
Range: 52.2
Average: 688.2
Standard Deviation: 13.29 ft

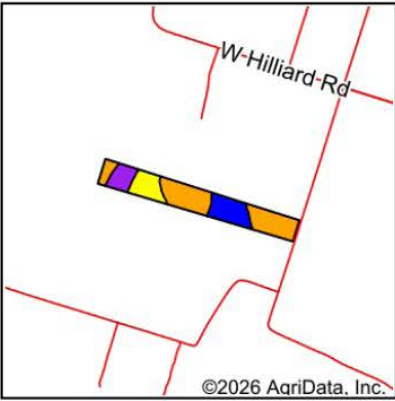
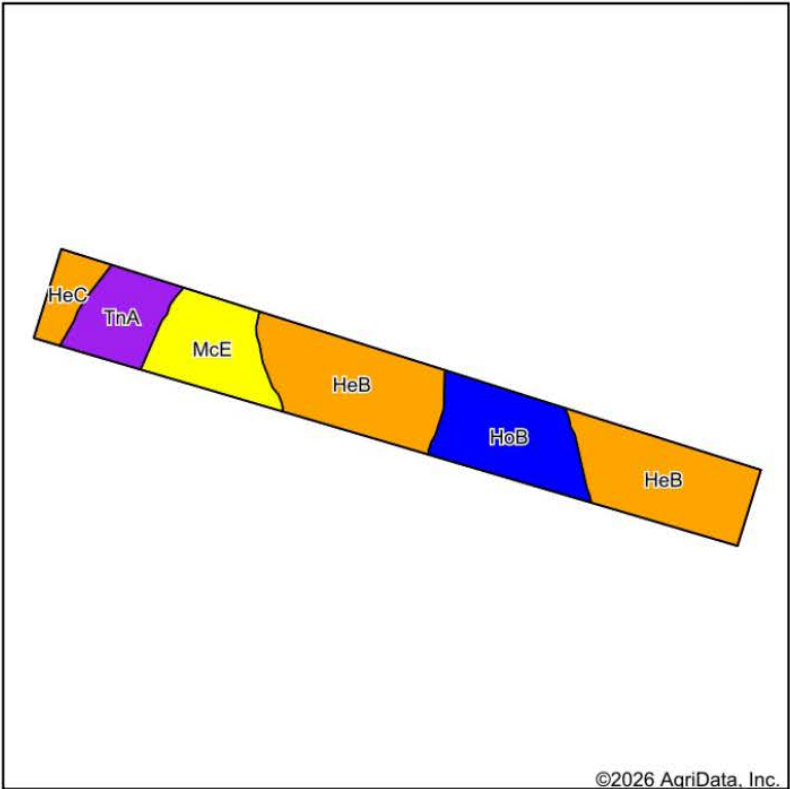


2/11/2026

Bell County
Texas

Boundary Center: 31° 15' 11.82, -97° 18' 46.29

SOILS MAP



State: **Texas**
County: **Bell**
Location: **31° 15' 11.82, -97° 18' 46.29**
Township: **East Bell**
Acres: **26.41**
Date: **2/11/2026**



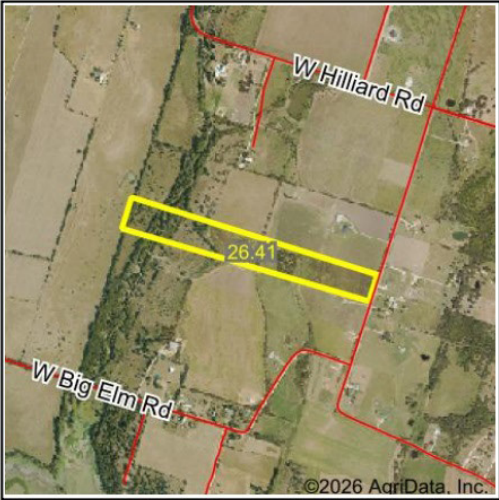
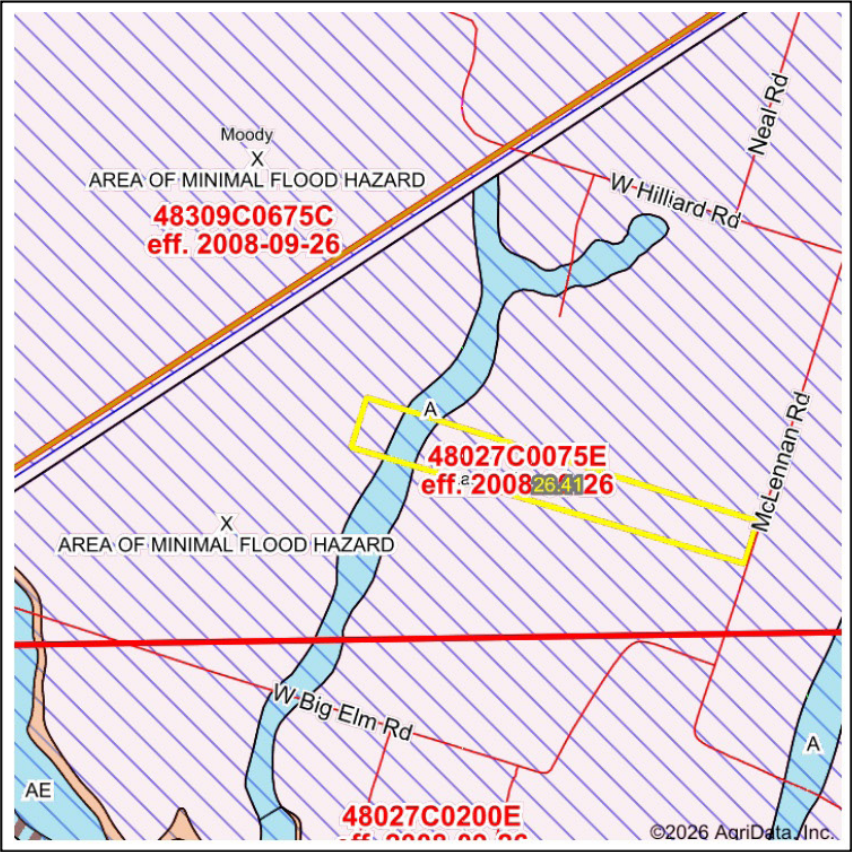
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Area Symbol: TX027, Soil Area Version: 24											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
HeB	Heiden clay, 1 to 3 percent slopes	12.64	47.9%		IIIe	5975	42	25	36	42	35
HoB	Houston Black clay, 1 to 3 percent slopes	5.11	19.3%		Ile	6000	46	30	43	46	42
McE	McLennan clay loam, 5 to 15 percent slopes	4.14	15.7%		IVe	4185	43	33	37	43	32
TnA	Tinn clay, 0 to 1 percent slopes, frequently flooded	3.04	11.5%		Vw	5900	46	27	40	41	46
HeC	Heiden clay, 3 to 5 percent slopes	1.48	5.6%		IIIe	5975	42	26	37	42	36
Weighted Average					3.19	5690.6	*n 43.4	*n 27.5	*n 38	*n 42.8	*n 37.2

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

FEMA MAP



Map Center: 31° 15' 16.12, -97° 18' 57.36
 State: TX Acres: 26.41
 County: Bell Date: 2/11/2026
 Location:
 Township: East Bell



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Name	Number	County	NFIP Participation	Acres	Percent
BELL COUNTY	480706	Bell	Regular	26.41	100%
Total				26.41	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	21.65	81.9%
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	2.58	9.8%
A		100-year Floodplain	2.18	8.3%
Total			26.41	100%

Panel	Effective Date	Acres	Percent
48027C0075E	9/26/2008	26.41	100%
Total		26.41	100%

OVERVIEW MAP



AGENT CONTACT

With a lifelong respect for the outdoors and a proven record of professional success, Joel Owens brings a unique blend of passion, discipline, and relationship-driven experience to his role as a land agent, serving clients throughout Central Texas.

Before pursuing land sales, he spent 25 years in technology sales, where he built strong client relationships, negotiated complex deals, and earned multiple leadership and performance awards, including several President's Club honors. Though he thrived in that fast-paced world, Joel felt called to work with something more tangible, something that would connect him to the land, people, and lifestyle he values most.

An avid outdoorsman, Joel grew up hunting, fishing, and working on ranches across Texas. Those hands-on experiences gave him a deep appreciation and understanding of what makes a property functional and desirable, whether for recreation, wildlife, or investment. His background in wildlife management further enhances his ability to help clients recognize a property's potential.

As a central Texas native now living in Cedar Park with his wife, Jill, Joel continues to lead with integrity, teamwork, and respect. The same values were instilled in him by his father and refined through decades of experience in business and land stewardship. Combining his professional expertise with a genuine love for land, Joel is committed to helping buyers and sellers achieve their goals with confidence and care.



JOEL OWENS, LAND AGENT
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