

MIDWEST LAND GROUP PRESENTS

26.4 ACRES IN

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# BELL COUNTY TEXAS



[MidwestLandGroup.com](http://MidwestLandGroup.com)



MIDWEST LAND GROUP IS HONORED TO PRESENT

# 26.4 ACRES WITH BEAUTIFUL BUILD SITES & PRIME DEER HUNTING

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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**

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- 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

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





# CREEK WITH YEAR-ROUND WATER

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# GREAT HUNTING POTENTIAL

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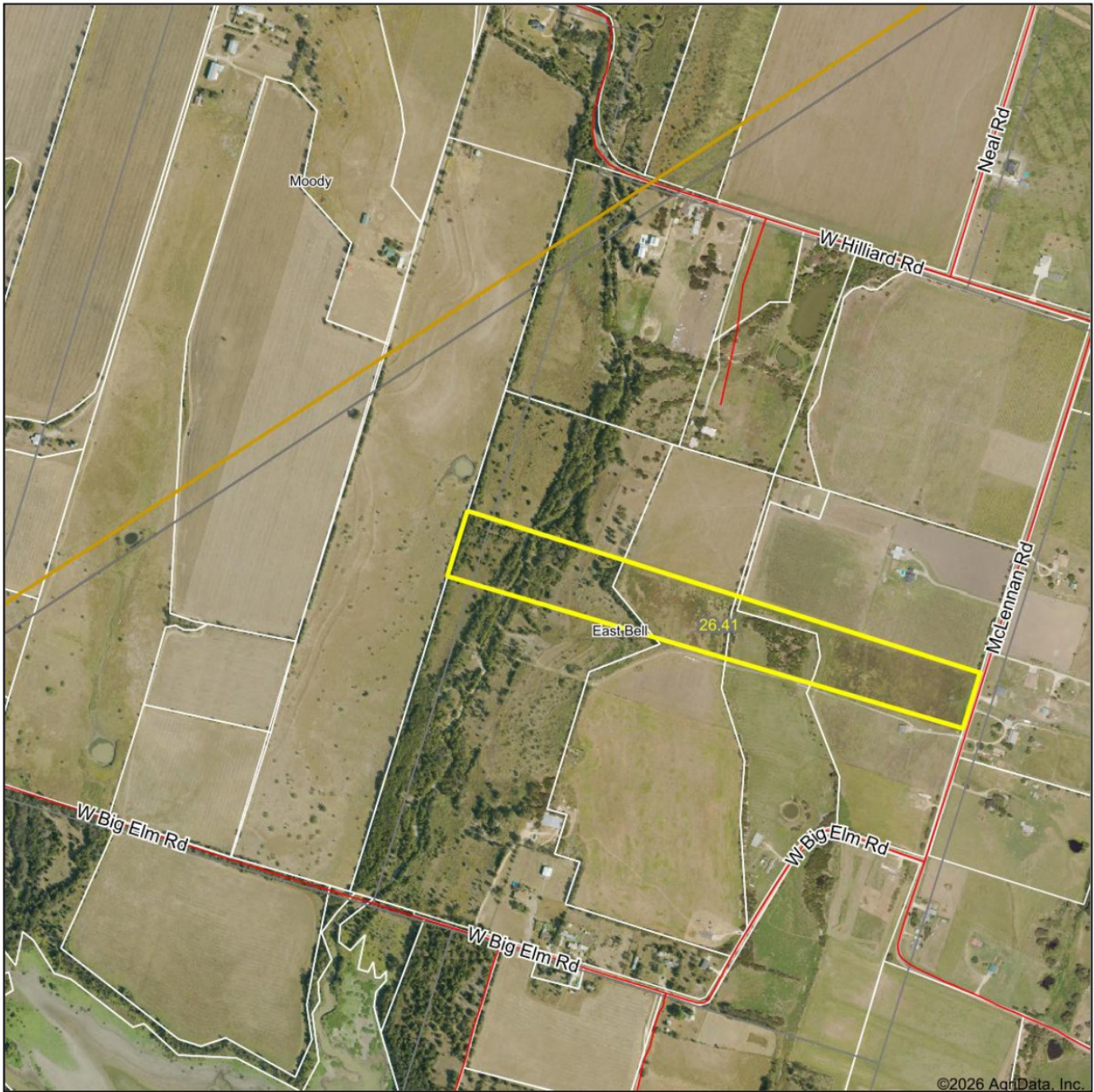
# TRAIL CAM PICTURES

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# AERIAL MAP



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

0ft 903ft 1806ft

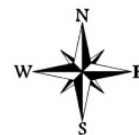


Maps Provided By:



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Bell County  
Texas

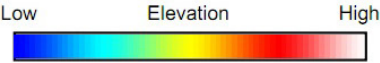
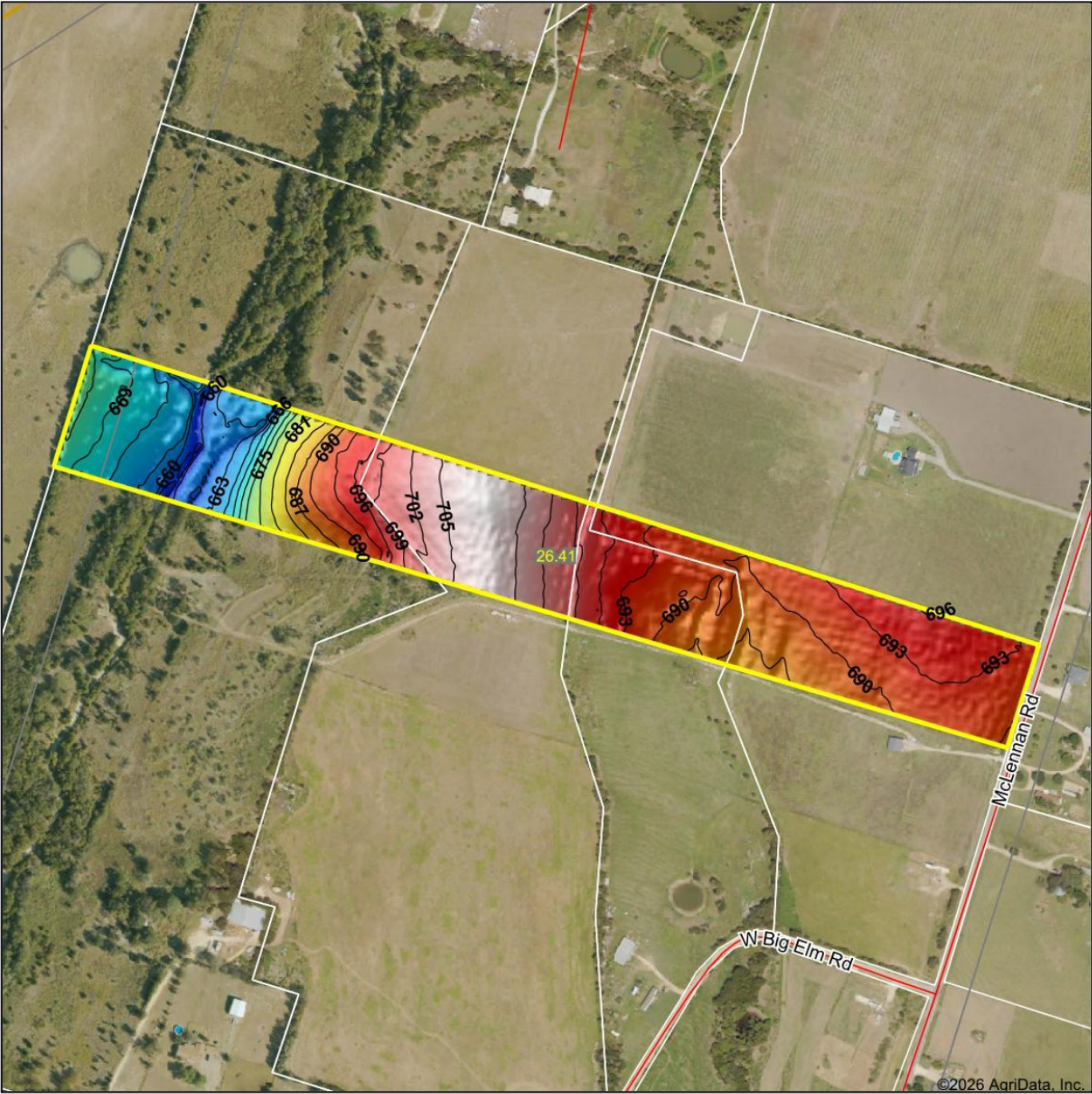


2/11/2026

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



# HILLSHADE MAP



Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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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

0ft 490ft 980ft



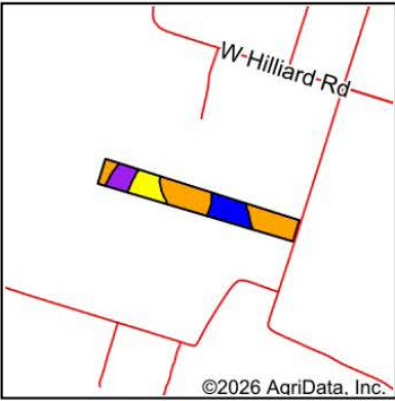
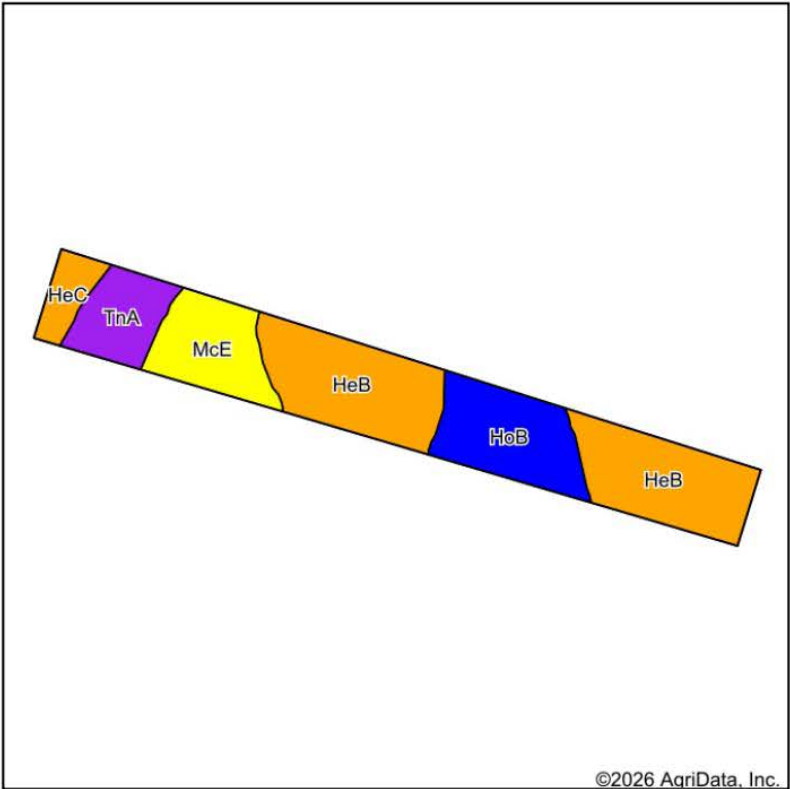
2/11/2026

**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**



Maps Provided By:  
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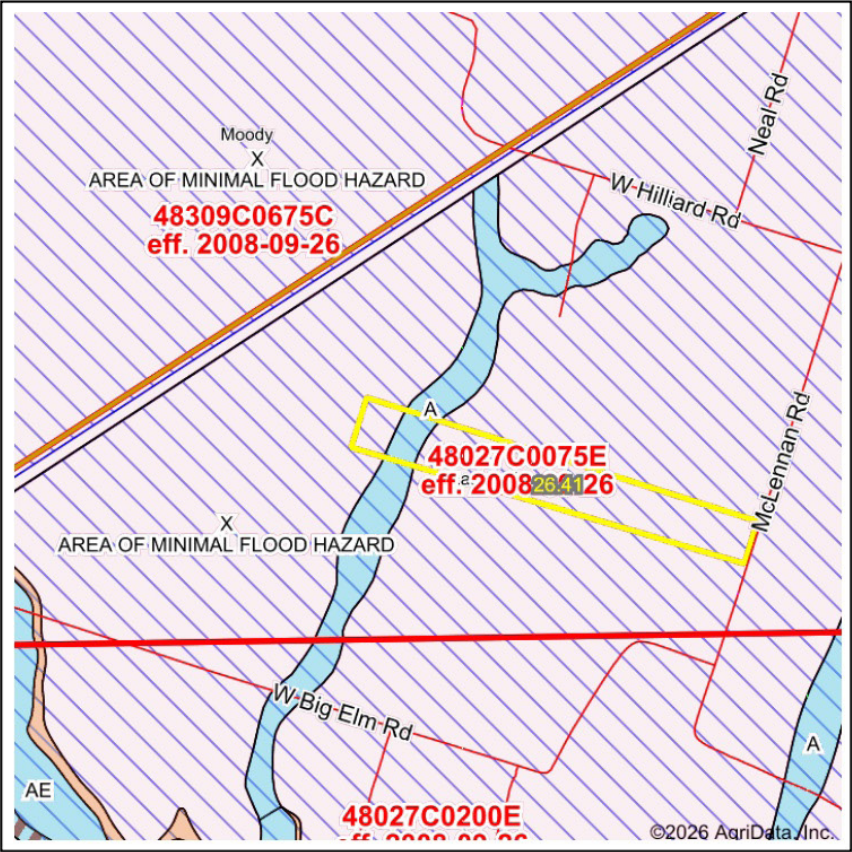


Area Symbol: TX027, Soil Area Version: 24											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
HeB	Heiden clay, 1 to 3 percent slopes	12.64	47.9%		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



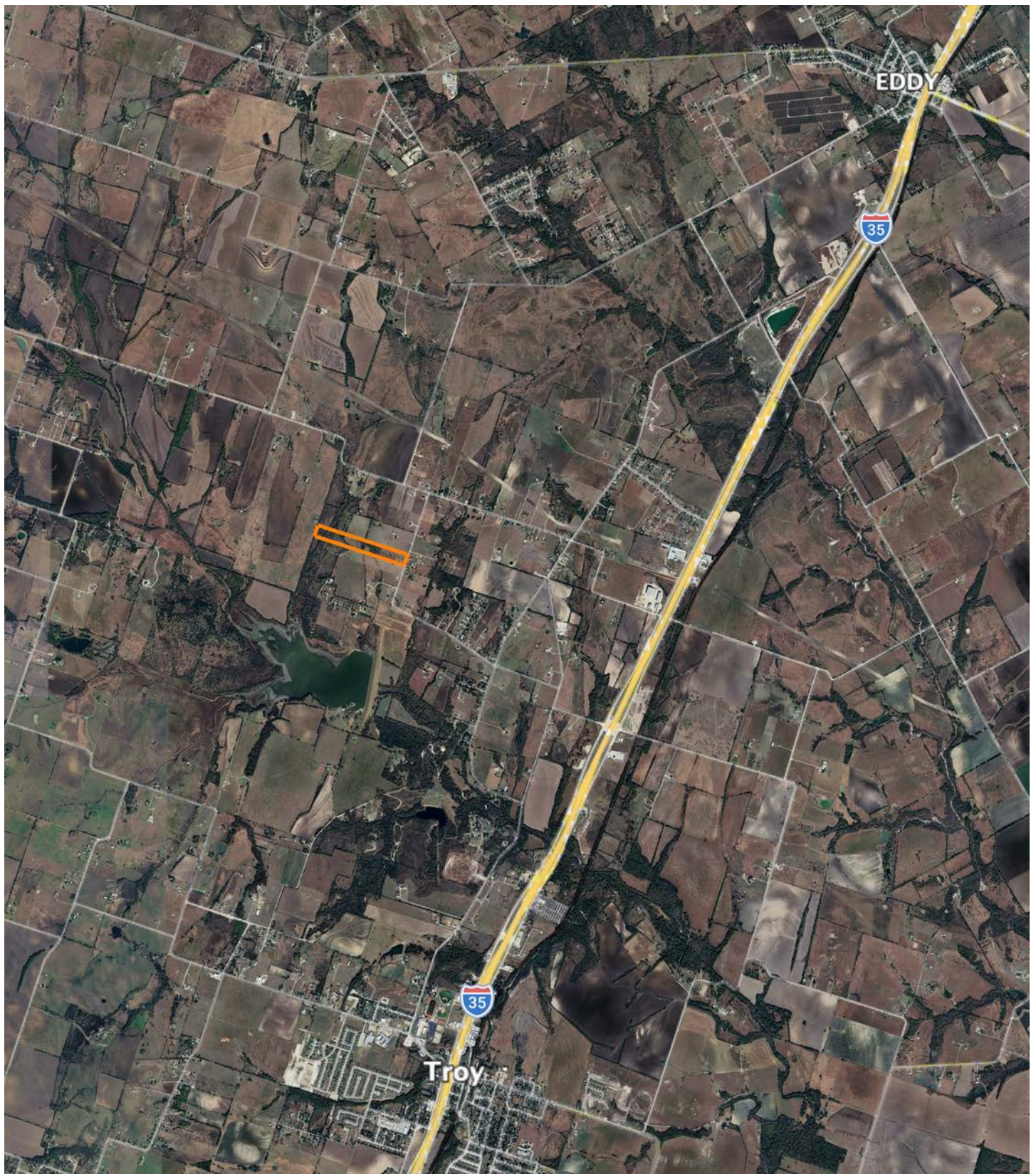
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Name		Number	County	NFIP Participation	Acres	Percent
BELL COUNTY		480706	Bell	Regular	26.41	100%
Total					26.41	100%
Map Change			Date	Case No.	Acres	Percent
No					0	0%
Zone	SubType			Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD			Outside 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

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

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## MidwestLandGroup.com

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