

MIDWEST LAND GROUP PRESENTS

150 ACRES IN

LIMESTONE COUNTY TEXAS



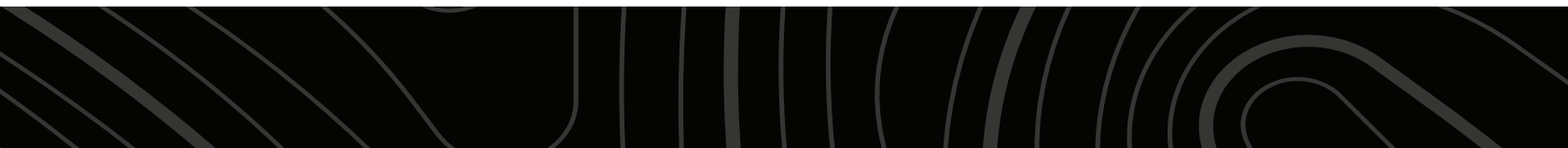
MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

TURN-KEY, INCOME-PRODUCING CATTLE RANCH WITH RELIABLE YEAR-ROUND WATER

This 150 +/- acres is a well-maintained ranch situated just outside Groesbeck in Limestone County, Texas. This productive property combines improved pasture, mature timber, and reliable live water, making it an excellent fit for livestock operations, recreation, or a future homesite. The ranch is fully fenced and cross-fenced with five-strand barbed wire and thoughtfully divided into three main pastures, allowing for efficient rotational grazing and long-term land management. The north pasture is established in high-quality Tifton 85 Bermuda and includes access to a shared stock tank, providing dependable water for cattle. The central portion offers a scenic blend of hardwood timber and fertile creek bottom along Big Elm Creek, which runs year-round through the property. This area not only

enhances the ranch's natural appeal but also serves as a valuable water source for livestock and wildlife. Approximately 10 acres have been recently cleared and planted in Sugar Graze Ultra, a productive Sorghum-Sudan hybrid. The 2 south pastures feature a mix of WW-B Dahl bluestem and native grasses, along with a recently improved stock tank for consistent water access. This portion of the property also provides opportunities for whitetail deer hunting, adding recreational value. Currently supporting around 30 head of registered Hereford cattle, the ranch is fully operational with solid infrastructure in place. With multiple attractive homesite locations, this 150 +/- acres offers the flexibility to build while continuing to run cattle in a turn-key setting.



PROPERTY FEATURES

PRICE: **\$1,089,900** | COUNTY: **LIMESTONE** | STATE: **TEXAS** | ACRES: **150**

- 150 +/- acre working cattle ranch located just outside Groesbeck
- Fully fenced and cross-fenced with five-strand barbed wire
- Divided into three primary pastures for efficient rotational grazing
- North pasture is planted in Tifton 85 Bermuda with shared stock tank
- Center section features mature timber and fertile creek bottom
- Big Elm Creek runs year-round through the property
- Approximately 10 acres planted in Sugar Graze Ultra (Sorghum-Sudan hybrid)
- South pasture includes WW-B Dahl bluestem and native grasses with improved stock tank
- Currently supports around 30 head of registered Hereford cattle
- Multiple scenic homesite locations with added recreational hunting potential
- Offers excellent hunting opportunities with abundant whitetail deer, hogs, dove, and native predators throughout the ranch



WORKING CATTLE RANCH



FULLY FENCED AND CROSS-FENCED



BIG ELM CREEK



SCENIC HOMESITE LOCATIONS



YEAR-ROUND WATER



TOPOGRAPHY MAP



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 425.9

Max: 467.6

Range: 41.7

Average: 448.4

Standard Deviation: 7.45 ft

0ft 661ft 1322ft

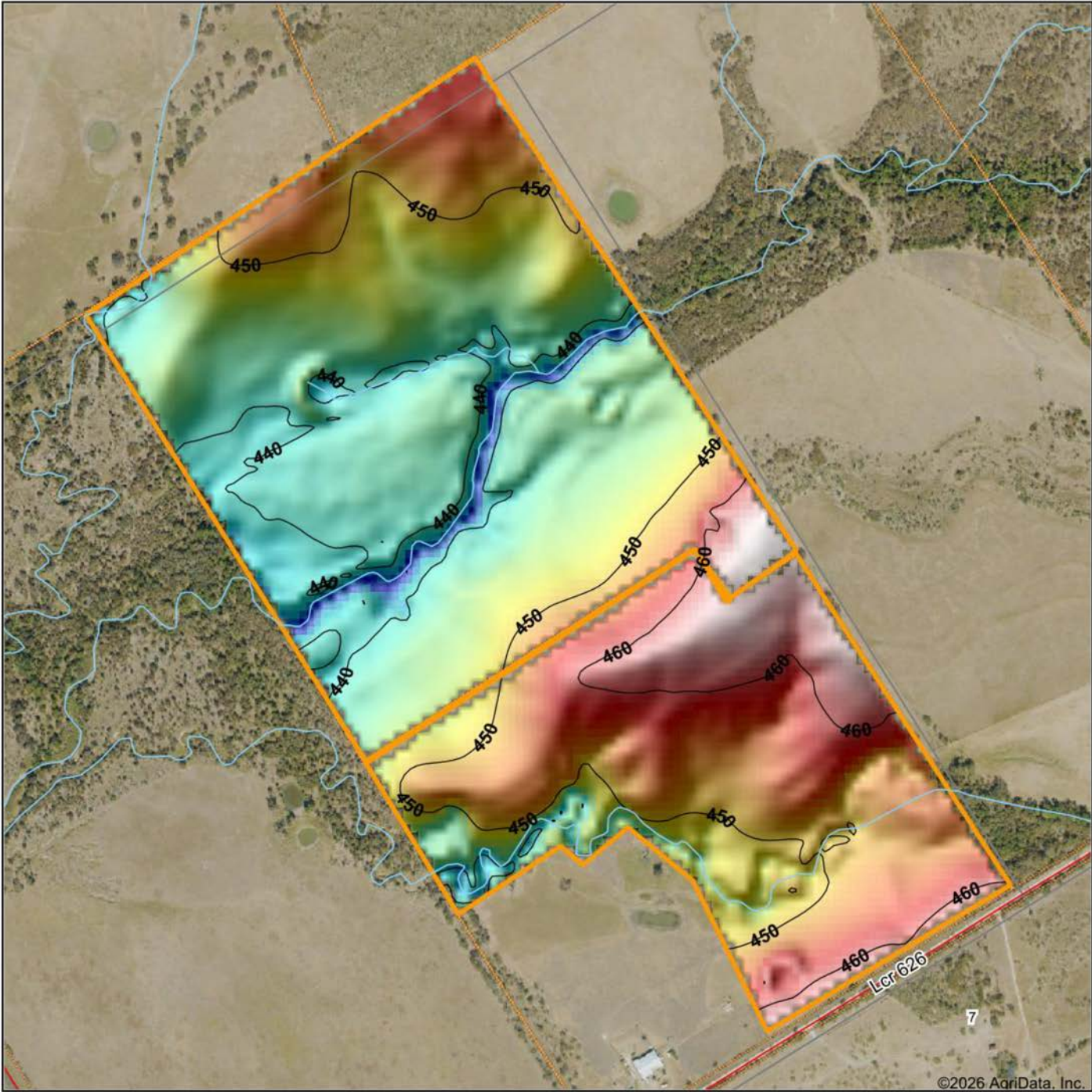


3/31/2026

Limestone County
Texas

Boundary Center: 31° 28' 55.2, -96° 41' 49.89

HILLSHADE MAP



Low Elevation High



Maps Provided By:



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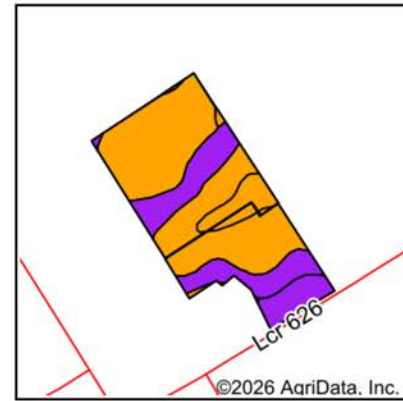
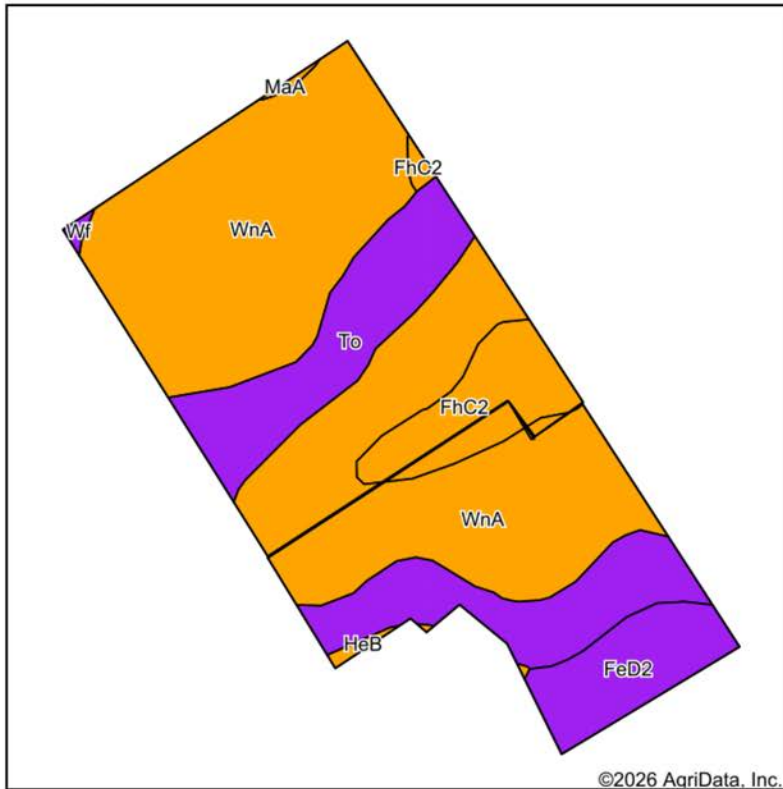


3/31/2026

Limestone County
 Texas

Boundary Center: 31° 28' 55.2, -96° 41' 49.89

SOILS MAP



State: **Texas**
 County: **Limestone**
 Location: **31° 28' 55.2, -96° 41' 49.89**
 Township: **Groesbeck**
 Acres: **154.84**
 Date: **3/31/2026**



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surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: TX293, Soil Area Version: 22

| 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 Soybeans |
|-------------------------|--|-------|------------------|----------------------|--------------------------|------------------|--------------------------------|------------------|----------------|-------------------|
| WnA | Wilson clay loam, 0 to 2 percent slopes | 95.52 | 61.6% | | > 6.5ft. | Illw | 4625 | 46 | 32 | 40 |
| To | Tinn clay, 0 to 1 percent slopes, frequently flooded | 35.08 | 22.7% | | > 6.5ft. | Vw | 5900 | 46 | 27 | 41 |
| FhC2 | Ferris-Heiden complex, 2 to 5 percent slopes, eroded | 11.90 | 7.7% | | 3.7ft. (Densic bedrock) | Ille | 5725 | 52 | 25 | 36 |
| FeD2 | Ferris clay, 5 to 15 percent slopes, eroded | 11.14 | 7.2% | | 3.7ft. (Densic bedrock) | Vle | 5500 | 32 | 22 | 31 |
| HeB | Heiden clay, 1 to 3 percent slopes | 0.58 | 0.4% | | 4.8ft. (Densic material) | Ille | 5975 | 42 | 25 | 42 |
| Wf | Whitesboro loam, frequently flooded | 0.37 | 0.2% | | > 6.5ft. | Vw | 6800 | 53 | 43 | 53 |
| MaA | Mabank fine sandy loam, 0 to 2 percent slopes | 0.25 | 0.2% | | > 6.5ft. | Ille | 5000 | 40 | 30 | 37 |
| Weighted Average | | | | | | 3.67 | 5072.2 | *n 45.4 | *n 29.6 | *n 39.3 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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