

MIDWEST LAND GROUP PRESENTS

203 ACRES IN

BURLESON COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

LARGE-SCALE AG TRACT WITH STRONG PRODUCTION HISTORY & LONG-TERM POTENTIAL

Located in Burleson County, this 203 +/- acre tract offers a strong opportunity for agricultural production and long-term land investment. The property is primarily utilized for dryland row crop farming, with soils and layout well-suited for staple Central Texas crops such as corn, milo, and cotton. Its size and configuration make it an efficient operating unit for both local producers and outside investors looking to expand their ag portfolio.

The land lies within the 100-year floodplain, contributing to its historical productivity and consistent cropping patterns. It is currently under a crop lease in place

through January 2027, providing immediate income potential for the next owner. With no current survey available, buyers are encouraged to verify boundaries and acreage as part of due diligence.

Additional upside exists with negotiable mineral and groundwater rights, offering flexibility for future ownership strategies. Whether continued in agricultural production or held as a long-term land asset, this tract presents a rare opportunity to secure scale in a proven farming region of Central Texas.

PROPERTY FEATURES

COUNTY: **BURLESON** | STATE: **TEXAS** | ACRES: **203**

- Strong dryland row crop production tract
- Historically used for corn, milo, and cotton
- Situated entirely within the 100-year floodplain
- Highly productive agricultural soils and layout
- Current crop lease in place through January 2027
- Immediate income-producing opportunity for buyer
- Mineral rights negotiable with sale
- Groundwater rights negotiable
- No current survey available - buyer to verify acreage and boundaries



DRYLAND ROW CROP PRODUCTION

The property is primarily utilized for dryland row crop farming, with soils and layout well-suited for staple Central Texas crops such as corn, milo, and cotton.



HIGHLY PRODUCTIVE SOILS



INCOME-PRODUCING OPPORTUNITY



AERIAL MAP



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Boundary Center: 30° 25' 46.22, -96° 22' 48.63



Maps Provided By:



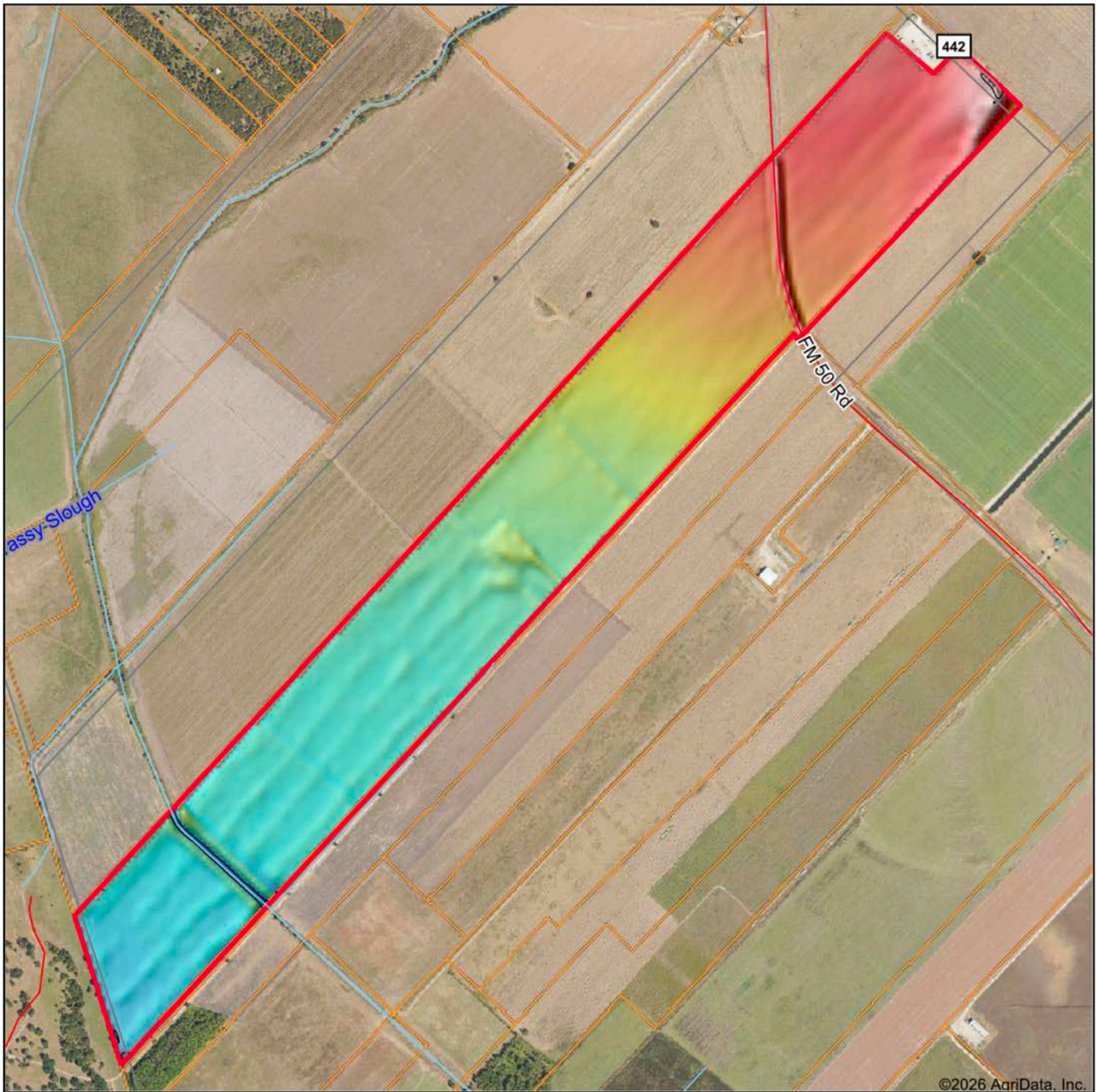
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Burleson County
Texas



4/2/2026

HILLSHADE MAP



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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 10
Min: 196.5
Max: 211.7
Range: 15.2
Average: 203.5
Standard Deviation: 2.46 ft

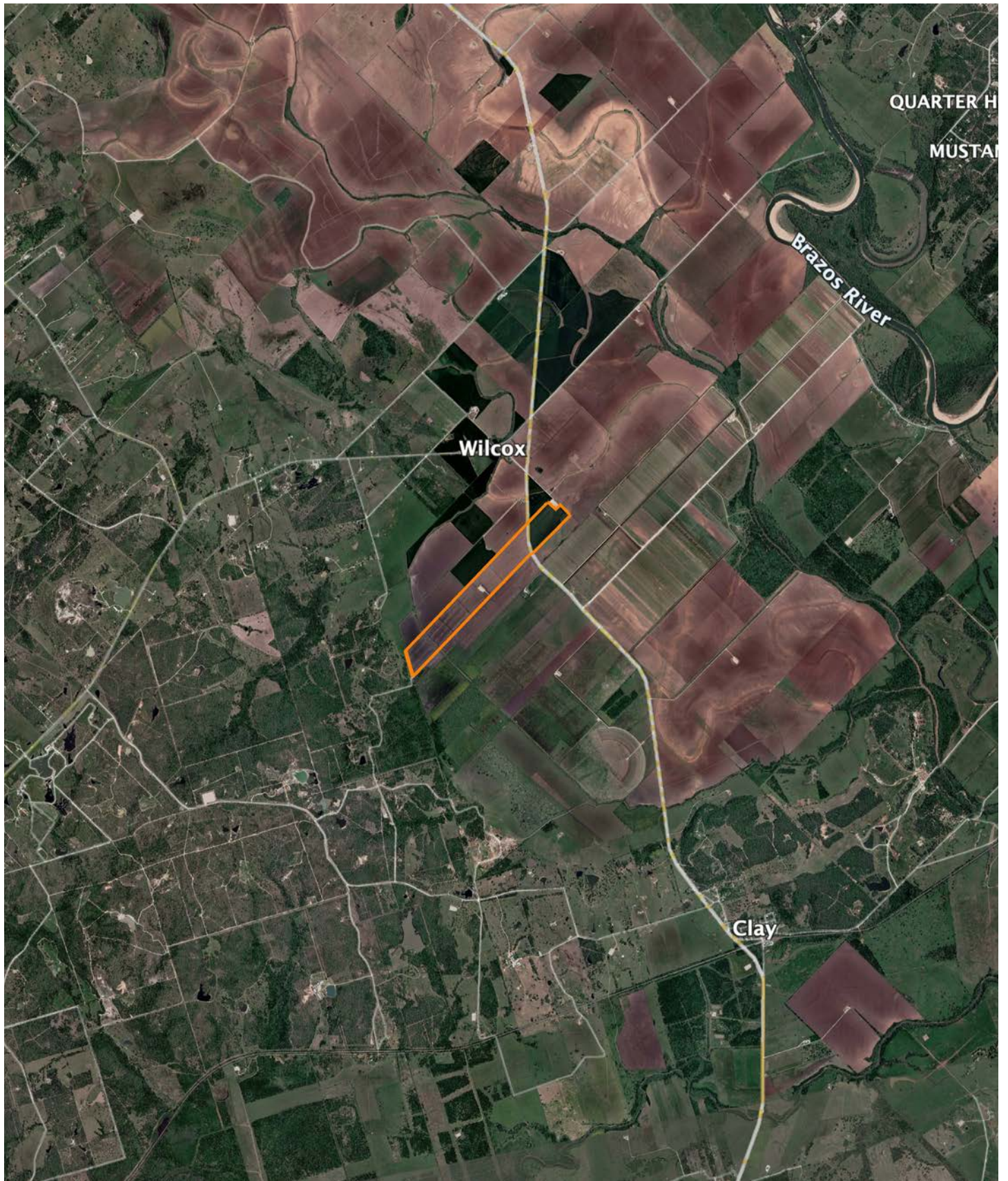


4/2/2026

**Burleson County
Texas**

Boundary Center: 30° 25' 46.22, -96° 22' 48.63

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
512.260.9255
JOwens@MidwestLandGroup.com



MidwestLandGroup.com

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