

MIDWEST LAND GROUP PRESENTS

92.7 ACRES IN

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# McLENNAN COUNTY TEXAS



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MIDWEST LAND GROUP IS HONORED TO PRESENT

# QUALITY ACREAGE WITH PRODUCTIVE GRAZING, ABUNDANT WILDLIFE & 2 ACRE POND

Discover the perfect blend of recreation, fishing, hunting, and country living on this beautiful 92.7 acre ranch located just outside of Waco in the heart of McLennan County. With rolling terrain, scenic views, and a strong mix of open pasture and native habitat, this property offers the space and privacy that Texas land buyers are looking for.

A centerpiece of the ranch is the impressive 2 acre stocked pond, providing fishing opportunities with largemouth bass and bluegill perch. Whether you're casting a line at sunset, enjoying waterfront views, or simply relaxing by the water, the pond adds tremendous recreational value to the property.

The ranch supports abundant wildlife, including whitetail deer, dove, hogs, and other native game, making it an

excellent hunting and weekend retreat property. The combination of water, cover, and natural habitat creates an ideal environment for both wildlife and outdoor enjoyment.

Conveniently located near Waco, this versatile tract offers endless possibilities for a recreational ranch, future homesite, livestock operation, or long-term investment. Properties of this size with quality water features are becoming increasingly difficult to find in McLennan County.

Whether you're looking to build your dream home, establish a family ranch, enjoy excellent fishing and hunting, or simply own a piece of Central Texas, this 92.7 acre property delivers the opportunity to create your own Texas legacy.



# PROPERTY FEATURES

COUNTY: **McLENNAN** | STATE: **TEXAS** | ACRES: **92.7**

- 92.7 acres of highly usable McLennan County ranchland
- 70 +/- acres of productive pasture - ideal for grazing livestock, hay production, or agricultural use
- 2 acre stocked pond featuring largemouth bass and bluegill perch
- Excellent recreational opportunities including fishing, hunting, ATV riding, and outdoor enjoyment
- Abundant wildlife habitat supporting whitetail deer, dove, hogs, and other native species
- Convenient location near Waco, providing easy access to shopping, dining, healthcare, and major highways
- Multiple potential homesites with scenic views and plenty of space for a custom home, barn, or ranch headquarters
- Investment potential in one of Central Texas' most desirable and growing land markets
- Versatile land use options suitable for ranching, recreation, homesteading, or a weekend retreat
- Peaceful rural setting offering privacy, wide-open spaces, and beautiful Central Texas sunsets



## 2 ACRE STOCKED POND

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A centerpiece of the ranch is the impressive 2 acre stocked pond, providing fishing opportunities with largemouth bass and bluegill perch.



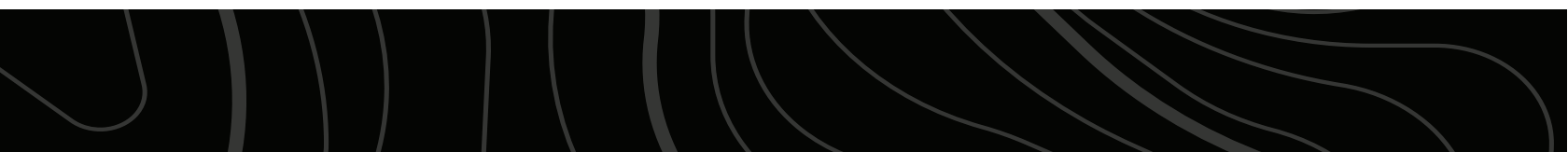
# EXCELLENT RECREATIONAL OPPORTUNITIES

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## 70 ACRES OF PRODUCTIVE PASTURE

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# MULTIPLE POTENTIAL HOMESITES

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# ADDITIONAL PHOTOS

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# AERIAL MAP



Boundary Center: 31° 43' 13.49, -96° 57' 14.35

0ft 540ft 1080ft



Maps Provided By:



CUSTOMIZED ONLINE MAPPING  
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McLennan County  
Texas



5/14/2026

# TOPOGRAPHY MAP



Maps Provided By:  
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CUSTOMIZED ONLINE MAPPING  
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Source: USGS 10 meter dem  
Interval(ft): 10.0  
Min: 539.5  
Max: 590.8  
Range: 51.3  
Average: 563.6  
Standard Deviation: 10.3 ft

0ft 571ft 1141ft

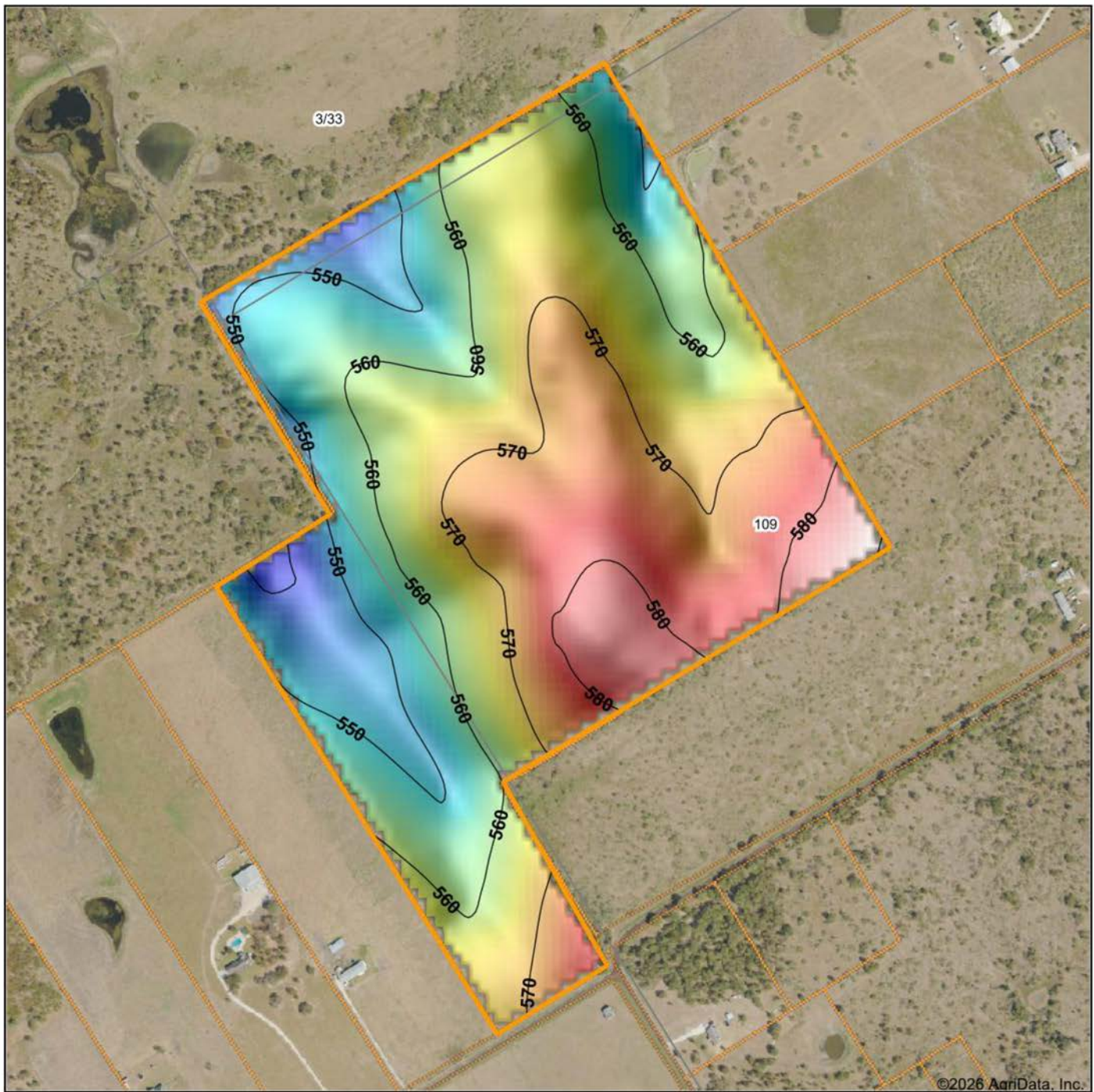


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McLennan County  
Texas

Boundary Center: 31° 43' 13.49, -96° 57' 14.35

# HILLSHADE MAP



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Low Elevation High



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem

Interval(ft): 10

Min: 539.5

Max: 590.8

Range: 51.3

Average: 563.6

Standard Deviation: 10.3 ft

0ft 540ft 1081ft



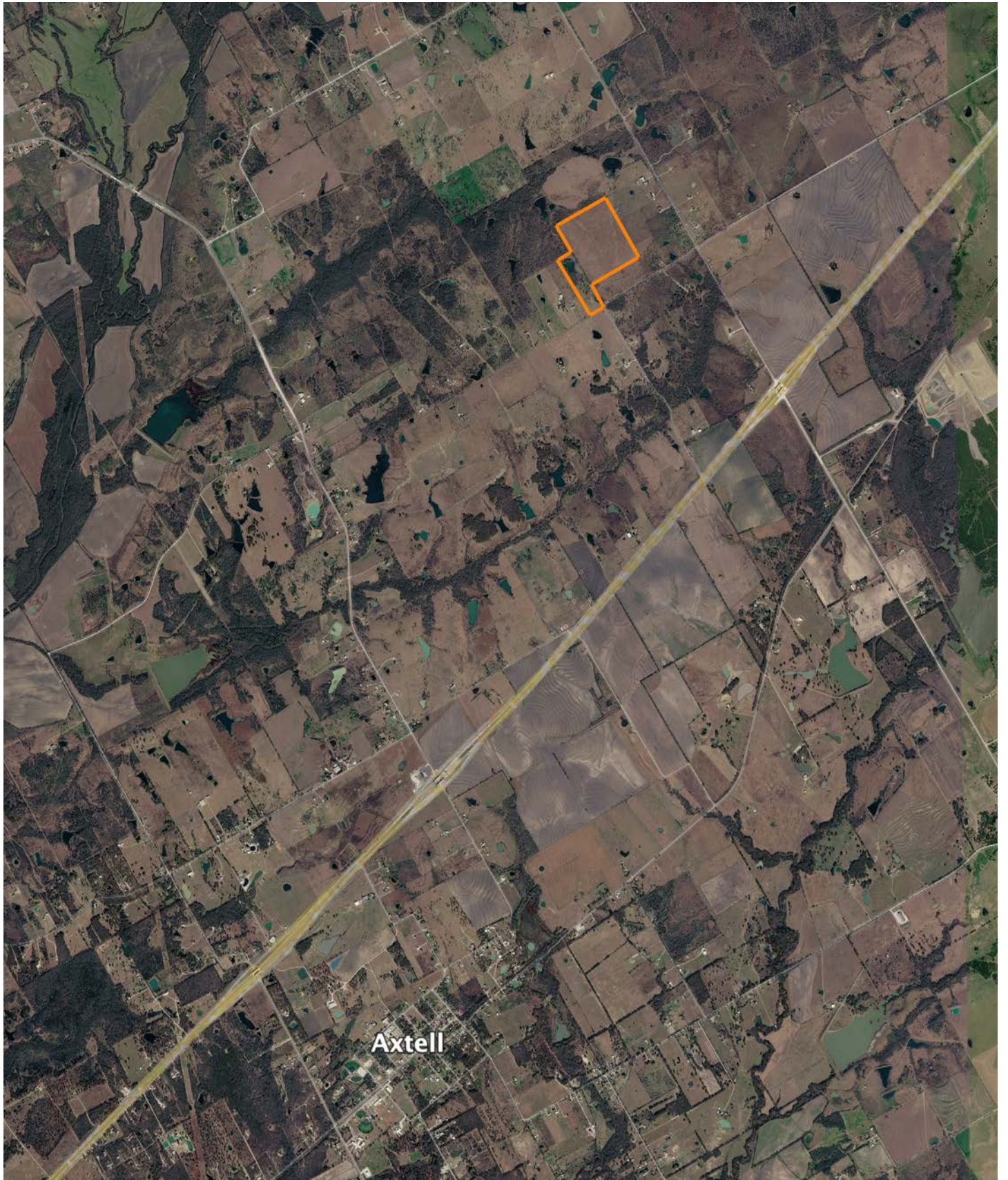
5/14/2026

**McLennan County**  
**Texas**

Boundary Center: 31° 43' 13.49, -96° 57' 14.35

# OVERVIEW MAP

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# 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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**MidwestLandGroup.com**

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