

CENTURY 21[®]

Judge Fite Company



TBD COMPTON ROAD

CRAWFORD, TX 76638



\$1,950,000



1 acres

DESCRIPTION

145± Acres – Rare Large Tract in Crawford ISD, McLennan County: Exceptional opportunity to own a 145-acre expanse in a coveted pocket just outside Waco. This tract offers a versatile mix of rolling grazing pastures and cultivated fields, with road frontage on three sides for superior access. Utilities are available at the road, making it easy to plan your ranch estate or development. The land features an existing stock tank (pond) with a strong watershed (needs only minimal work to enhance), supporting livestock and wildlife. Fully fenced and cross-fenced, it's turnkey ready for cattle rotation – complete with gated sections for easy management. Enjoy peace and privacy in a quiet, secluded setting with no noise pollution, all while being less than 2 minutes from Hwy 6 and a short drive to Waco. Large tracts over 100 acres are rarely available here, and this one comes with an ag exemption in place for low taxes plus income potential from farming or grazing leases. Ideal as a private dream-home ranch, a strategic buy-and-hold investment, or for smart development into smaller parcels. Clean, prime, and prepared – a rare find in this high-demand area that checks all the boxes for land buyers, ranchers, and investors.

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 21009177

YEAR BUILT:

COUNTY: McLennan

TRACT OR SUBDIVIION: Mcfadden W

LIST DATE: 07/23/2025

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 145.26

LOT SIZE (SQFT): 6,327,525

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- Agricultural
- PondOnLot

FENCING:

- BarbedWire
- CrossFenced
- Perimeter

UTILITIES

UTILITIES:

- ElectricityAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Nick Schwedock II 

BROKERED BY: Bentwood Realty

century21judgefite.com

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