

# CENTURY 21<sup>®</sup>

Judge Fite Company



Boundary Lines are Approximate

**689 COUNTY ROAD 464**  
BRUCEVILLE EDDY, TX 76524



\$765,890



1 acres

## DESCRIPTION

Private Ranch for Sale Bruceville-Eddy, Texas 40-acre ranch property for sale at 689 County Road 464 in Eddy, Texas, located in desirable McLennan County along the I-35 corridor between Waco and Temple. This Central Texas agricultural tract is ideally suited for livestock, hay production, ranch operations or a private country retreat with income potential. The land showcases wide-open pasture, productive grazing areas and three stock ponds that support agricultural use and livestock watering. Completely fenced and ready for operation, this property creates a secure and functional setup for cattle, horses or farm animals. Valuable improvements are already in place, including two electric meters, three RV hookups, a water meter and a standard septic system—making this property ideal for multi-use living, ranch hands, guests or future expansion. A well-sized barn supports feed, equipment and livestock needs, while a large shop with an interior office provides workspace for projects, storage or agricultural business operations. Located in the Bruceville-Eddy area of Central Texas, this property provides convenient access to Waco, Temple, Hewitt, Lorena and major I-35 routes while maintaining the privacy and open space buyers seek when searching for land for sale near Waco TX, McLennan County ranch property or Texas acreage with ponds. Opportunities to secure 40 acres with fencing, ponds, utilities, barn, shop and infrastructure in the growing Central Texas market are becoming increasingly rare. Schedule your private showing and explore the possibilities this Eddy, Texas ranch property presents.

**PROPERTY TYPE:** Land - Improved Land

**MLS STATUS:** Active

**MLS:** 21127000

**YEAR BUILT:**

**COUNTY:** Falls

**TRACT OR SUBDIVIION:** A0332 SQUIER SOLOMON

**LIST DATE:** 12/06/2025

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 40.31

**LOT SIZE (SQFT):** 1,755,903

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- Pasture
- PondOnLot

**YARD/GROUNDS:**

- Other
- RvHookup
- Storage

**FENCING:**

- Full

## UTILITIES

**UTILITIES:**

- ElectricityAvailable
- SepticAvailable
- SeparateMeters
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Glenda Hall 

**BROKERED BY:** UCRE Heart of Texas Land & Home

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