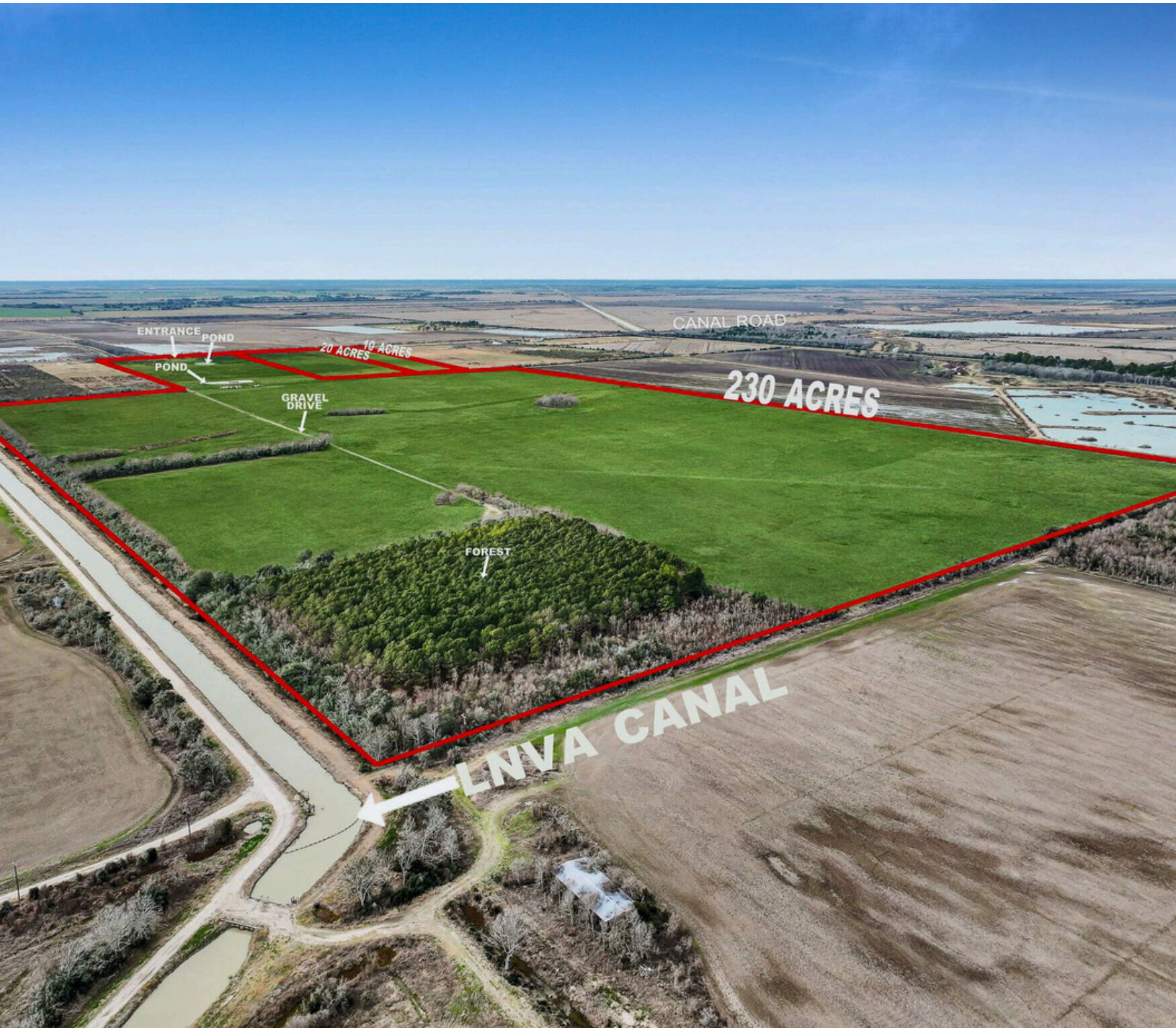


747 CANAL RD, WINNIE, TX 77665
CHAMBERS COUNTY

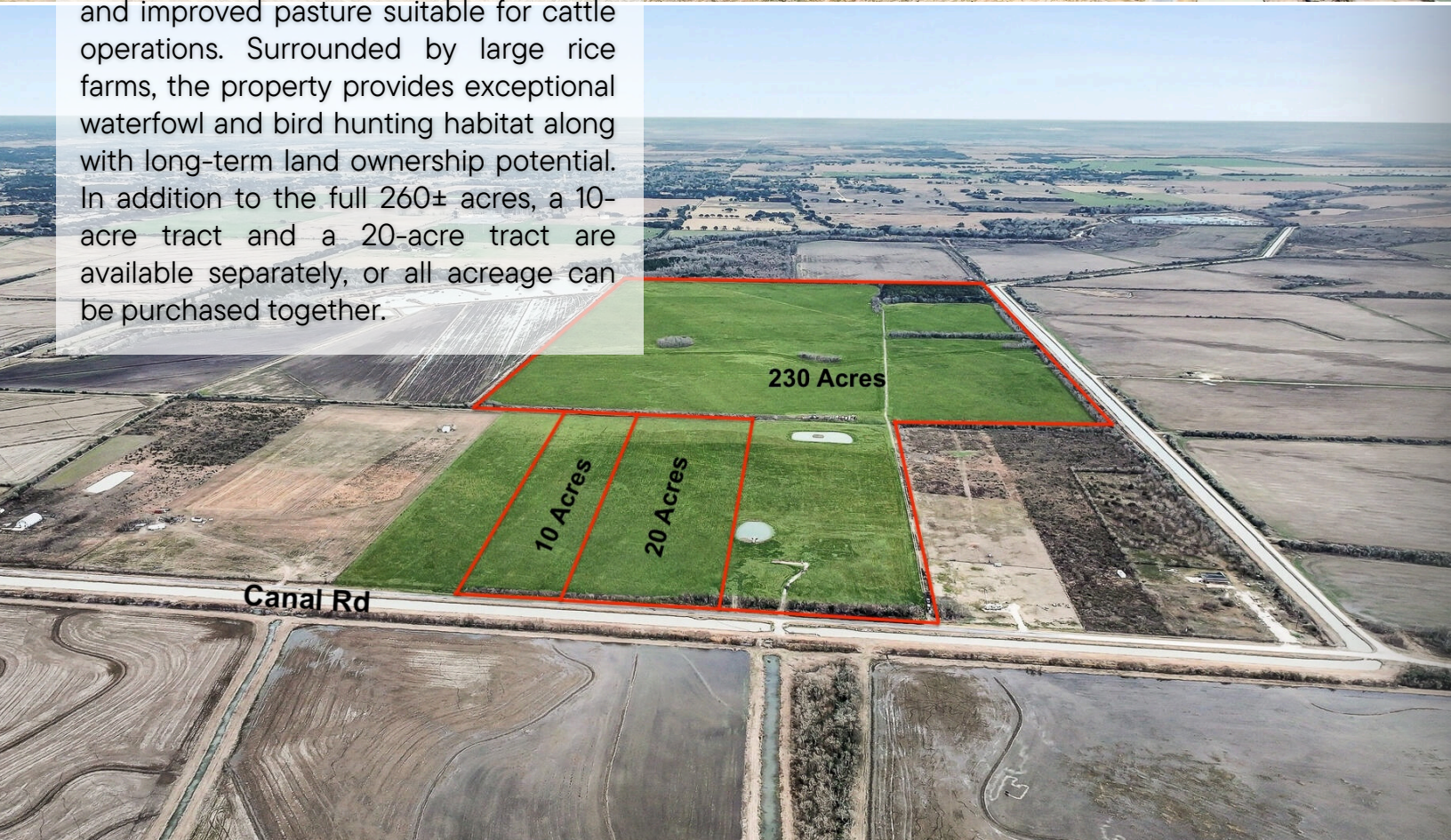
DIFFERENT TRACTS AVAILABLE





PROPERTY DESCRIPTION.

Exceptional 260± acre farm and ranch offering agricultural productivity and outstanding recreational appeal. Approximately 175± acres are irrigated by LNVA, supporting active rice production and improved pasture suitable for cattle operations. Surrounded by large rice farms, the property provides exceptional waterfowl and bird hunting habitat along with long-term land ownership potential. In addition to the full 260± acres, a 10-acre tract and a 20-acre tract are available separately, or all acreage can be purchased together.



THE INFORMATION PROVIDED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED BY ANDRUS LAND GROUP. DETAILS ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE.



LOCATION & ACCESS

The property offers county road frontage, a convenient pull-through driveway, and approximately 1.7 miles of interior roads, providing efficient access throughout the ranch and ease of navigation for equipment, livestock, and recreational use.

THE INFORMATION PROVIDED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED BY ANDRUS LAND GROUP. DETAILS ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE.



PROPERTY HIGHLIGHTS

This 260± acre ranch offers a versatile blend of agricultural and recreational use, excellent bird hunting opportunity, flexible purchase options with separate 10-acre and 20-acre tracts available, and strong access supported by county road frontage and an established interior road system.



THE INFORMATION PROVIDED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED BY ANDRUS LAND GROUP. DETAILS ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE.



WATER FEATURES

Two ponds are located on the property, enhancing livestock utility and wildlife habitat. The surrounding large rice fields contribute to strong waterfowl activity and bird hunting opportunities.



THE INFORMATION PROVIDED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED BY ANDRUS LAND GROUP. DETAILS ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE.



TIMBER

The ranch includes approximately 8± acres of plantation pine planted in 2007, adding landscape diversity and long-term growth potential.



THE INFORMATION PROVIDED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED BY ANDRUS LAND GROUP. DETAILS ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE.

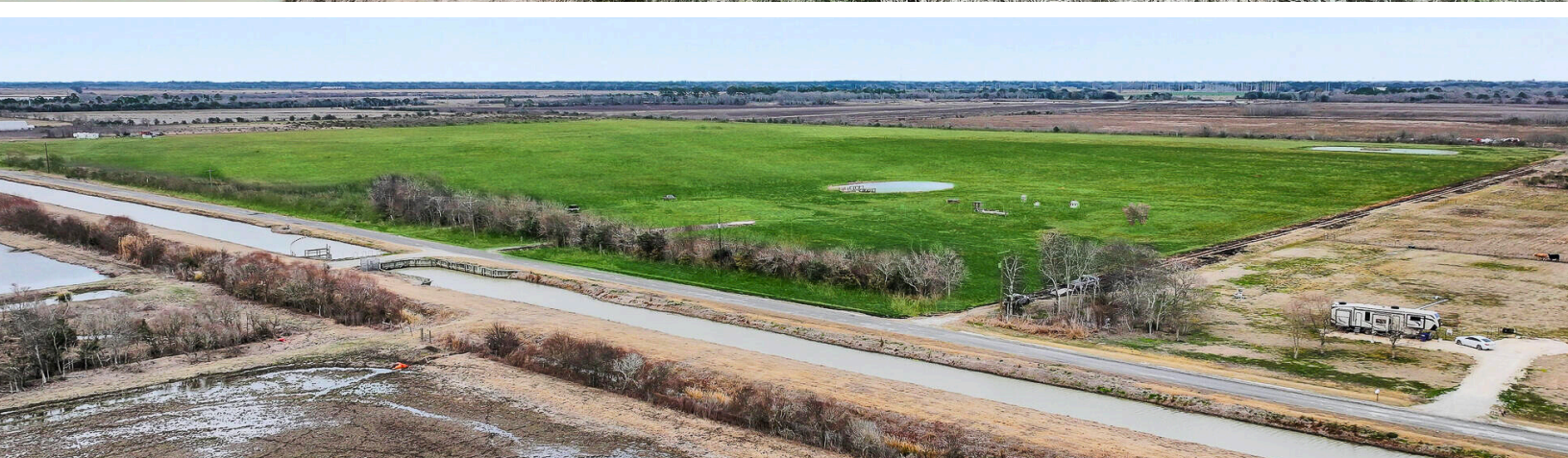
747 CANAL RD, WINNIE, TX 77665

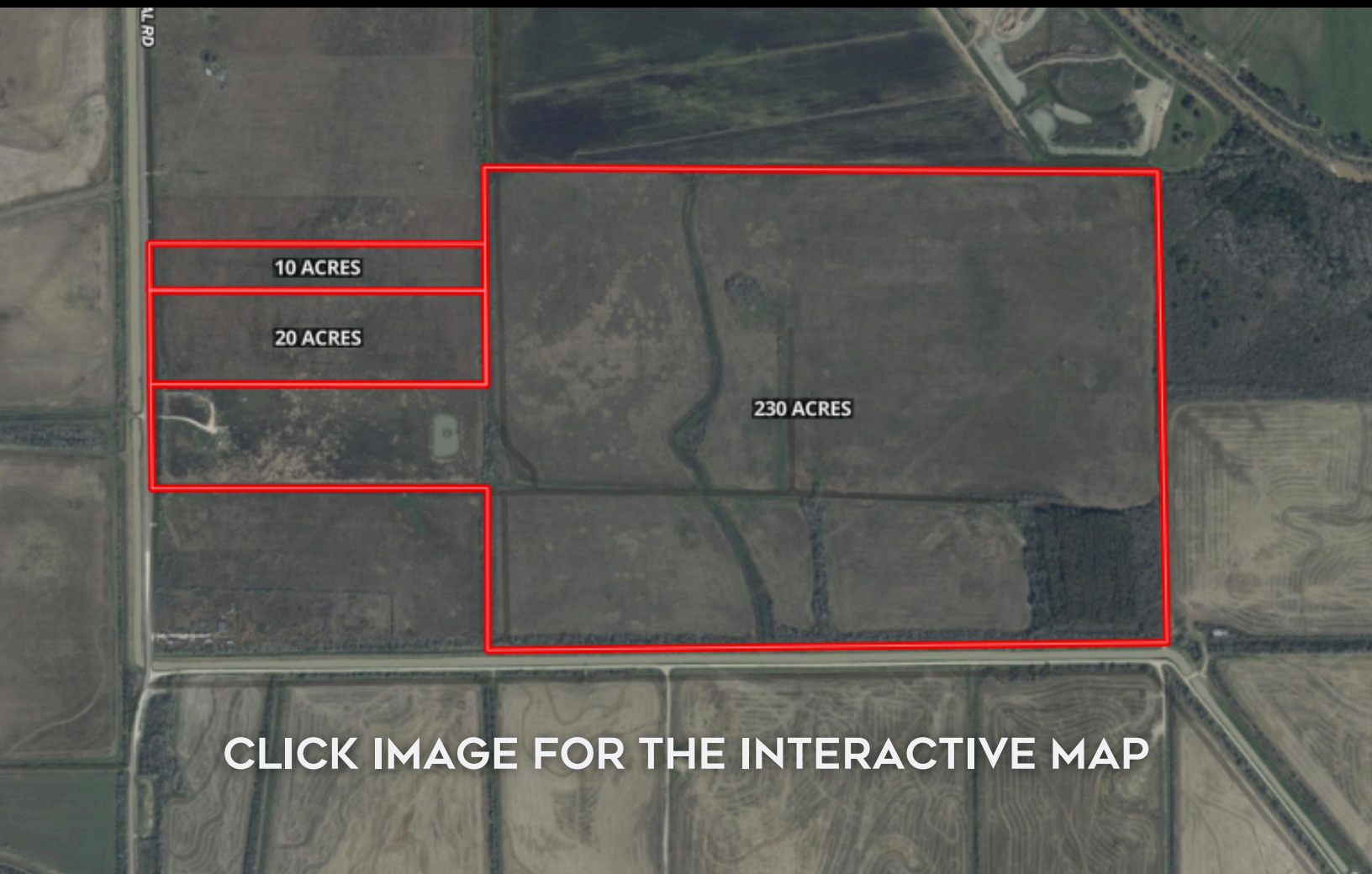
CHAMBERS COUNTY



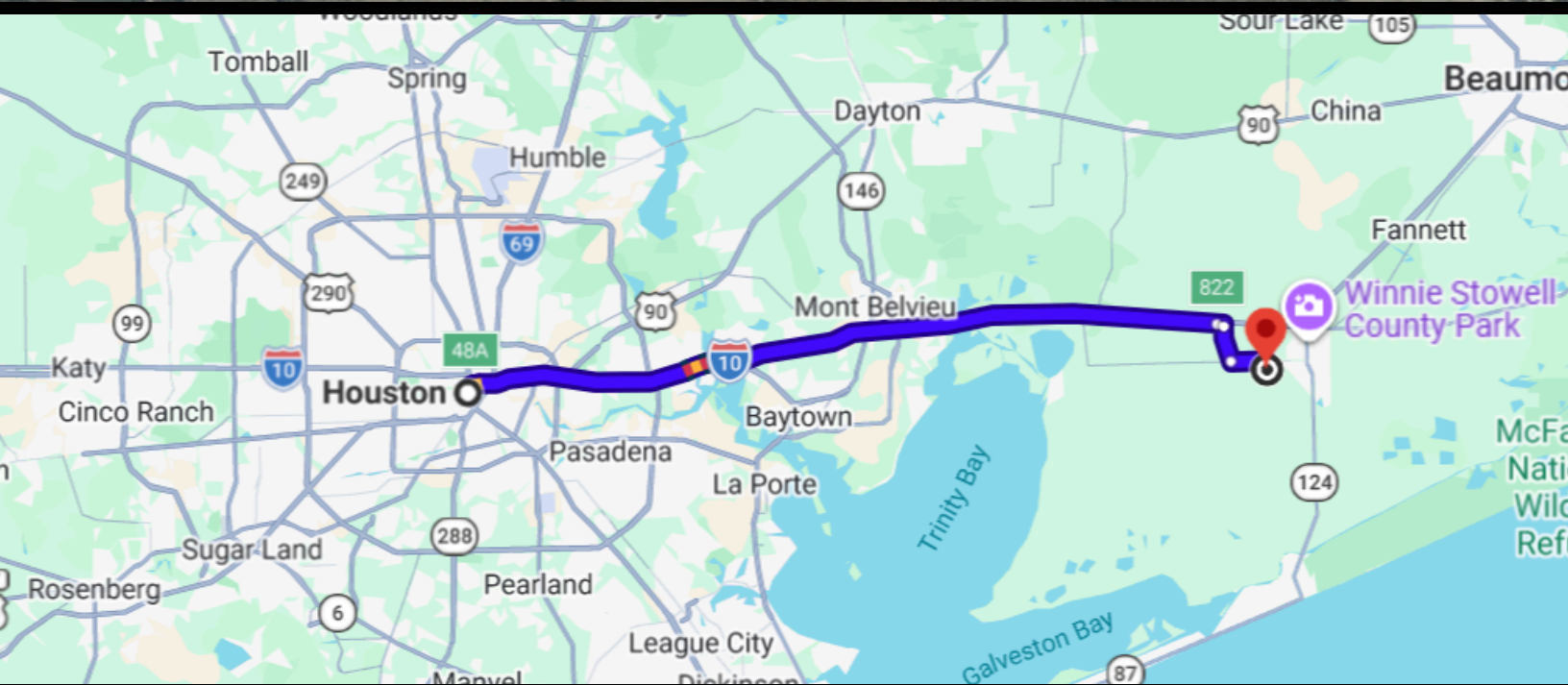
LAND AND AGRICULTURE

Approximately 175± acres are irrigated by LNVA and currently support active rice production. Improved pasture areas are suitable for cattle operations, allowing the property to function effectively for both rice cultivation and grazing use.





CLICK IMAGE FOR THE INTERACTIVE MAP



NAVIGATION DIRECTIONS

From Houston:

From Houston, take I-10 East ~55 miles to Exit 822/FM 1410. Head south on FM 1410, turn left on TX-65 East to Canal Rd. Property will be on the left

CHAD ANDRUS, ALC ACCREDITED LAND CONSULTANT

chad@andruslandgroup.com

832-402-9211

www.andruslandgroup.com



ALL MATERIALS AND INFORMATION RECEIVED OR DERIVED FROM ANDRUS LAND GROUP AND ITS DIRECTORS, OFFICERS, AGENTS, ADVISORS, AFFILIATES AND/OR ANY THIRD PARTY SOURCES ARE PROVIDED WITHOUT REPRESENTATION OR WARRANTY AS TO COMPLETENESS, VERACITY, OR ACCURACY, CONDITION OF THE PROPERTY, COMPLIANCE OR LACK OF COMPLIANCE WITH APPLICABLE GOVERNMENTAL REQUIREMENTS, DEVELOPABILITY OR SUITABILITY, FINANCIAL PERFORMANCE OF THE PROPERTY, PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY FOR ANY PARTY'S INTENDED USE OR ANY AND ALL OTHER MATTERS. NEITHER ANDRUS LAND GROUP, ITS DIRECTORS, OFFICERS, AGENTS, ADVISORS, OR AFFILIATES MAKES ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO ACCURACY OR COMPLETENESS OF THE MATERIALS OR INFORMATION PROVIDED, DERIVED, OR RECEIVED. MATERIALS AND INFORMATION FROM ANY SOURCE, WHETHER WRITTEN OR VERBAL, THAT MAY BE FURNISHED FOR REVIEW ARE NOT A SUBSTITUTE FOR A PARTY'S ACTIVE CONDUCT OF ITS OWN DUE DILIGENCE TO DETERMINE THESE AND OTHER MATTERS OF SIGNIFICANCE TO SUCH PARTY. ANDRUS LAND GROUP WILL NOT INVESTIGATE OR VERIFY ANY SUCH MATTERS OR CONDUCT DUE DILIGENCE FOR A PARTY UNLESS OTHERWISE AGREED IN WRITING. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Ranch. financing made simple



WINNIE OFFICE

🏠 NMLS493828 | 409.400.4066 | capitalfarmcredit.com



Anthony Vaughan