



ANDRUS

ESTD LAND GROUP 1824

0 HWY 35 E, VAN VLECK, TX 77482

MATAGORDA COUNTY

162± ACRES | \$1,538,525

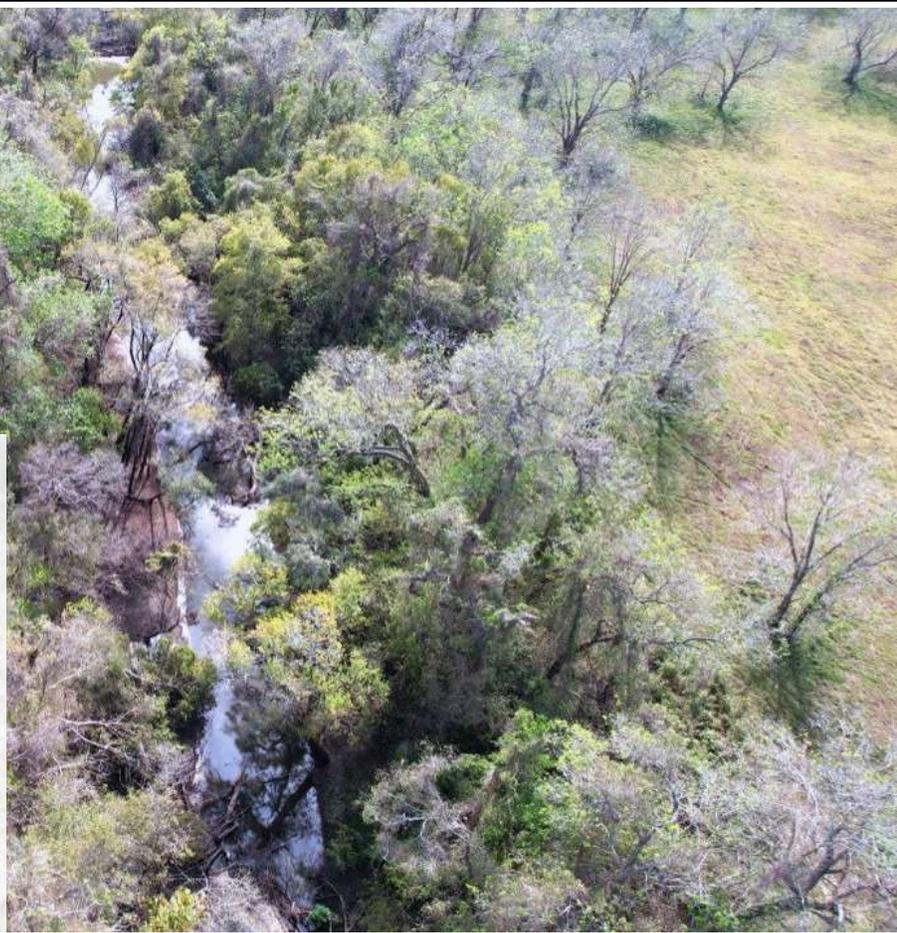




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## PROPERTY DESCRIPTION.

162+/- Acres of Prime Potential! This incredible property offers nearly 2.5 miles of crystal-clear Caney Creek winding through majestic oak and pecan trees. Ideal for development or a premier gentleman's ranch, the land features abundant wildlife, including deer, hogs, dove, and ducks. A former sand pit could be transformed into a stunning 15-acre fishing lake, creating the perfect backdrop for a custom home. With 3,000 feet of Highway 35 frontage and 1,100 feet on Spanish Bit Road, this property offers exceptional access and visibility. This is more than land—it's an opportunity waiting to be shaped into something extraordinary. Schedule a private tour today and see for yourself why Caney Creek Ranch is one of the most exciting properties on the market!



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## PROPERTY FEATURES

Nearly 2.5 Miles of Caney Creek Frontage, Abundant Wildlife (Deer, Hogs, Dove & Ducks), Former Sand Pit with 15± Acre Lake Potential, 3,000' Hwy 35 Frontage, 1,100' Spanish Bit Rd Frontage, Ideal for Development or Gentleman's Ranch, Premier Location in Growing Area



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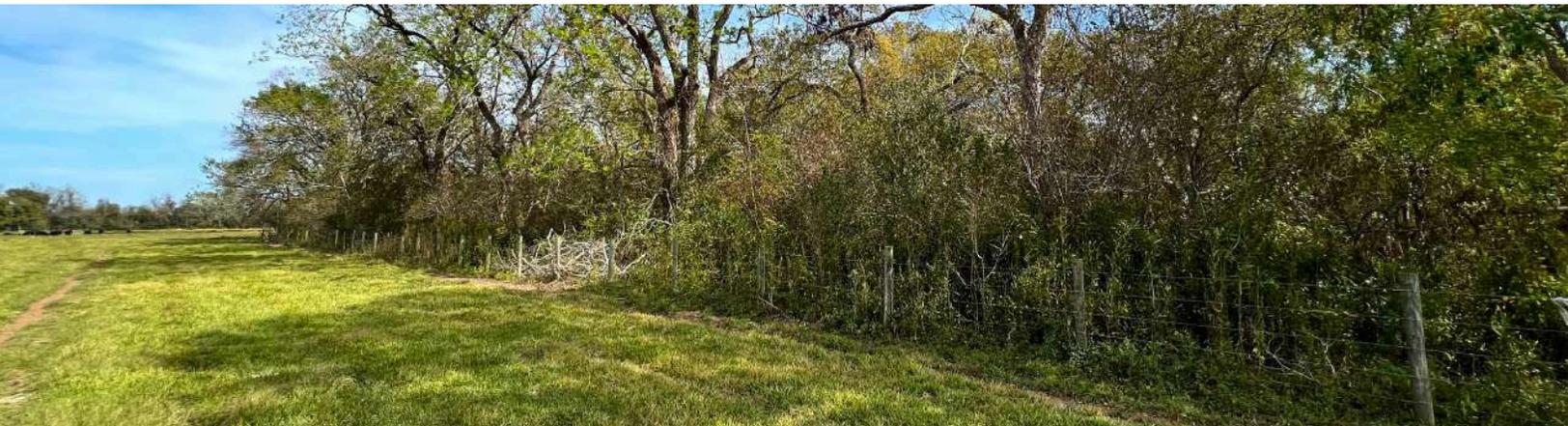
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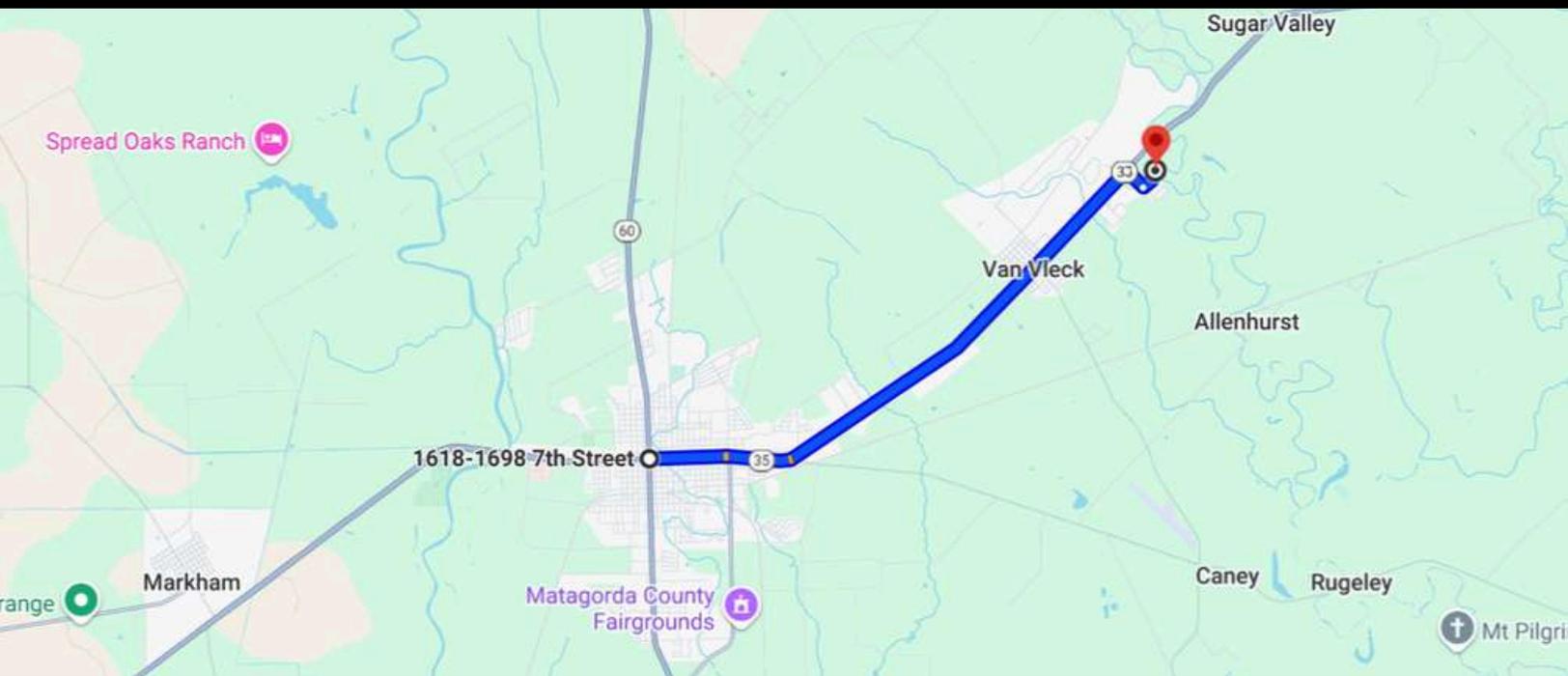


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## NAVIGATION DIRECTIONS

**From Hwy 35 & 2540/S:**

From Hwy 35 & 2540/S 4th St in Van Vleck-Head East for 2 miles. Property on the right

# CHAD ANDRUS, ALC ACCREDITED LAND CONSULTANT

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# Ranch. financing made simple



**Anthony Vaughan**

**WINNIE OFFICE**

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