



**TBD FM 1009, NOME, TEXAS, 77629**  
JEFFERSON COUNTY

**80± ACRES | \$600,000**





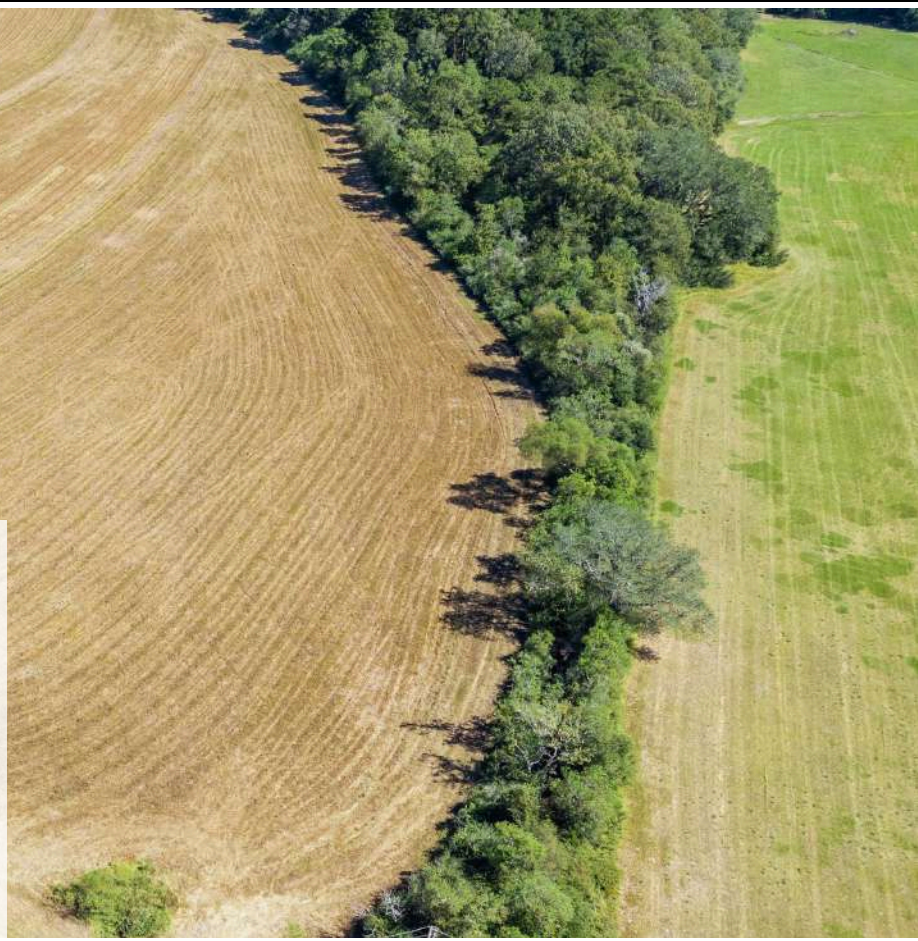


THE INFORMATION PROVIDED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED BY ANDRUS LAND GROUP. DETAILS ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE.



## PROPERTY DESCRIPTION.

Discover 80 acres of opportunity in Nome, TX—an exceptional property formerly utilized as an organic rice farm. With precision-graded fields ensuring optimal drainage, this land is perfectly suited for farming, ranching, or creating a peaceful retreat. The property is a beautiful mix of hardwoods and pines, offering privacy and natural charm. Key features include electricity, water well casing in ground & ready for use, and a shared rock entrance for convenient access. Sitting just 15 mins west of Beaumont, this property is completely fenced & comes with no restrictions, giving you the freedom to build your custom home, expand agricultural operations, or develop as you see fit. Whether you're looking to embrace rural living, start a new venture, or invest in Texas land, this property combines practicality with stunning landscapes.



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 FEATURES

Electricity, Water Well, Hunting, Development 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.



# TBD FM 1009, NOME, TEXAS, 77629

## JEFFERSON COUNTY

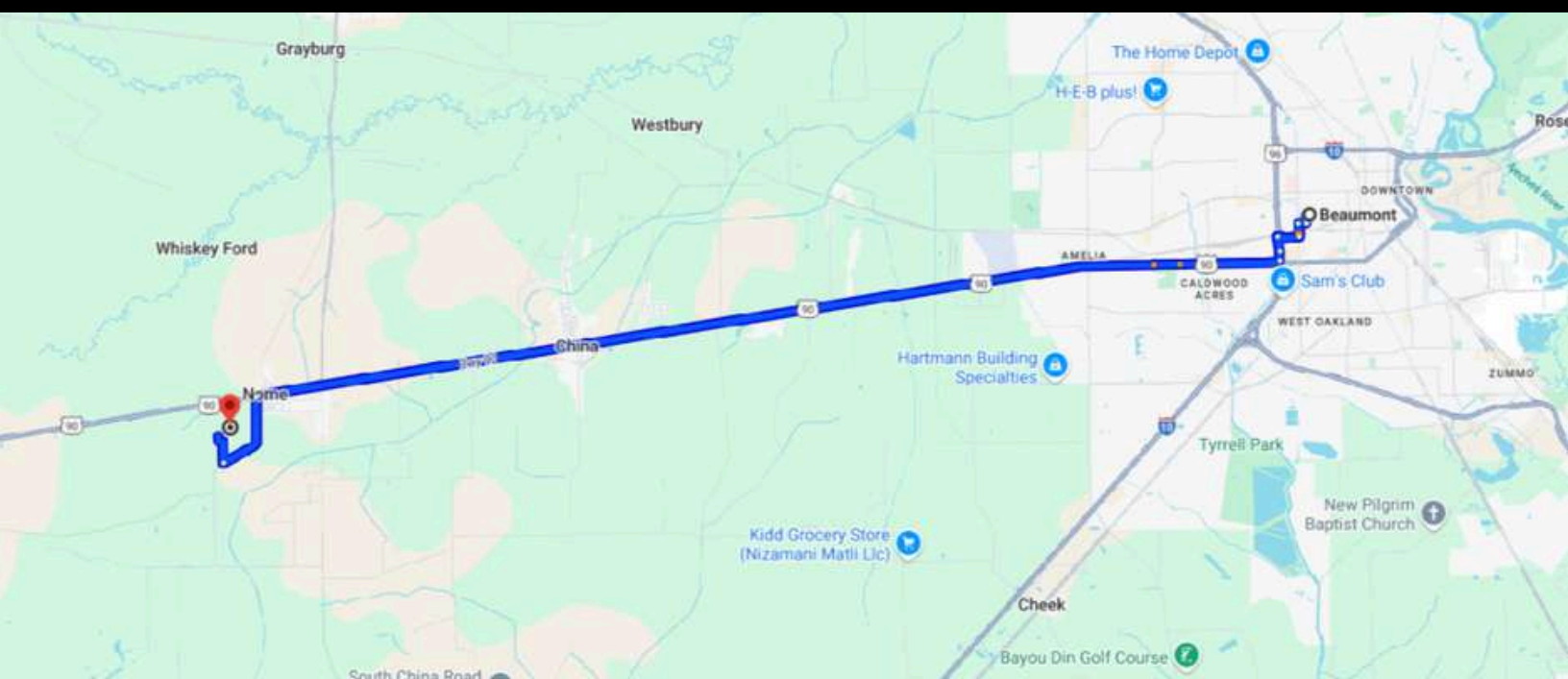
### PROPERTY TYPE:

Acreage, Hunting Land, Recreational Land, Agriculture Business, Farm, Ranch, Cattle Ranch, Equestrian Property



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.





## NAVIGATION DIRECTIONS

### From Beaumont, TX:

From the intersection of Hwy 365, Hwy 326 & Hwy 90 in Nome- Take Hwy 90 west for 1.1 miles, turn left on FM 1009, travel 1.5 miles and entrance road will be on right.



# 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**