



# ANDRUS

ESTD LAND GROUP 1824

## TBD HWY 65 & FM 1724 ANAHUAC, TX 77514 CHAMBERS COUNTY

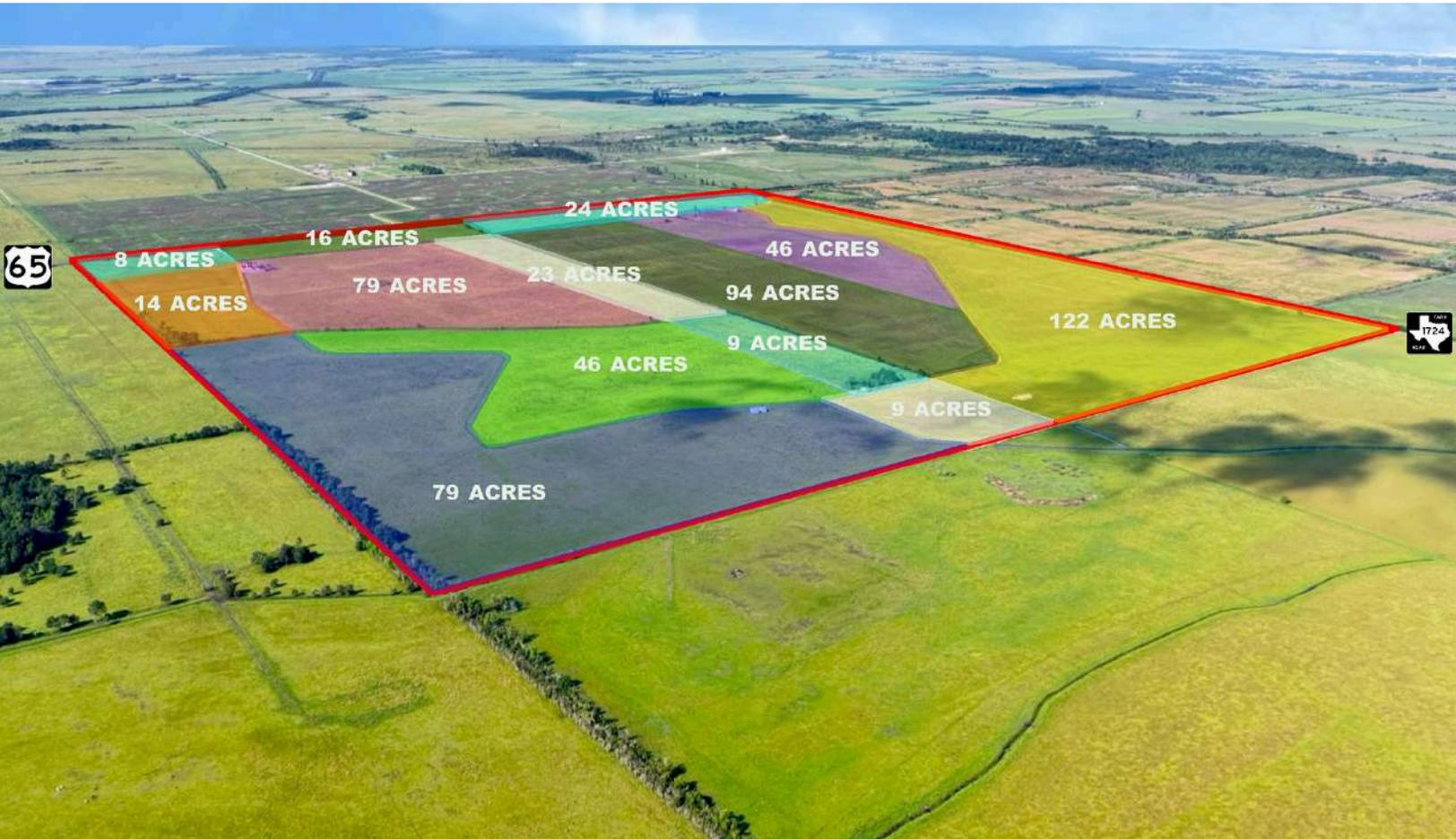
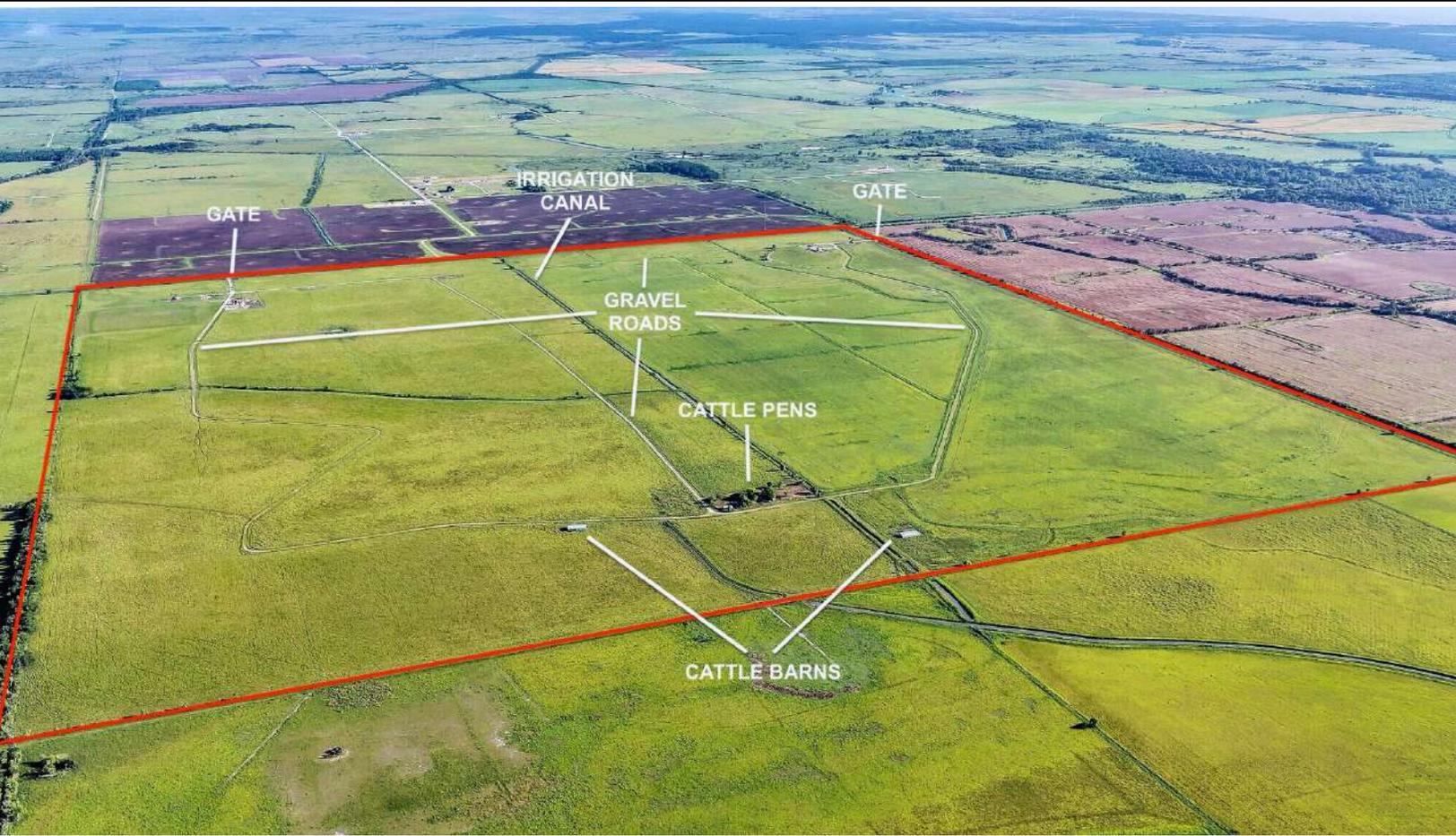
### 640± ACRES | \$5,440,000



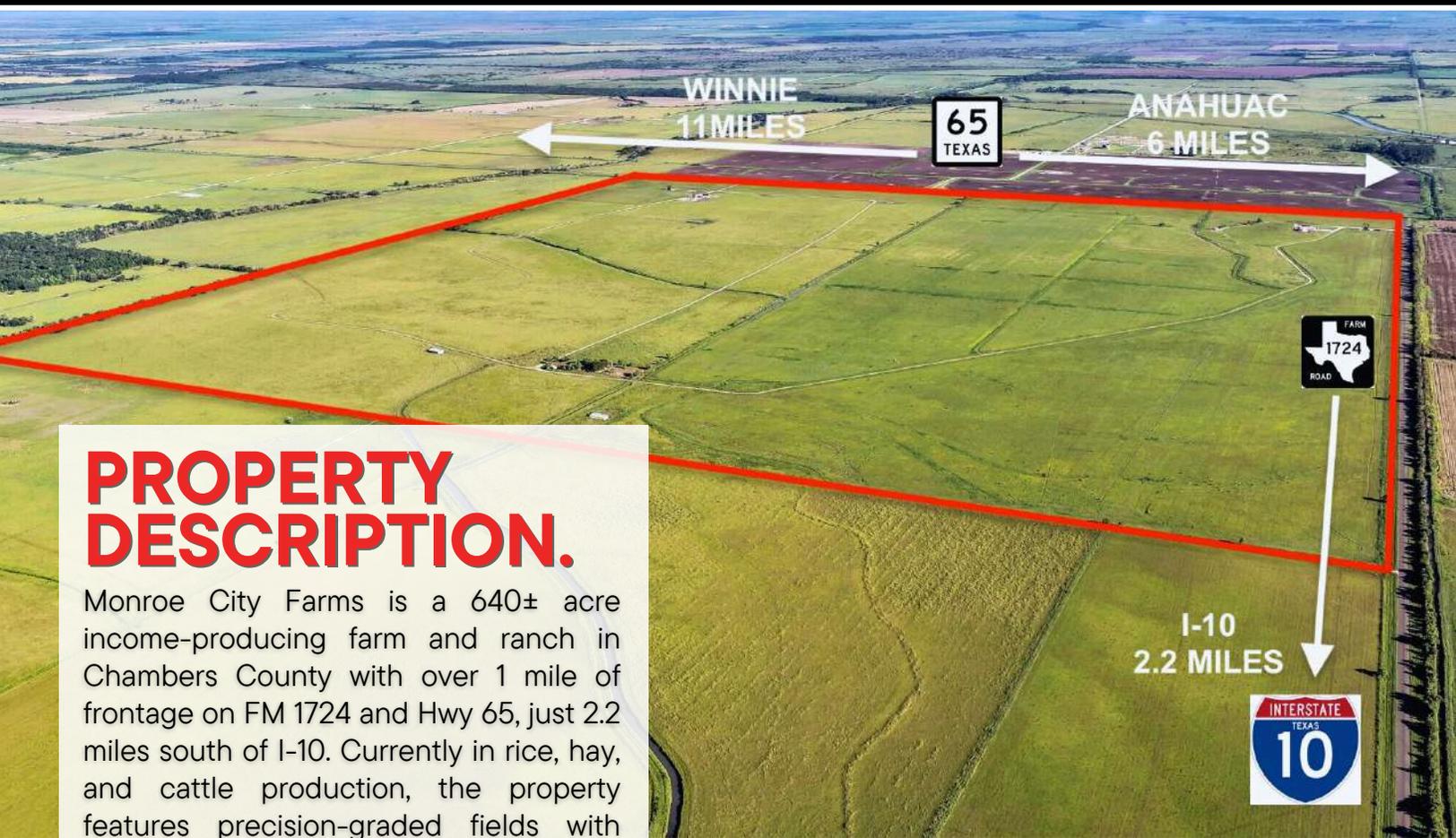
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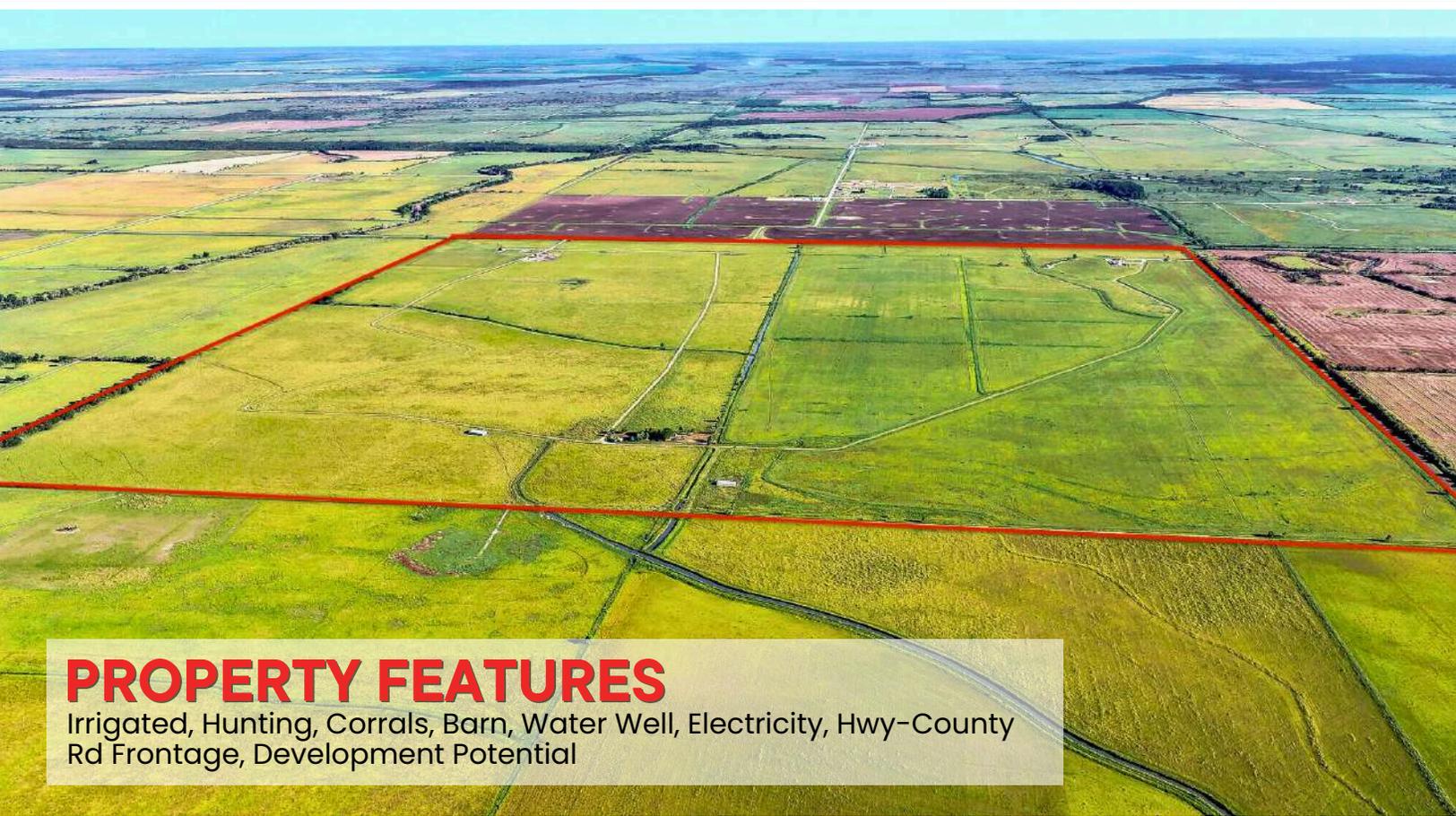


## PROPERTY DESCRIPTION.

Monroe City Farms is a 640± acre income-producing farm and ranch in Chambers County with over 1 mile of frontage on FM 1724 and Hwy 65, just 2.2 miles south of I-10. Currently in rice, hay, and cattle production, the property features precision-graded fields with irrigation water provided by CLCND, cross fencing, working pens, and three cattle loafing sheds. All-weather gravel roads offer year-round access throughout the ranch, ensuring ease of movement for equipment and livestock. The tract's layout and soil quality support high-yield cultivation, while its extensive infrastructure allows for seamless operation. With strong road access, dependable irrigation water, and multiple ag revenue streams, Monroe City Farms is a rare opportunity for producers, investors, and developers seeking a scalable, multifunctional property in the heart of Southeast Texas farming country. Contact us to schedule a showing!



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## PROPERTY FEATURES

Irrigated, Hunting, Corrals, Barn, Water Well, Electricity, Hwy-County Rd Frontage, Development Potential



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## PROPERTY TYPE

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



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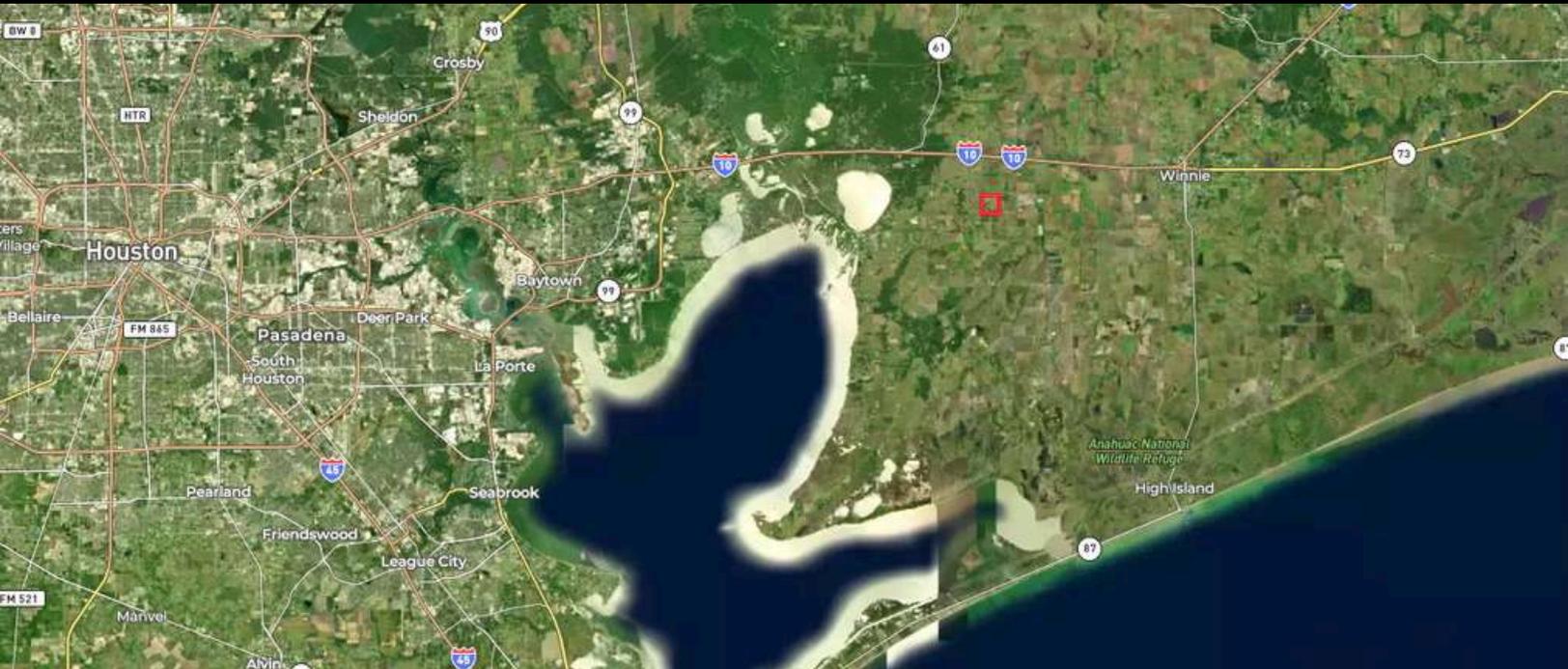
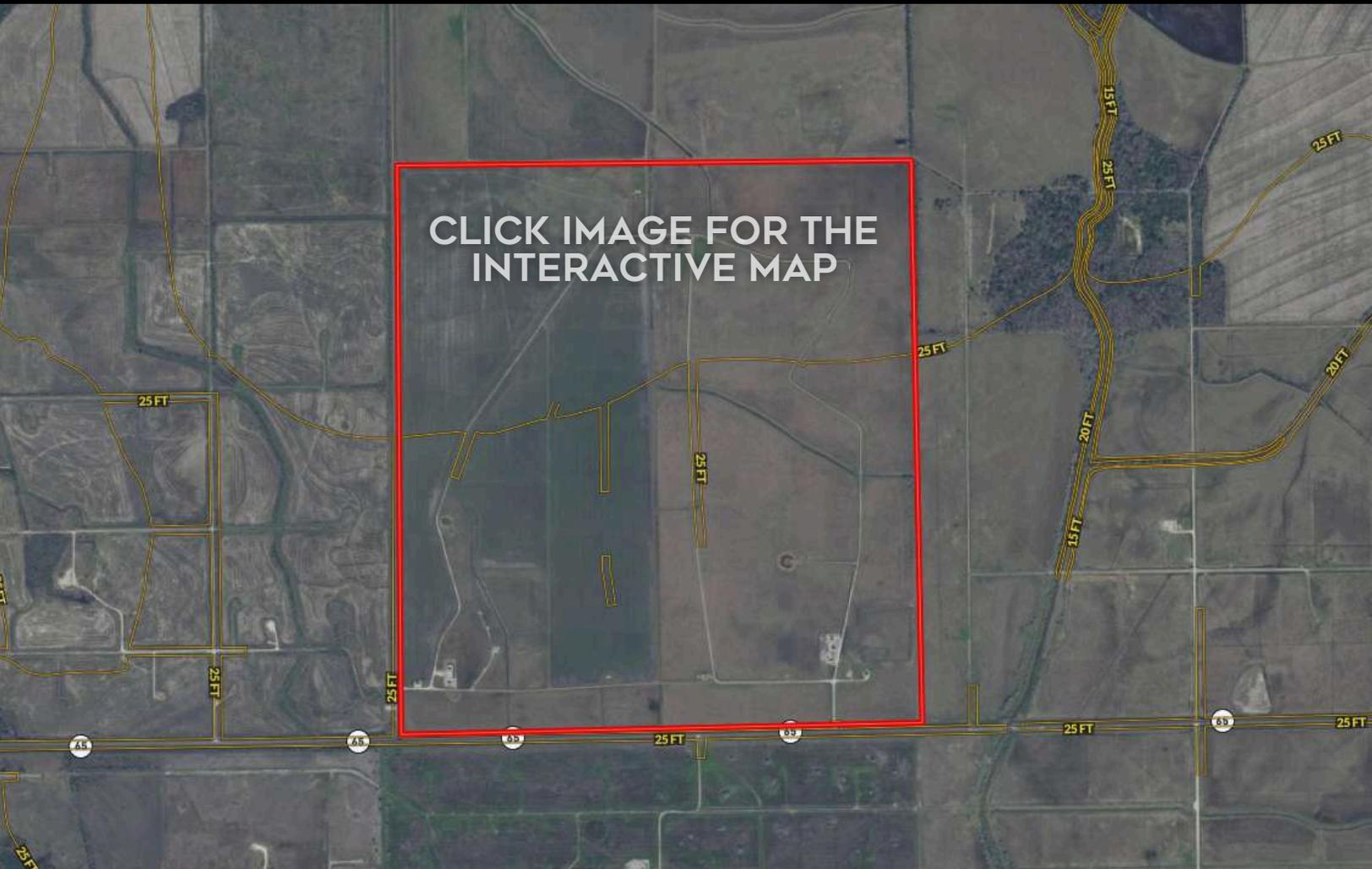


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# TBD HWY 65 & FM 1724 ANAHUAC, TX 77514

## CHAMBERS COUNTY





## NAVIGATION DIRECTIONS

Whether traveling on I-10 from the east or west, take exit 817 FM 1724 and head south for 2.2 miles. Property will be on your left

# CHAD ANDRUS, ALC ACCREDITED LAND CONSULTANT

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# Ranch. financing made simple



Anthony Vaughan

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