



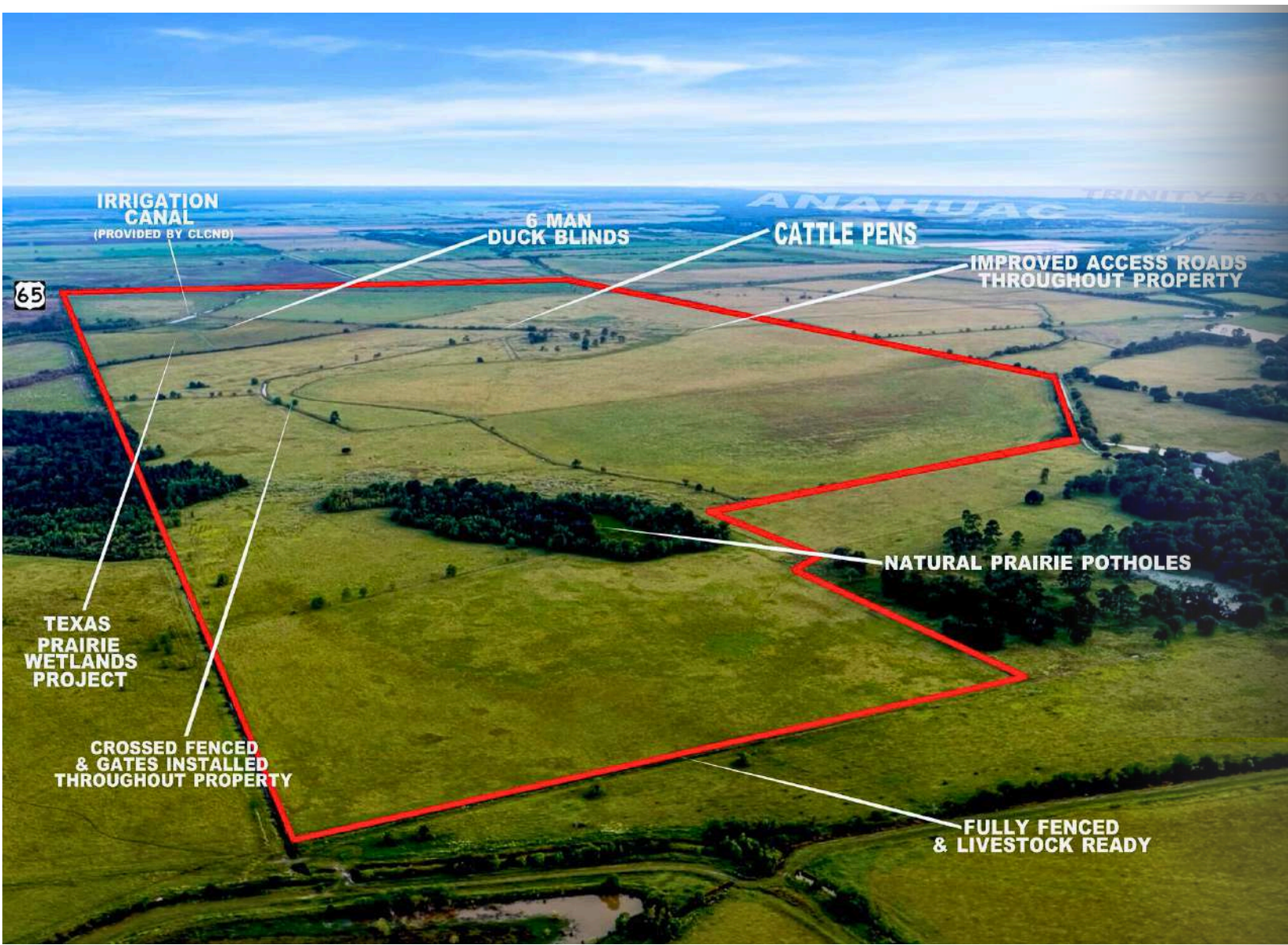
ANDRUS

ESTD LAND GROUP 1824

000 HWY 65, ANAHUAC, TX 77514  
CHAMBERS COUNTY

900± ACRES | \$11,250,000

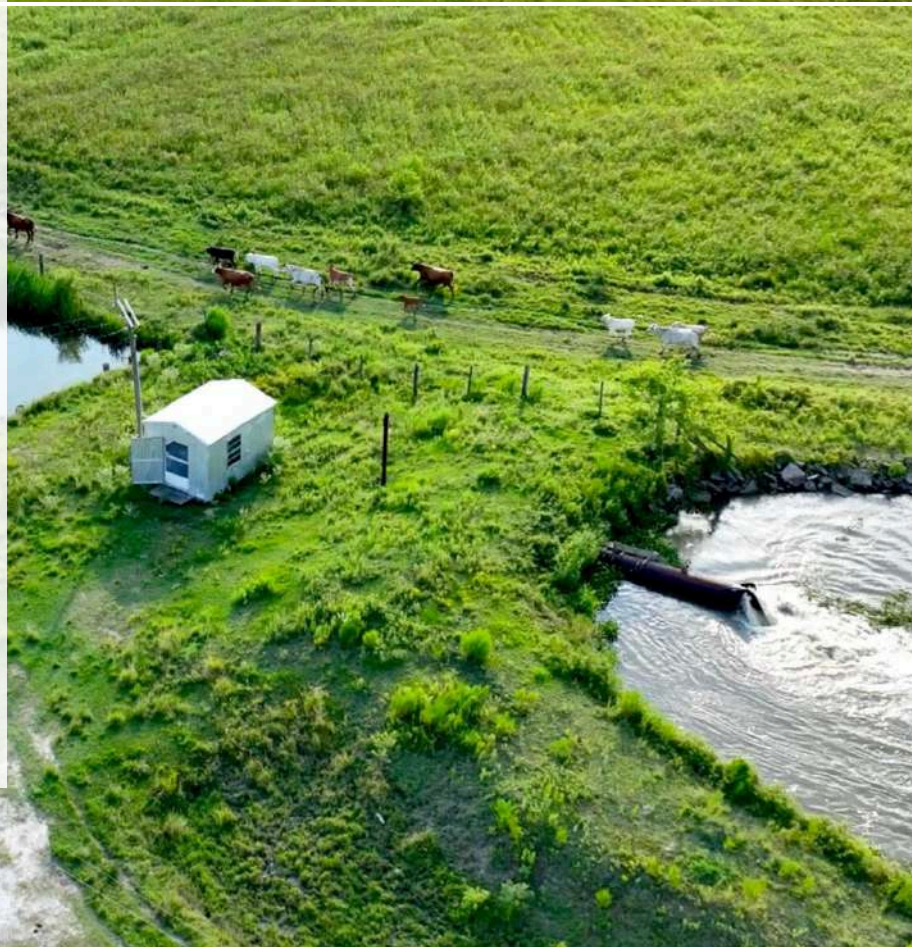




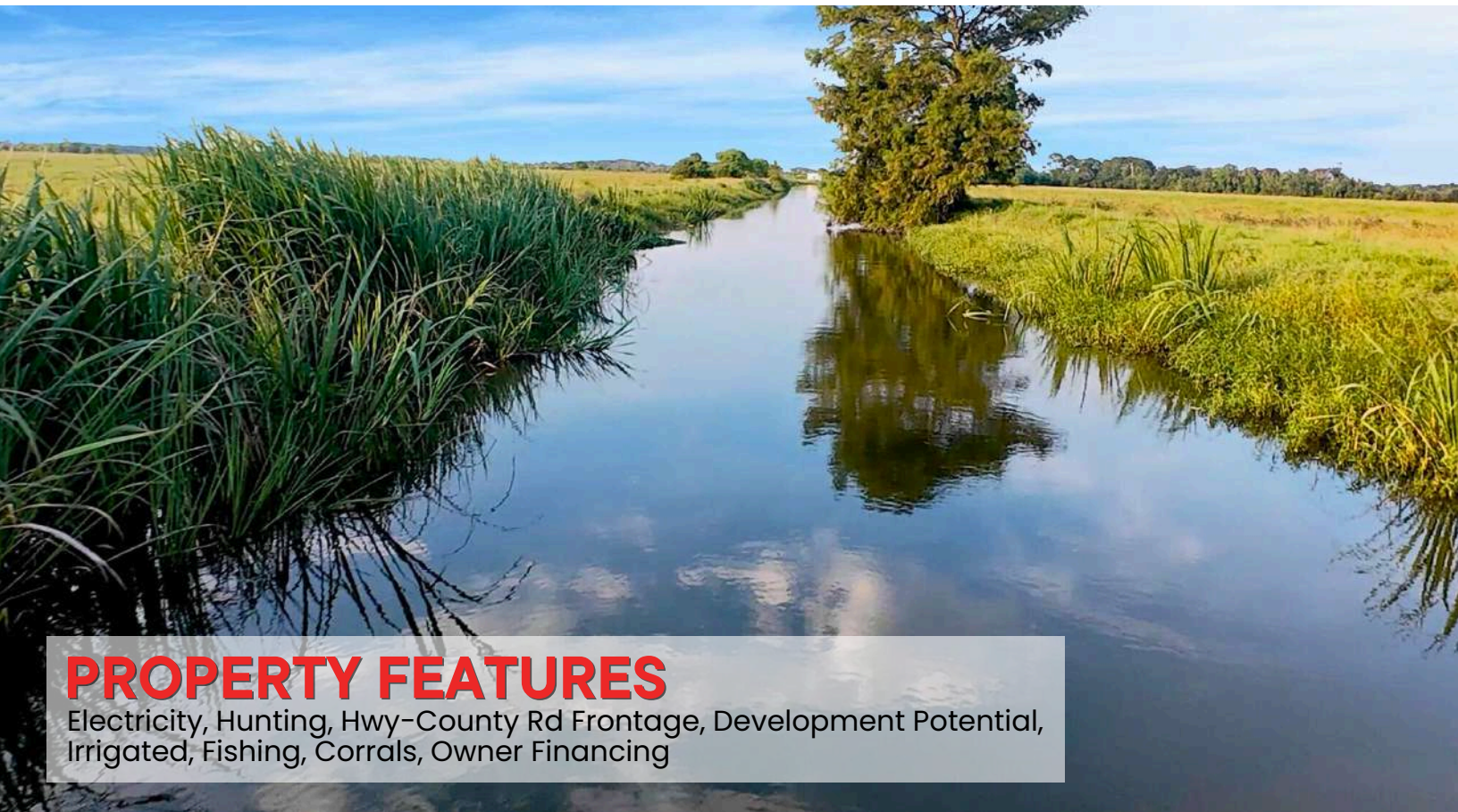
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## PROPERTY DESCRIPTION.

Anchor Ranch is a rare 900± acre cattle ranch and rice farm in Chambers County, only 50 miles from Downtown Houston. With 4,200' of Highway 65 frontage plus an additional entrance from Barrow-White Road, this property offers scale, access, & versatility that is difficult to match. The ranch is fully fenced and cross-fenced, equipped with centrally located cattle pens, and supported by an all-weather internal road system for year-round access. Established rice production benefits from irrigation water provided by CLCND, making this property an income-producing agricultural operation. Recreational opportunities are equally impressive with a 47± acre Texas Prairie Wetlands Project, several natural prairie potholes, and a professionally built six-man blind offering premier waterfowl hunting. With electricity on-site, this property blends production, recreation, and investment potential in a prime growth corridor of Chambers County.

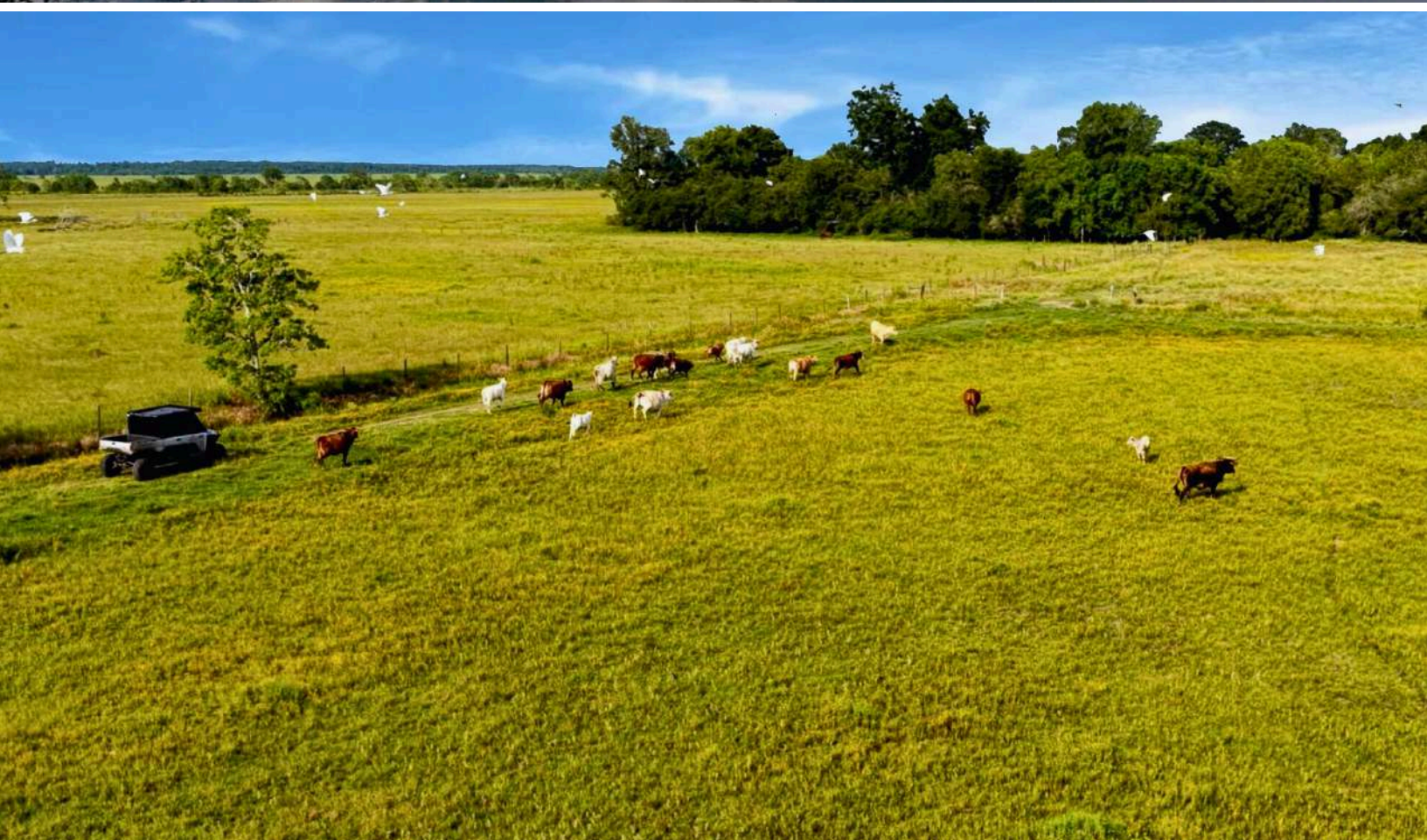


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## PROPERTY FEATURES

Electricity, Hunting, Hwy-County Rd Frontage, Development Potential, Irrigated, Fishing, Corrals, Owner Financing



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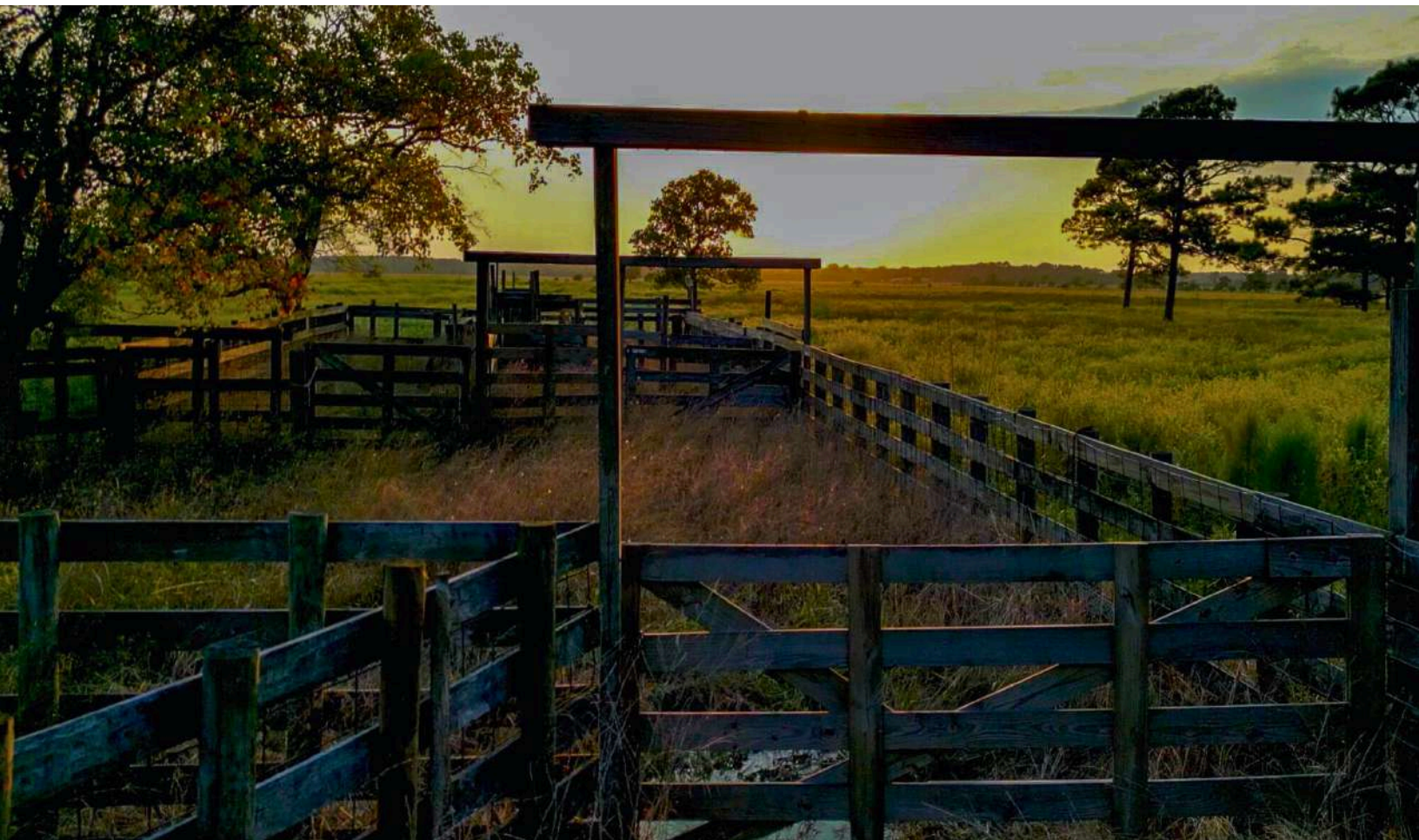


## PROPERTY TYPE

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



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# 000 HWY 65, ANAHUAC, TX 77514

## CHAMBERS COUNTY





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# Ranch. financing made simple



Anthony Vaughan

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