



# ANDRUS

ESTD LAND GROUP 1824

## 747 CANAL RD, WINNIE, TX 77665

CHAMBERS COUNTY

### MULTIPLE TRACTS AVAILABLE





## PROPERTY DESCRIPTION.

Exceptional 260± acre farm and ranch offering both strong agricultural productivity and outstanding recreational appeal. Approximately 175± acres are irrigated by LNVA, supporting active rice production along with improved pasture suitable for cattle operations.

Surrounded by large rice farms, the property provides excellent waterfowl and bird hunting habitat, paired with long-term ownership potential in a proven agricultural area.

The property is also being offered with flexibility, including three separate 10± acre tracts, or the opportunity to purchase the full 260± acres as a whole.



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.

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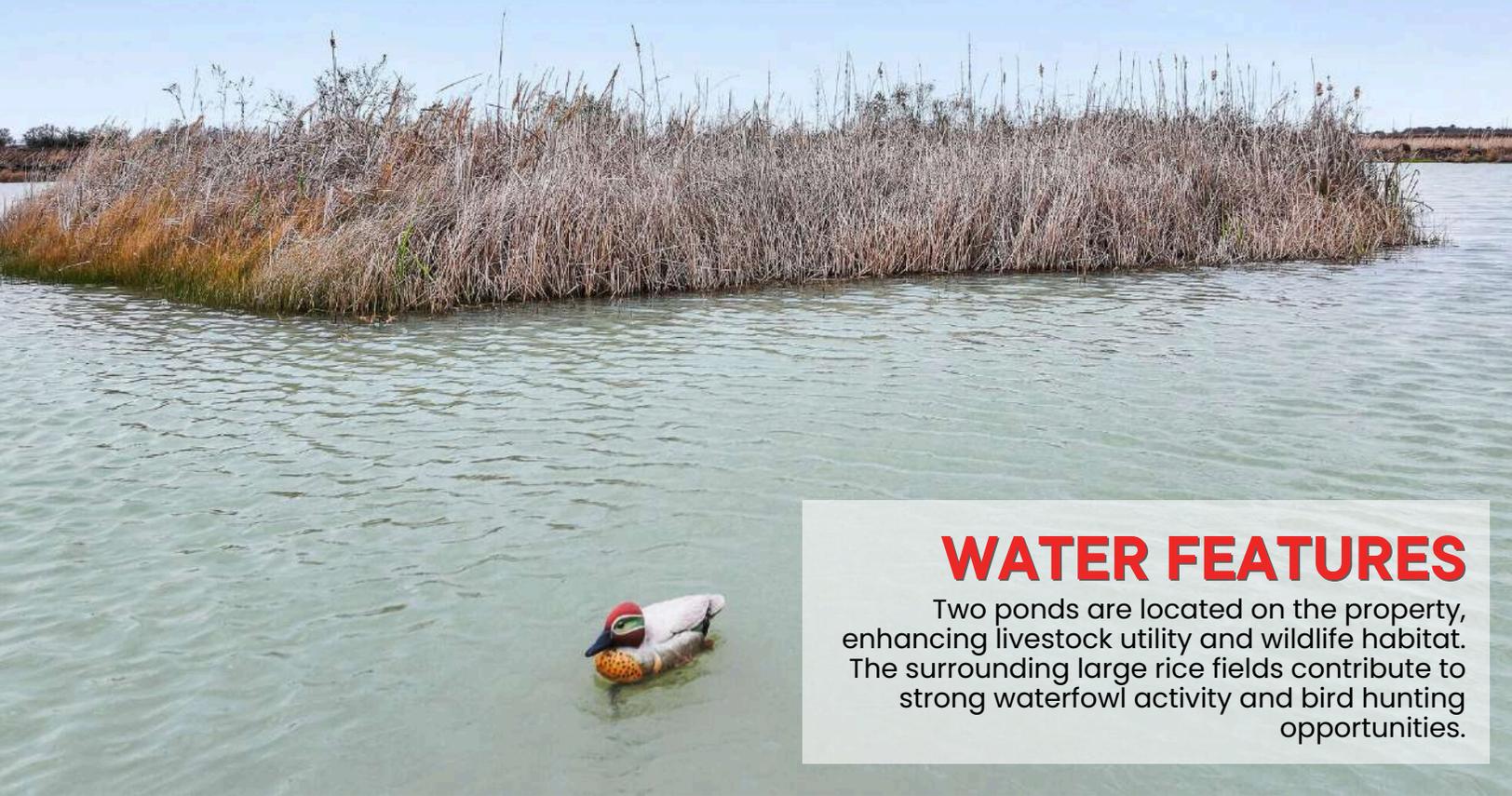


## PROPERTY HIGHLIGHTS

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.



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## **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.



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## TIMBER

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



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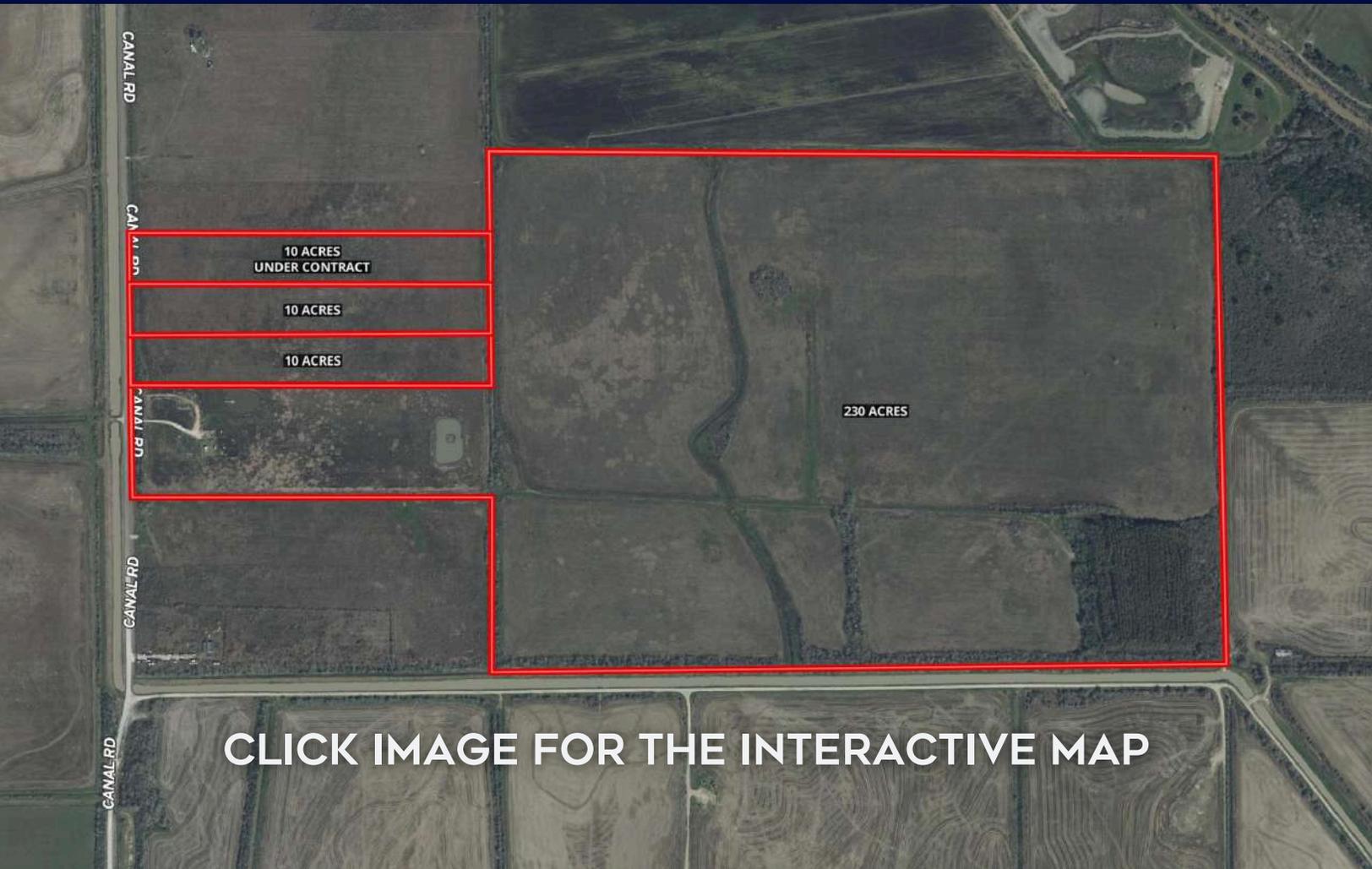
## CHAMBERS COUNTY



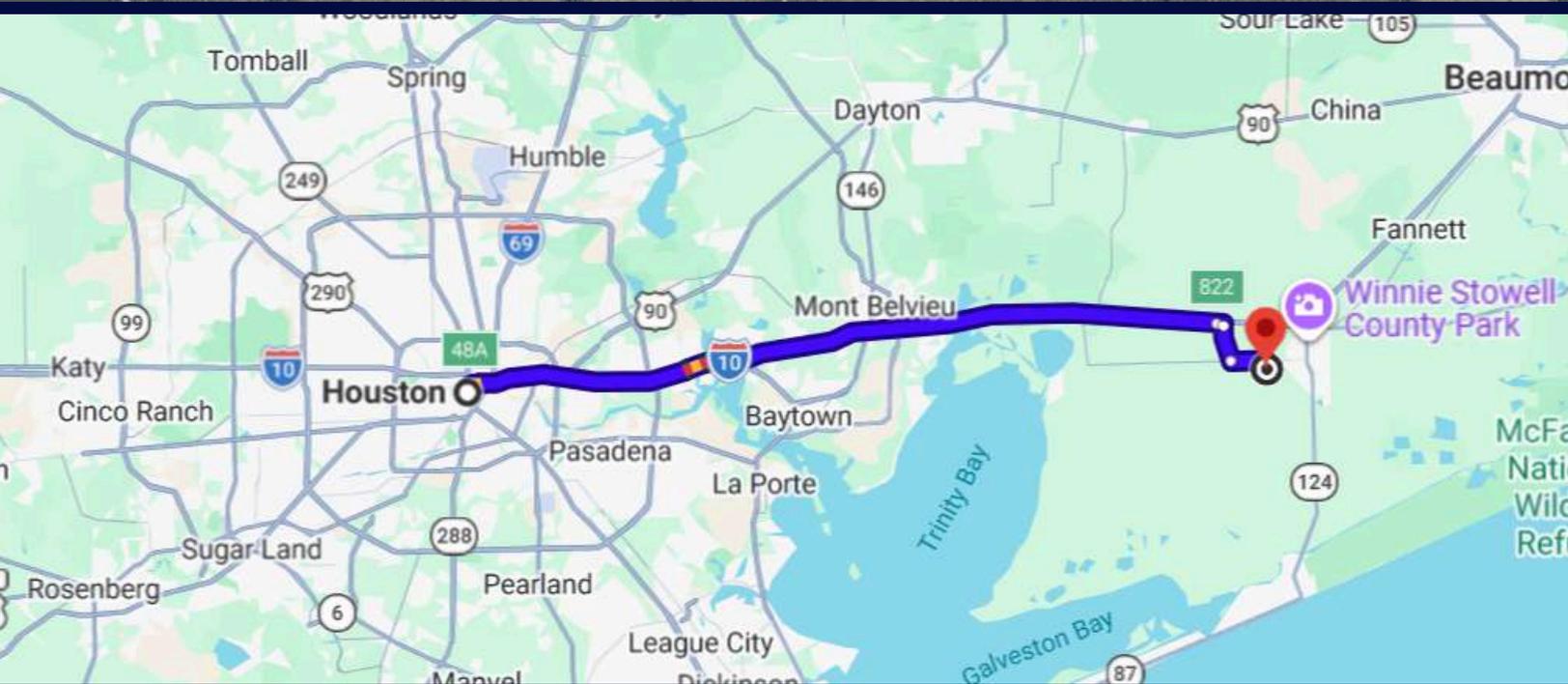
### LAND AND AGRICULTURE

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

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# Ranch. financing made simple



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