



ANDRUS

ESTD LAND GROUP 1824

TBD COUNTY ROAD 2058, HULL, TX 77564
LIBERTY COUNTY

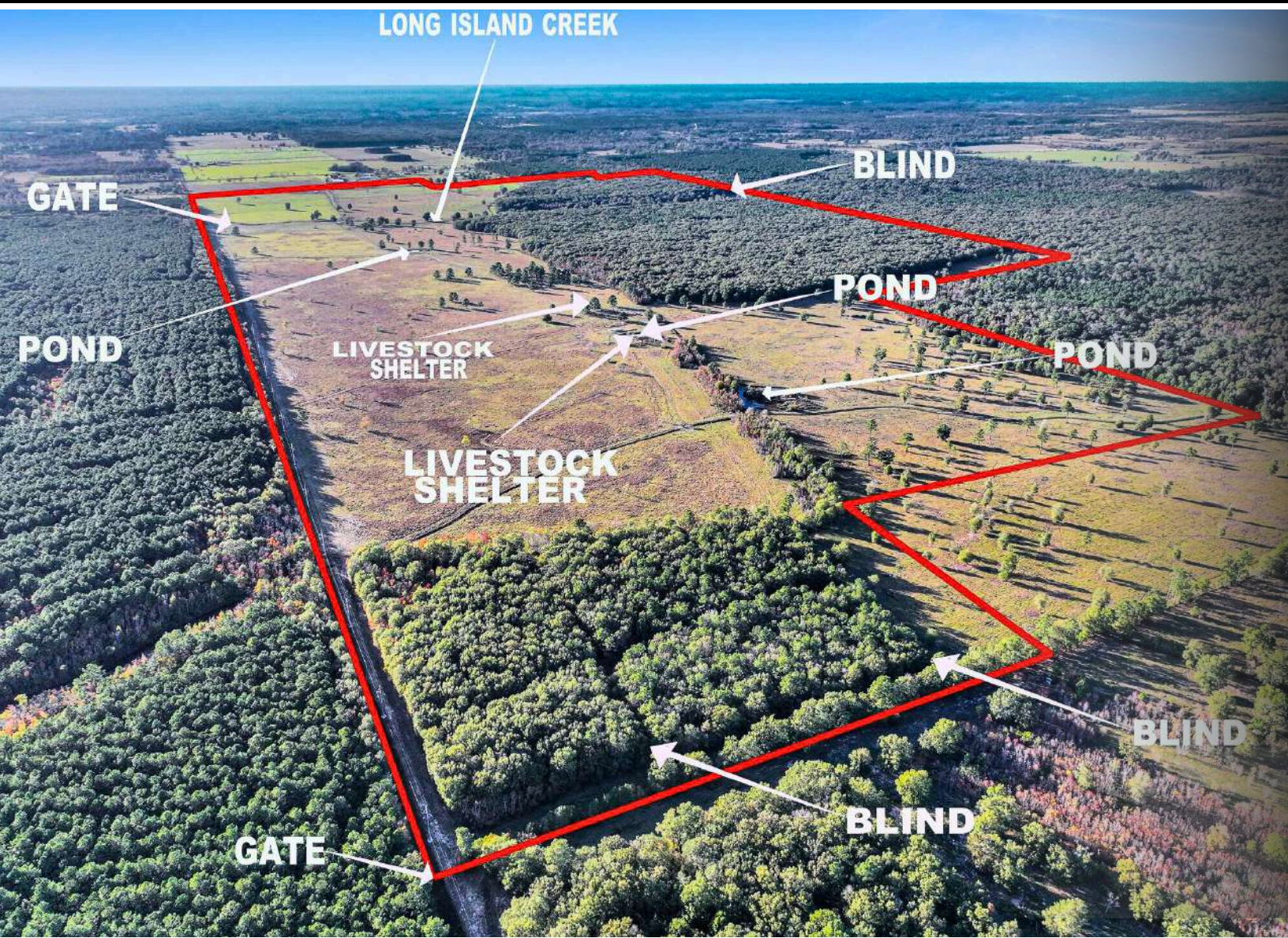
650± ACRES | \$4,492,500



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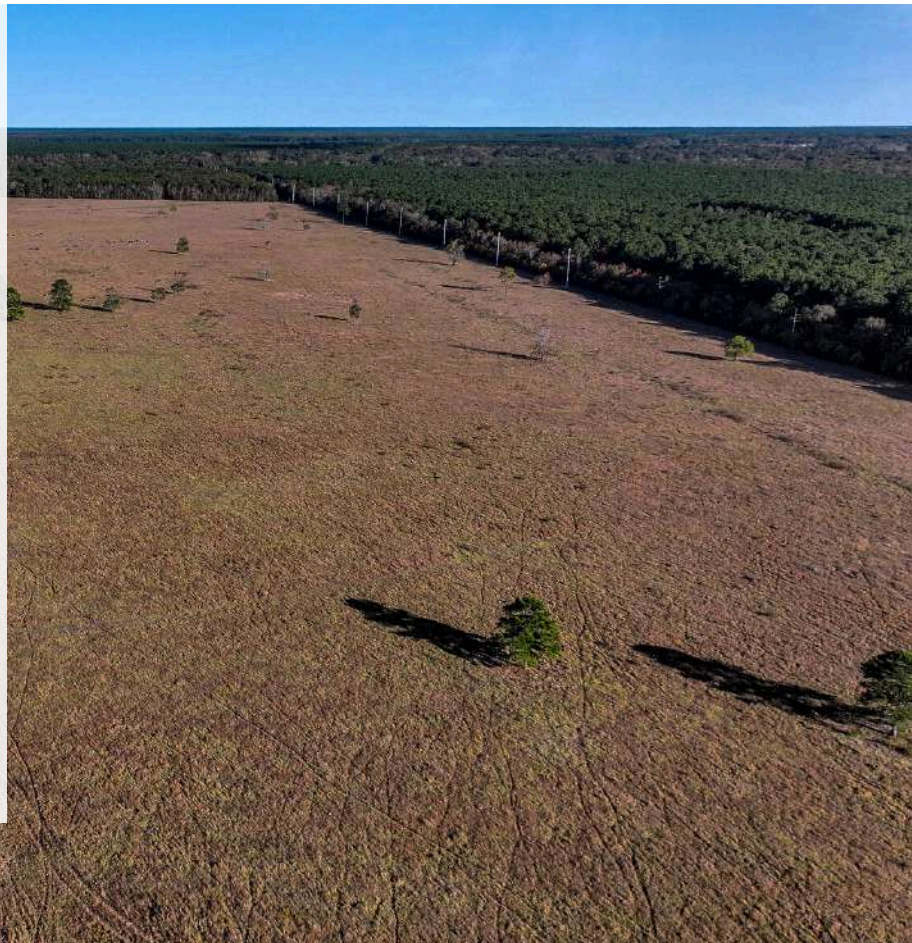
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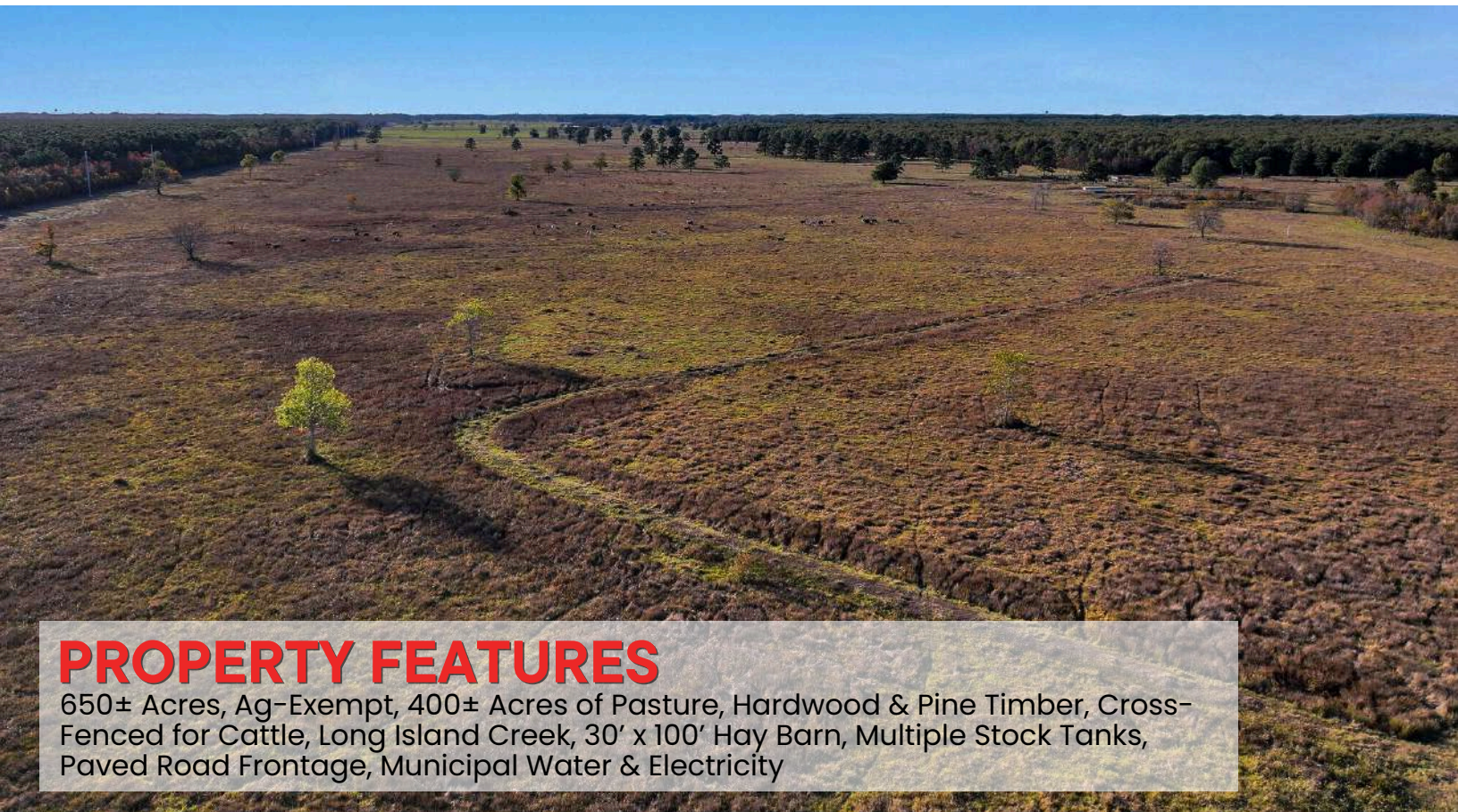
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PROPERTY DESCRIPTION.

Located approximately one hour from Houston, this 650-acre ranch presents a rare opportunity to acquire a large, well-improved tract with strong agricultural and recreational appeal. The property is Ag-exempt and features approximately 400 acres of improved pasture, with the remaining 250 acres in a mix of hardwoods and pine timber that provide excellent wildlife habitat and natural privacy. The ranch is cross-fenced for efficient cattle management and supports ongoing hay production. Improvements include an internal road system, a 30' x 100' hay barn, multiple stock tanks, and paved county road frontage. Municipal water is in place, with electricity available, allowing for future improvements. Long Island Creek traverses the property and offers an exceptional location for the development of a large private lake. This ranch is well suited for a working cattle operation, recreational retreat, or long-term investment. **OWNER FINANCING AVAILABLE!**



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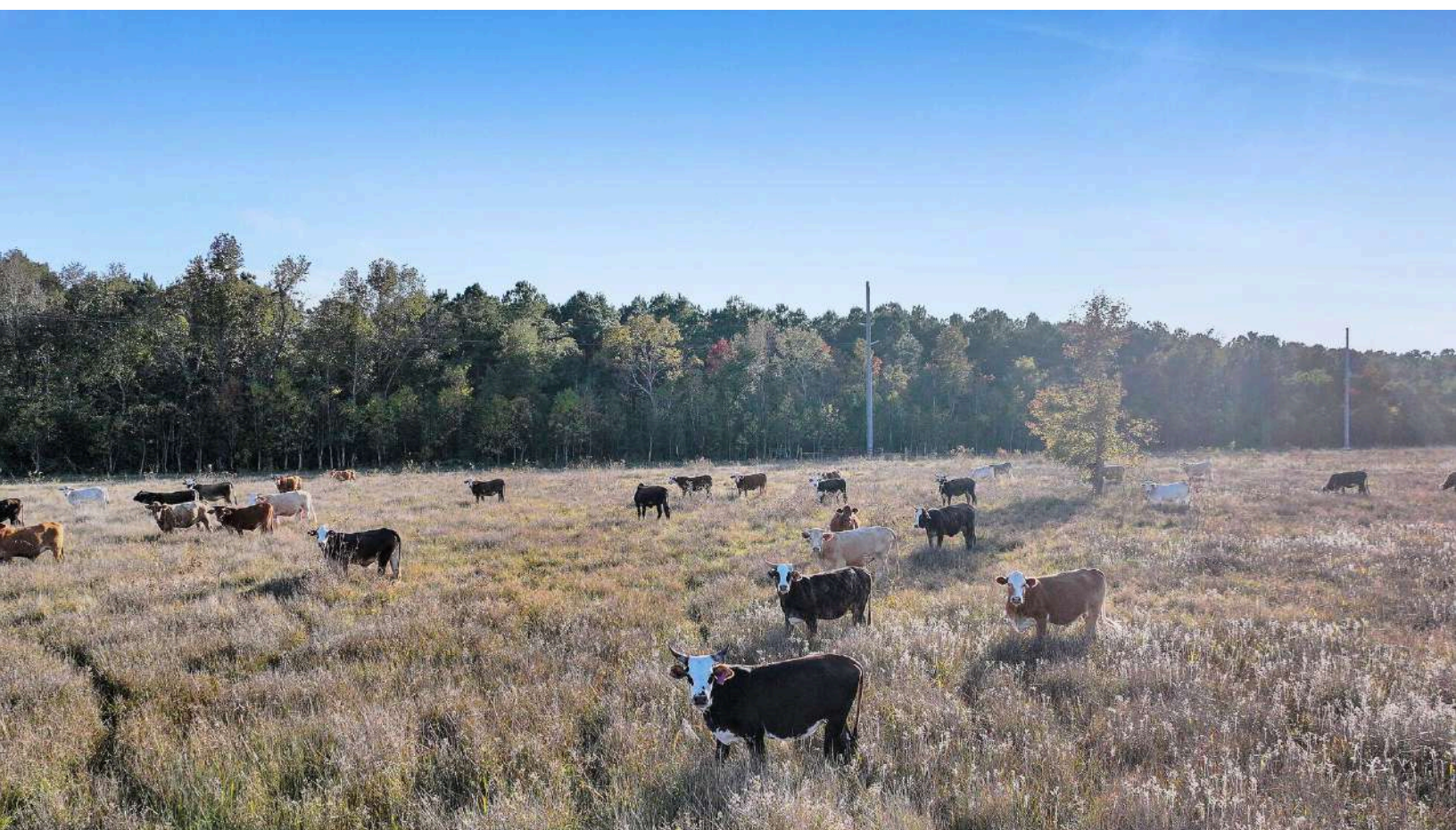


PROPERTY FEATURES

650± Acres, Ag-Exempt, 400± Acres of Pasture, Hardwood & Pine Timber, Cross-Fenced for Cattle, Long Island Creek, 30' x 100' Hay Barn, Multiple Stock Tanks, Paved Road Frontage, Municipal Water & Electricity



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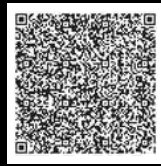
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CHAD ANDRUS, ALC ACCREDITED LAND CONSULTANT

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Anthony Vaughan

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