



Cuatro Strack
Broker/Owner
979.541.7248
cuatro@J4LP.com

RESIDENTIAL - COMMERCIAL - RURAL

Shields Farm/ Matagorda County
496.8 Acres
\$2,980,800

Looking for a great investment opportunity? Needing to 1031 some other property? Can't go wrong with putting your cash into land! We have 496.8 top-quality acres in Matagorda County, that is currently in rice production. Has a stock water well. Also, there are 4 wells on north end of property. 3 of the 4 are useable. One of the older wells is 1,000' deep, drilled in about 1975, the other 2 are old but good and in use. There is also a well on the Southwest end on property. 20" good well, was largest in the county at one time with 5,000 GPM, motor and pump changed to diesel and current output is about 2,500 GPM. 110 acres are leveled right now with more coming. The neighboring Anderson Farm is also listed for sale with J4 Legacy Properties and could be combined with this farm to make 1,238+/- acres of prime Southeast Texas coastal farmland with plenty of water for rice production. Whether you are looking to expand your existing farm or looking for an investment opportunity to collect lease money this is your place. Give us a call today to come take a look at this great investment opportunity!

Disclaimer:

This property is offered by J4LP and Associates to qualified buyers by appointment only. Cooperative brokerage is invited. The property is subject to prior sale, change in price and/or terms, errors and/or omissions, or removal from the market without notice. The information contained herein, while obtained from sources deemed reliable, is not warranted (expressed or implied) by Broker or Seller.



Cuatro Strack
Broker/Owner
979.541.7248
cuatro@J4LP.com

RESIDENTIAL - COMMERCIAL - RURAL

