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## RESIDENTIAL - COMMERCIAL - RURAL

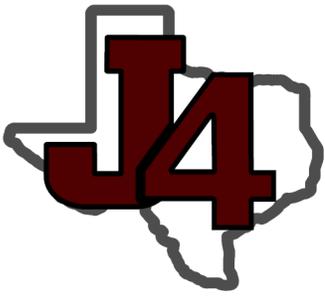
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### Anderson-Shields Farms/Matagorda County 1,238 Acres

Looking for a great investment opportunity? Needing to 1031 some other property? Can't go wrong with putting your cash into land! We have 1,238 top-quality acres in Matagorda County, that is currently in rice production or being prepared to go back into rice production. These properties combined have 4 currently working wells and one that will be drilled soon. There are two windmills located on the property. One is older and needs some repairs the other is working and about 10 years old. The total 1,238+/- acres of prime Southeast Texas coastal farmland that has plenty of water for rice production is the combination of two family farms. They are also listed separately, and all farm info is with the listings on our website [J4LP.com](http://J4LP.com), under [Anderson](#) or [Shields](#) Farms. 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.



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