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RESIDENTIAL - COMMERCIAL - RURAL

Anderson Farm/ Matagorda County 741.06 Acres

Looking for a great investment opportunity? Needing to 1031 some other funds? Can't go wrong with putting your cash into land! We have 741.06 top-quality acres in Matagorda County, that is currently being converted back into farmland for rice production. It has a gradual grade to optimize the drainage on the 700+/- farmable acres. This property drains to the west and some to the south and has no major concerns with drainage. 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 new well (not drilled yet) is proposed to be a 12"X 400' well, with a steel casing and SS screen, shooting for 2,000 GPM with a turbine pump and diesel motor. There is also a water line to the neighboring Shields Farm that supplies stock water. The neighboring [Shields 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.



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