



+/- 1,031 acres Improved Farm & Ranch land SH 65

1900 Barrow-White Rd, Anahuac, TX 77514

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+/- 1,031 acres Improved Farm & Ranch land SH 65

+/- 1,031 acres of significantly improved farm & ranch agricultural land, presently used for grazing cattle. Land has also been used for growing crops and farming rice. Rice Base acreage (+/- 300ac to 400ac) yields owner approximately \$40,000 per year in agricultural subsidy from Federal Farm Bill. Approximately 400ac have been laser leveled and another 100ac is scheduled for laser leveling. Abundant water is available via 2 water wells and 2 canals (+/- 1.3 MILES) maintained by Chambers-Liberty Counties Navigation District (CLCND) for water service. IMPROVEMENTS: Ranch house +/- 3,300 SF with covered patio and seating looking over swimming pool/spa & deck w/waterfall; 6 barn/garage/parking structures containing +/- 43,800 SF covered storage space, 6 free standing utility buildings; +/- 10 MILES of interior roads; +/- 6.5 MILES drainage; +/- 1.5 MILES irrigation laterals; cattle pens for corralling & shipping livestock and 4 stock tanks/ponds. FRONTAGE SH 65: +/- 4,400 ft Ideal for large scale residential development and/or commercial use. Interim use: farming, ranching, grazing cattle, recreation, hunting. Single phase electric service - ENTERGY



1,031ac Ranch 1900 Barrow-White Rd & SH 65 Anahuac, Chambers County, TX

Price:	Call for pricing
Property Type:	Land
Property Sub-type:	Commercial/Other (land)
Property Use Type:	Vacant/Owner-User
Features:	Electricity/Power



Call for pricing

Lot Size	1,031 AC
Price/AC	Call for pricing
Lot Type	Commercial/Other (land)

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Approx 10 miles east of Trinity River and 4 miles south of I-10. Ranch is approximately half way between Houston CBD (45 miles) and Beaumont CBD (35 miles). Property is proximate and convenient to City of Anahuac - County Seat of Chambers County, TX, Chambers County Golf Course, White's Park and, abundant guided hunting & fishing venues on Smith Point and Trinity Bay, Oak Island Lodge, Anahuac National Wildlife Refuge and Moody Wildlife Refuge. Future area amenities include May 2018 completion of a planned 41ac HEB anchored mixed use development at NWC of I-10 @ FM 3180 (Eagle Drive), Mont Belvieu and new commercial land uses along I-10 between Trinity River/Wallisville & Hankamer/SH 61 & Winnie, TX. Presently, \$50-60 billion of energy industry expansion and/or renovation is underway around Baytown & Mont Belvieu, Chambers County. Due to energy industry expansion over the next several years, Mont Belvieu's population is forecast to grow from +/- 3,800 (2010 census) to possibly as much as 11,000. If this occurs, demand for housing and other commercial development along I-10, east of the Trinity River between Wallisville and Winnie could soar.

Property Photos



1,031ac covered patio area



1,031ac Pool & Patio 1

Property Photos



1,031ac Pool & Patio 2



1,031ac service buildings

Property Photos



1,031ac covered parking & barn storage



1,031ac large barn

Property Photos



1,031ac covered parking & storage