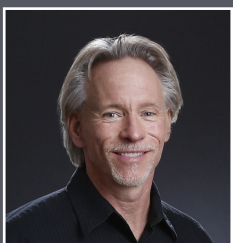


2042 Jobe Wilson Rd

ANAHUAC, TEXAS 77514

\$995,000

93 Acres



**Dave Murray, Broker,
REALTOR®, CRS**

Cell: 512-695-2176

E-mail: Dave@dmtx.com

dmtx.com



Coldwell Banker United



2042 Jobe Wilson Rd

93 acres | Chambers County

Location

The ranch has 1,800 feet of road frontage on Jobe Wilson Road. It is located less than 11 miles from I-10 and 4 miles south of Anahuac. Chambers County airport is also only 10 minutes away (6,000' airstrip).

Water Features

3,300' of frontage on the West Fork of Double Bayou. This bayou is deep and wide and allows boat access to Trinity Bay. The boat ride to the bay is less than 20 minutes for great access to water sports and fishing. There is a one acre pond in front of the houses designed as a fishing and swimming hole with a dock and pavilion overlooking the lake.

Improvements

There are 3 homes on the ; a 3/2 1920s updated ranch home, a 2200 sf 5/3 manufactured home, and another 3/2 1500sf manufactured home. All homes have wrap around covered porches and have been recently updated. 2 wells & septic are on the property.

600' feet of the 3,300' of the bayou frontage has been bulkheaded and includes three lighted fishing piers and a boat launch. There is an enclosed barn and the sale will include boats, jet skis, four wheelers, horses, tractors and other equipment. A real turnkey operation.

Habitat

The ranch is a mix of improved pastures and heavy woods. Currently the property is used for hay cutting but would make a great cattle or horse property. The woods include large stands of mixed pines, oaks and elms. There is also a year-round creek that flows through the middle of the property which is surrounded by large pines and oaks.

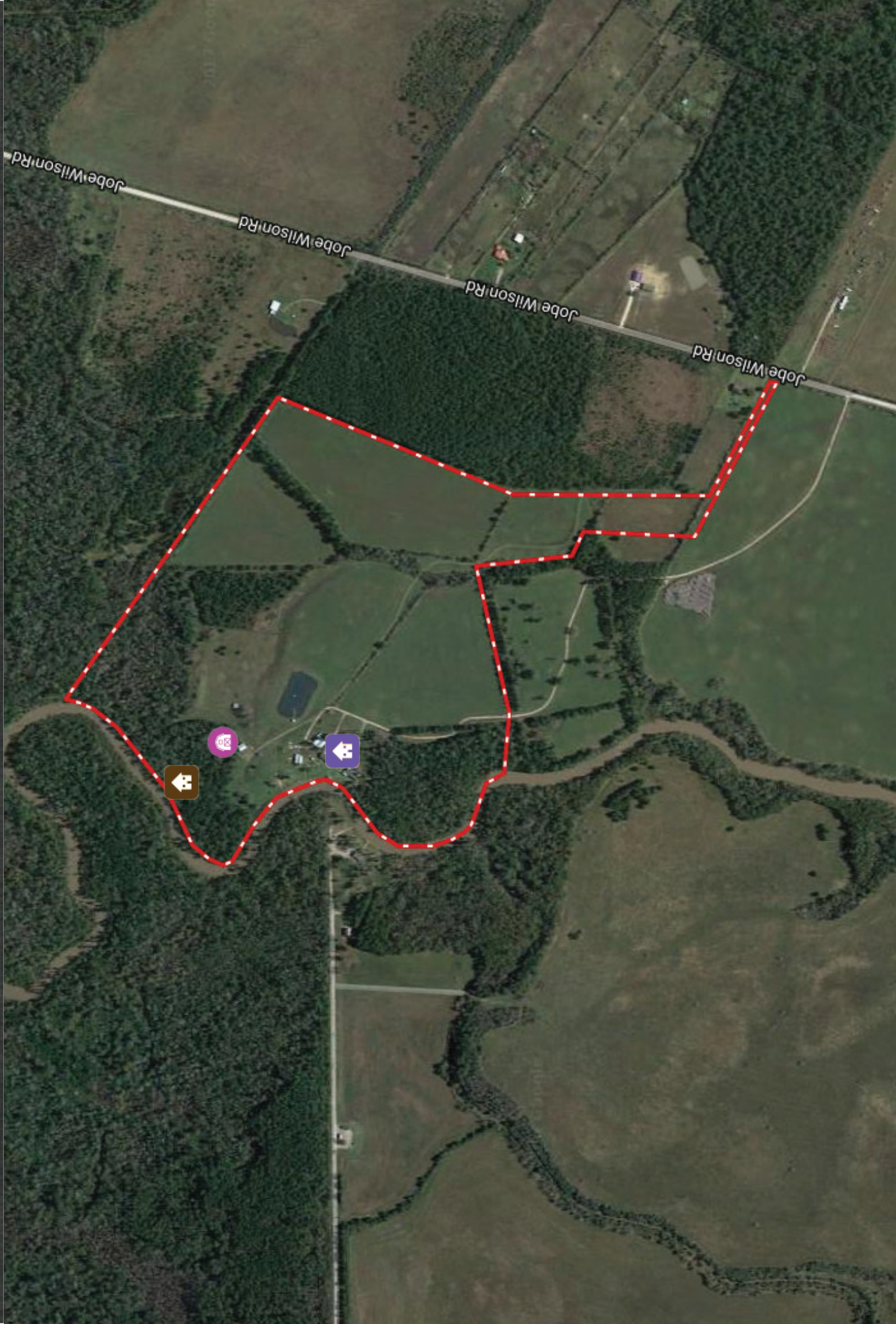
Wildlife

White-tailed deer and feral hogs are abundant on the property. Hunting in this area is excellent. Plenty of other wildlife including eagles and ospreys which make the bayou there home in the winter months. Dove hunting in this area can be excellent as well with nearby agriculture fields. The one acre pond is stocked with largemouth bass and is terrific fishing. The bayou is excellent fishing for both saltwater species such as redfish, speckled trout and flounder during times of lower runoff and freshwater species such as bass, catfish and crappie during dryer times. This is also an excellent duck hunting site.

Taxes & Exemptions

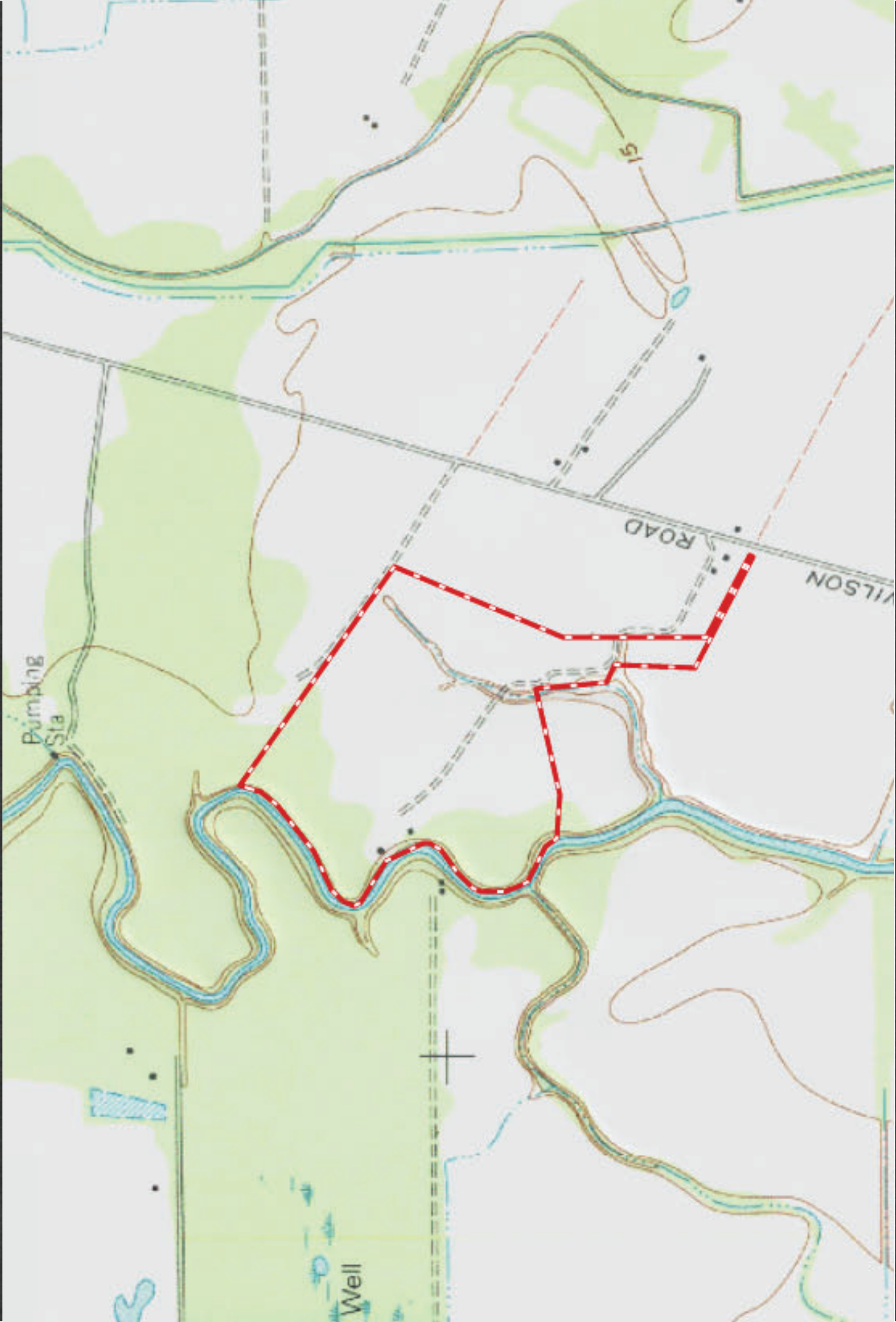
There is currently an Agricultural exemption in place making for low taxes. Taxes are currently at around \$3,000 per year.

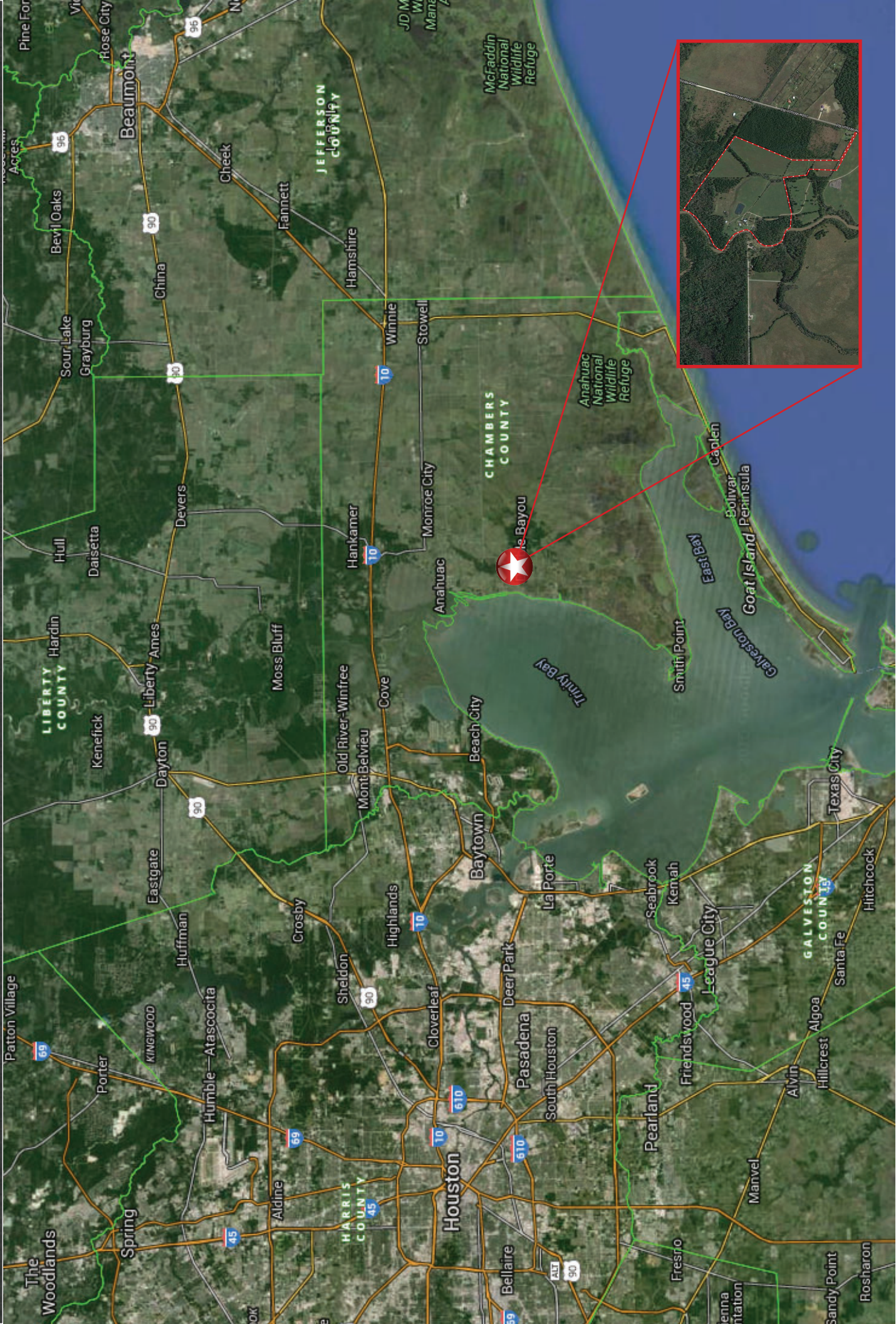
Incredible waterfront ranch less than one hour from downtown Houston. The ranch has nearly 3,300' of frontage on the West Fork of the Double Bayou which is a deep navigable waterfront that leads directly to Trinity Bay. Cross fenced property with three homes on well landscaped waterfront with 600' of bulkhead and three lighted fishing docks. Terrific get away from Houston in a very private setting. Excellent long term investment with so much navigable water frontage that could be further developed. This is an excellent private waterfront retreat, with great boating, fishing and hunting



93 ACRES - CHAMBERS COUNTY, TX

Coldwell Banker United, Realtors
Dave Murray, Broker





NOTES:

- 1) This property is located in Flood Zone "A", "B" and "C" according to F.I.R.M. Community Panel Number 58013 0335 B dated June 15, 1993.
- 2) Bearings are based on steel bearings and found monuments in the South line of 198 acres conveyed in Volume 71 of Page 101 of the Deed Records of Chambers County, Texas. Reference is made to notes and bounds description of said acre accompanied this plat.
- 3) Flood zone sheet herein titled according to F.I.R.M. Community Panel Number 58013 0335 B dated June 15, 1993.

SCALE: 1 INCH = 200 FEET

LINE	BEARING	DEPARTURE
1	N 00°04'10"E	35.65
2	N 10°04'10"E	68.21
3	N 20°04'10"E	100.81
4	N 30°04'10"E	132.77
5	N 40°04'10"E	164.55
6	N 50°04'10"E	195.89
7	N 60°04'10"E	226.55
8	N 70°04'10"E	256.37
9	N 80°04'10"E	285.21
10	N 90°04'10"E	313.03
11	N 100°04'10"E	339.79
12	N 110°04'10"E	365.45
13	N 120°04'10"E	390.00
14	N 130°04'10"E	413.41
15	N 140°04'10"E	435.65
16	N 150°04'10"E	456.71
17	N 160°04'10"E	476.57
18	N 170°04'10"E	495.21
19	N 180°04'10"E	512.61
20	N 190°04'10"E	528.75
21	N 200°04'10"E	543.61
22	N 210°04'10"E	557.17
23	N 220°04'10"E	569.41
24	N 230°04'10"E	580.31
25	N 240°04'10"E	589.85
26	N 250°04'10"E	598.01
27	N 260°04'10"E	604.77
28	N 270°04'10"E	610.11
29	N 280°04'10"E	614.01
30	N 290°04'10"E	616.45
31	N 300°04'10"E	617.41
32	N 310°04'10"E	616.87
33	N 320°04'10"E	614.81
34	N 330°04'10"E	611.21
35	N 340°04'10"E	606.05
36	N 350°04'10"E	599.31
37	N 360°04'10"E	591.01
38	N 370°04'10"E	581.15
39	N 380°04'10"E	569.71
40	N 390°04'10"E	556.77
41	N 400°04'10"E	542.31
42	N 410°04'10"E	526.41
43	N 420°04'10"E	509.05
44	N 430°04'10"E	490.31
45	N 440°04'10"E	470.17
46	N 450°04'10"E	448.61
47	N 460°04'10"E	425.61
48	N 470°04'10"E	401.15
49	N 480°04'10"E	375.31
50	N 490°04'10"E	348.05
51	N 500°04'10"E	319.31
52	N 510°04'10"E	289.05
53	N 520°04'10"E	257.21
54	N 530°04'10"E	223.77
55	N 540°04'10"E	188.71
56	N 550°04'10"E	152.05
57	N 560°04'10"E	113.71
58	N 570°04'10"E	73.77
59	N 580°04'10"E	32.21
60	N 590°04'10"E	-9.95
61	N 600°04'10"E	-31.61
62	N 610°04'10"E	-62.77
63	N 620°04'10"E	-93.41
64	N 630°04'10"E	-123.55
65	N 640°04'10"E	-153.17
66	N 650°04'10"E	-182.21
67	N 660°04'10"E	-210.65
68	N 670°04'10"E	-238.31
69	N 680°04'10"E	-265.17
70	N 690°04'10"E	-291.15
71	N 700°04'10"E	-316.21
72	N 710°04'10"E	-340.31
73	N 720°04'10"E	-363.45
74	N 730°04'10"E	-385.61
75	N 740°04'10"E	-406.77
76	N 750°04'10"E	-426.91
77	N 760°04'10"E	-446.05
78	N 770°04'10"E	-464.17
79	N 780°04'10"E	-481.21

187.9

ACRES

CHAMBERS SURVEYING & MAPPING

P. O. BOX 1272 MOBILE, TEXAS 36688

DATE: 10/1/2001
BY: [Signature]
CHECKED: [Signature]
SURVEY OF 187.9 ACRES FOR DAVE MURPHY SITUATED IN THE SILAS SMITH SURVEY A - 168 CHAMBERS COUNTY, TEXAS