



# 747 CANAL RD, WINNIE, TX 77665

CHAMBERS COUNTY

**DIFFERENT TRACTS AVAILABLE**





## PROPERTY DESCRIPTION.

Exceptional 260± acre farm and ranch offering agricultural productivity and outstanding recreational appeal. Approximately 175± acres are irrigated by LNVA, supporting active rice production and improved pasture suitable for cattle operations. Surrounded by large rice farms, the property provides exceptional waterfowl and bird hunting habitat along with long-term land ownership potential. In addition to the full 260± acres, a 10-acre tract and a 20-acre tract are available separately, or all acreage can be purchased together.



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## LOCATION & ACCESS

The property offers county road frontage, a convenient pull-through driveway, and approximately 1.7 miles of interior roads, providing efficient access throughout the ranch and ease of navigation for equipment, livestock, and recreational use.



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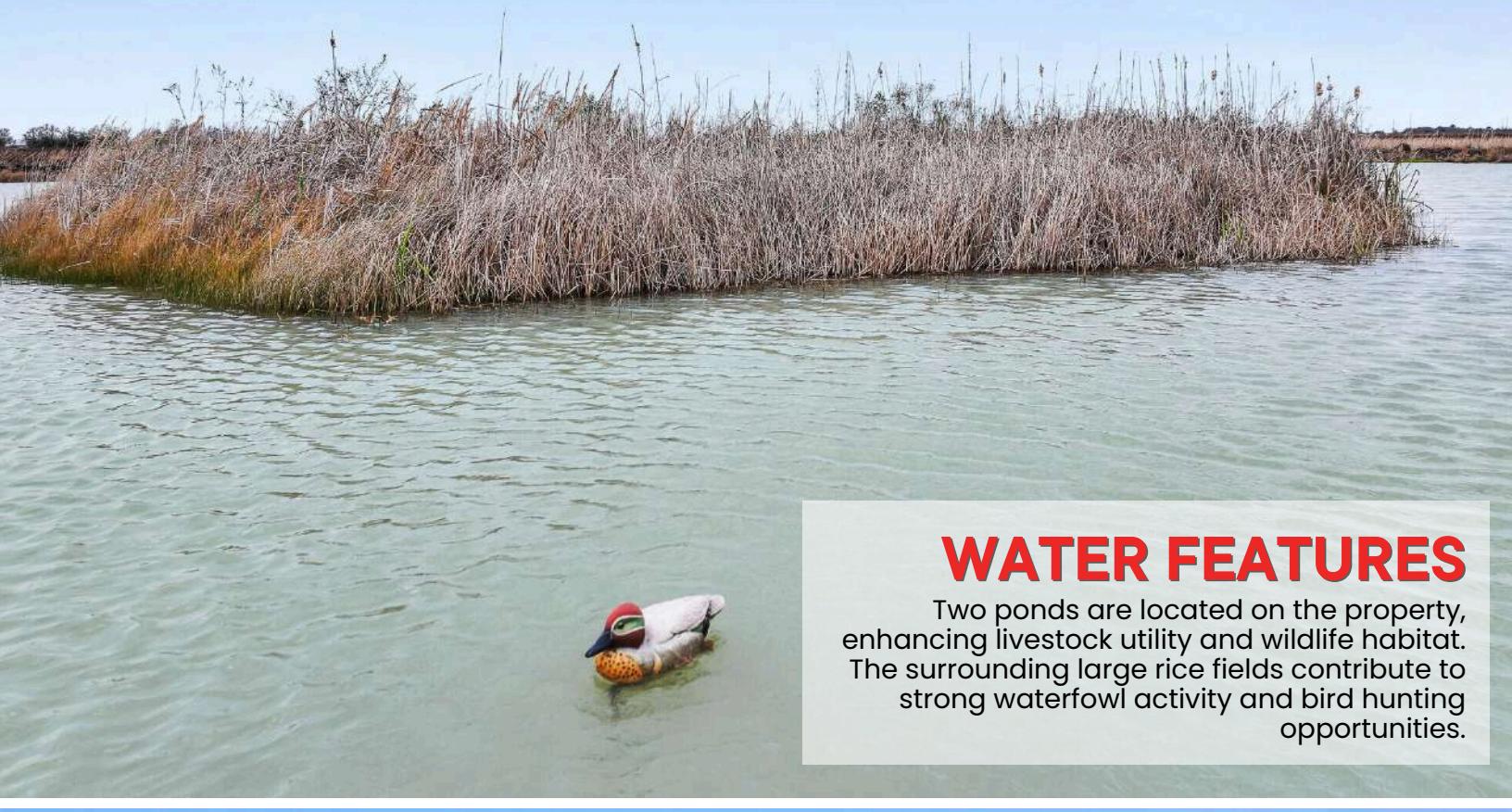


## PROPERTY HIGHLIGHTS

This 260± acre ranch offers a versatile blend of agricultural and recreational use, excellent bird hunting opportunity, flexible purchase options with separate 10-acre and 20-acre tracts available, and strong access supported by county road frontage and an established interior road system.



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## WATER FEATURES

Two ponds are located on the property, enhancing livestock utility and wildlife habitat. The surrounding large rice fields contribute to strong waterfowl activity and bird hunting opportunities.



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## TIMBER

The ranch includes approximately 8± acres of plantation pine planted in 2007, adding landscape diversity and long-term growth potential.



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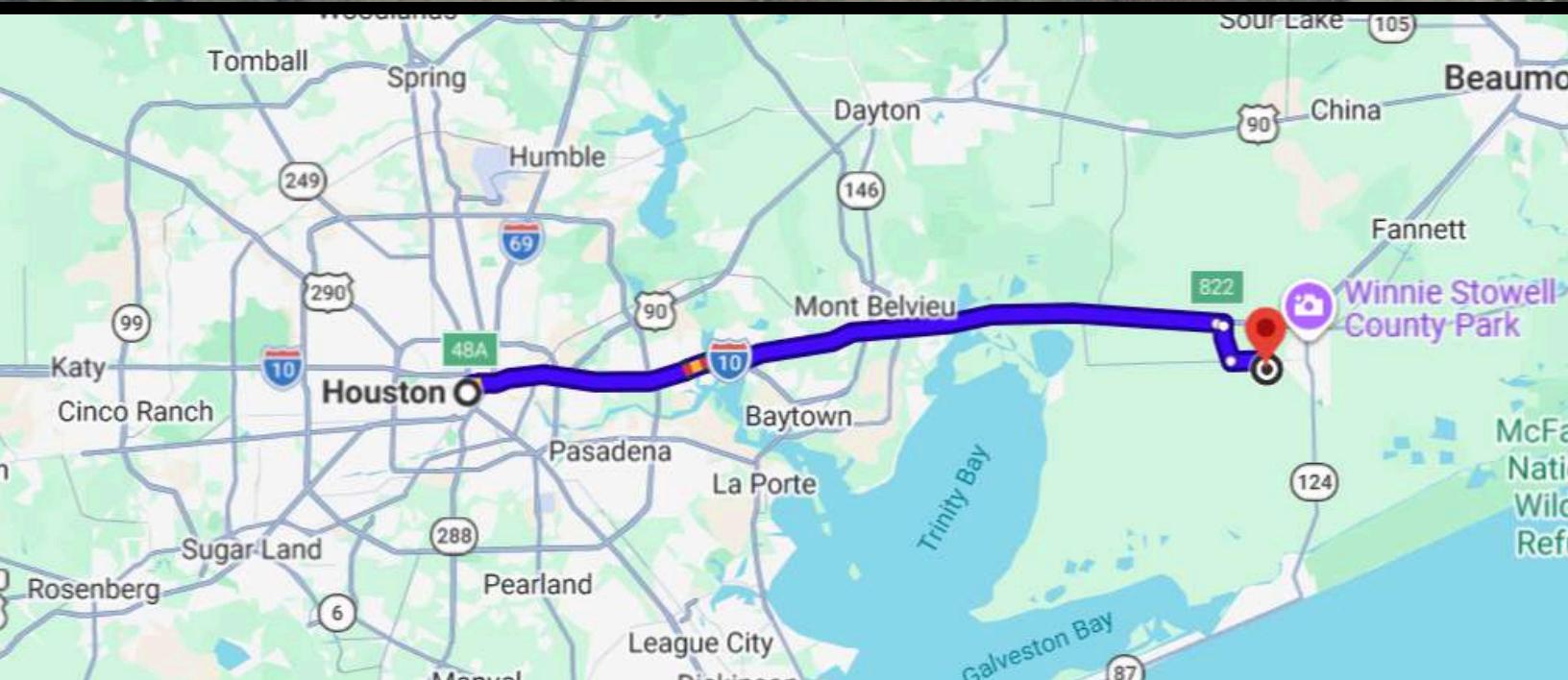
### LAND AND AGRICULTURE

Approximately 175± acres are irrigated by LNVA and currently support active rice production. Improved pasture areas are suitable for cattle operations, allowing the property to function effectively for both rice cultivation and grazing use.





CLICK IMAGE FOR THE INTERACTIVE MAP



## NAVIGATION DIRECTIONS

### From Houston:

From Houston, take I-10 East ~55 miles to Exit 822/FM 1410. Head south on FM 1410, turn left on TX-65 East to Canal Rd. Property will be on the left

# CHAD ANDRUS, ALC

## ACCREDITED LAND CONSULTANT

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# Ranch. financing made simple



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