



Protecting Clients. Conserving the Land.

Chu Ranch & Farm

1,003 acres, Brazoria County, Texas



Harrison King, Agent

Office 512-840-1175

Cell 432-386-7102

Harrison@KingLandWater.com

King Land & Water LLC

P.O. Box 109, 600 State Street, Fort Davis, TX 79734

Office 432-426-2024 Fax 432-224-1110 KingLandWater.com

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Location

Chu Ranch & Farm is located between the town of Angleton and the Brazoria National Wildlife Refuge in Brazoria County. The ranch fronts on Farm to Market Road 2004 and County Road 213, providing easy access to the property. The ranch's location is only 45 miles south of the City of Houston and 9 miles to the northeast of Lake Jackson. This working cattle ranch and historic farmland's proximity to the Brazoria Wildlife Refuge creates incredible opportunities for waterfowl hunting for wintering ducks, geese and cranes in this area along the Texas Coast.

Acreage

1,003± Acres in Brazoria County

Description

The Ranch is primarily wide-open native prairie bounded by wooded tree lines and lightly brushed draws and drainages. Ranching livestock has been the traditional use of this ranch in recent years and the property is set up with exterior and interior fences, pens and traps. The ranch has been leased to the same Lessee for over 20 years who responsibly runs approximately 100 head of cattle on the ranch. In the past, crops such as rice, milo, cotton, and wheat not only diversify the agricultural operations but could provide enormous waterfowl opportunities. Approximately 100 acres in the south portion of the ranch is cut annually for hay.

Improvements

The ranch is set up as a working cattle ranch with multiple pastures and gathering areas all with adequate water resources. A good set of operational working and shipping pens are located along CR 314 and the north boundary. Through a series of roads, mowed lanes, and adjoining public roads there is great access to much of the ranch.

Water

Several natural drainages flow into a man-made drainage canal spanning the length of the property and flowing into Bastrop Bayou just to the south. Historically the water in this canal was permitted for agricultural irrigation but has not been used in recent years as grazing has become the primary operation on the ranch. A large freshwater tank ideal for waterfowl and fish holds water year-round. Further management and other water features though control structures could greatly increase the habitat for wildlife.

Minerals

It is unclear at this time exactly what mineral rights, if any, are owned by Seller. Seller will consider conveying a portion of any mineral rights owned.

Price

\$2,950 per acre or \$2,958,850

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Disclaimer

This Ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.



























