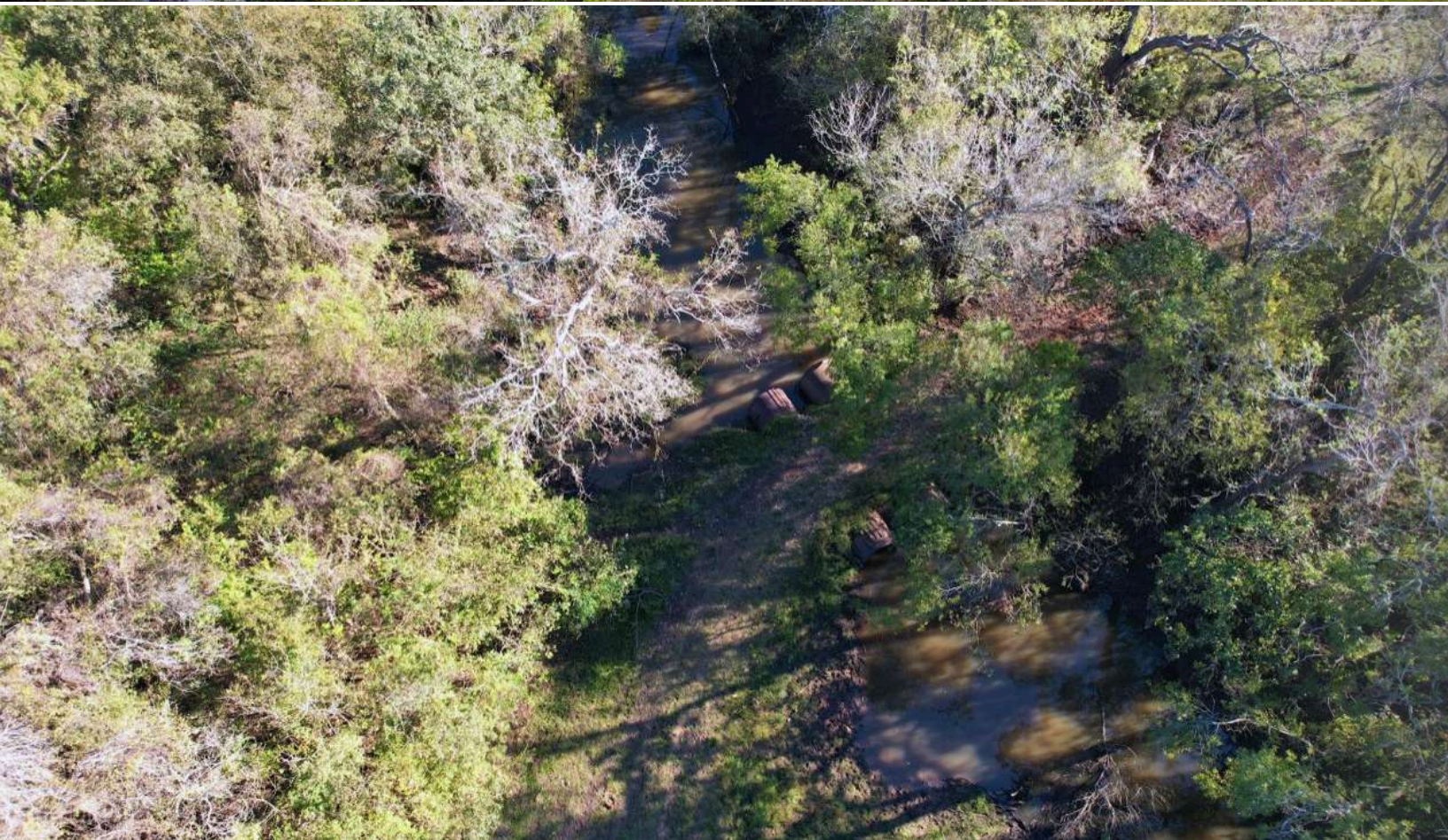


0 HWY 35 E, VAN VLECK, TX 77482

MATAGORDA COUNTY

162± ACRES | \$1,701,000





THE INFORMATION PROVIDED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED BY ANDRUS LAND GROUP. DETAILS ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE.



PROPERTY DESCRIPTION.

161 Acres of Prime Potential! This incredible property offers nearly 2.5 miles of crystal-clear Caney Creek winding through majestic oak and pecan trees. Ideal for development or a premier gentleman's ranch, the land features abundant wildlife, including deer, hogs, dove, and ducks. A former sand pit could be transformed into a stunning 15-acre fishing lake, creating the perfect backdrop for a custom home. With 3,000 feet of Highway 35 frontage and 1,100 feet on Spanish Bit Road, this property offers exceptional access and visibility. This is more than land—it's an opportunity waiting to be shaped into something extraordinary. Schedule a private tour today and see for yourself why Caney Creek Ranch is one of the most exciting properties on the market!



THE INFORMATION PROVIDED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED BY ANDRUS LAND GROUP. DETAILS ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE.



PROPERTY FEATURES

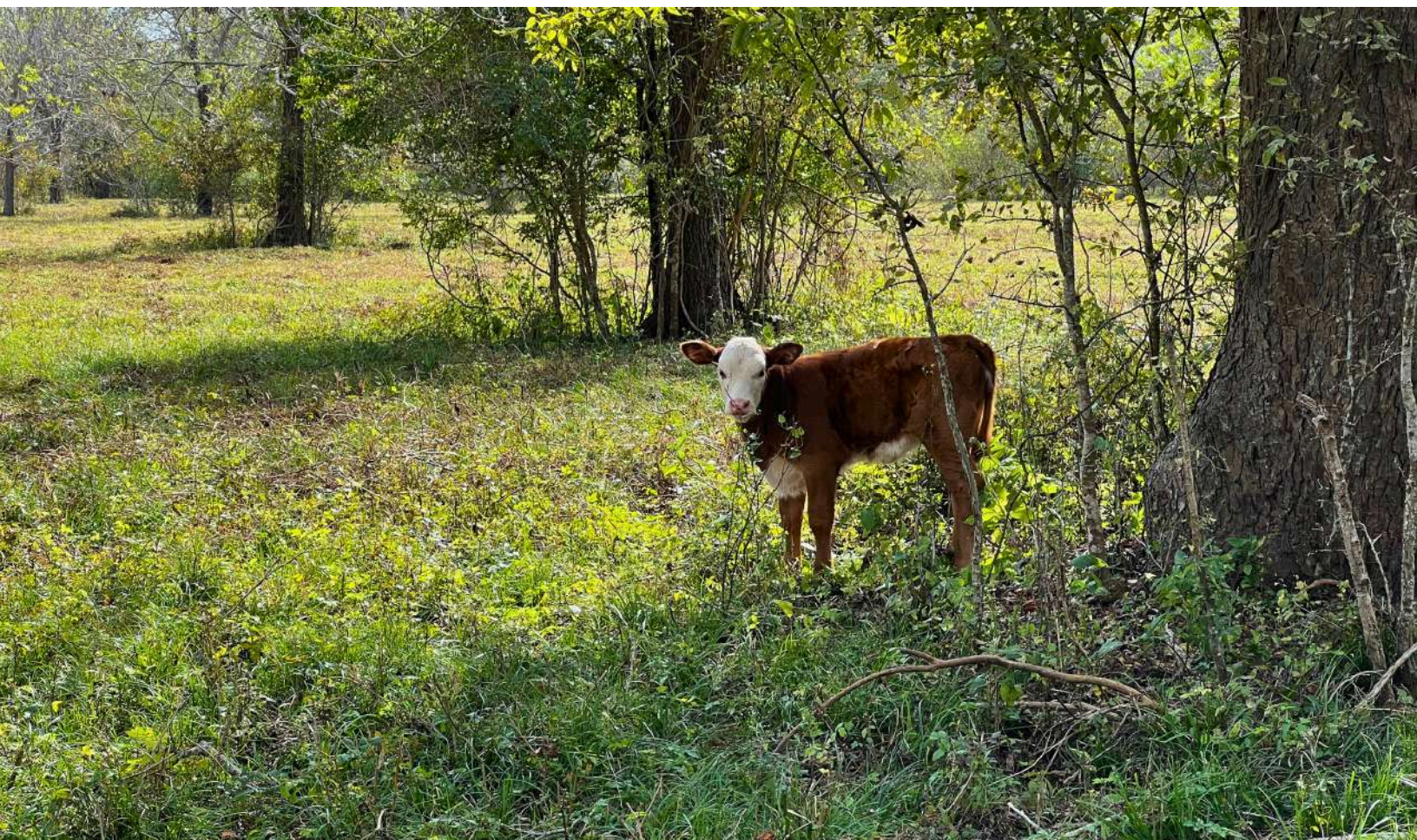
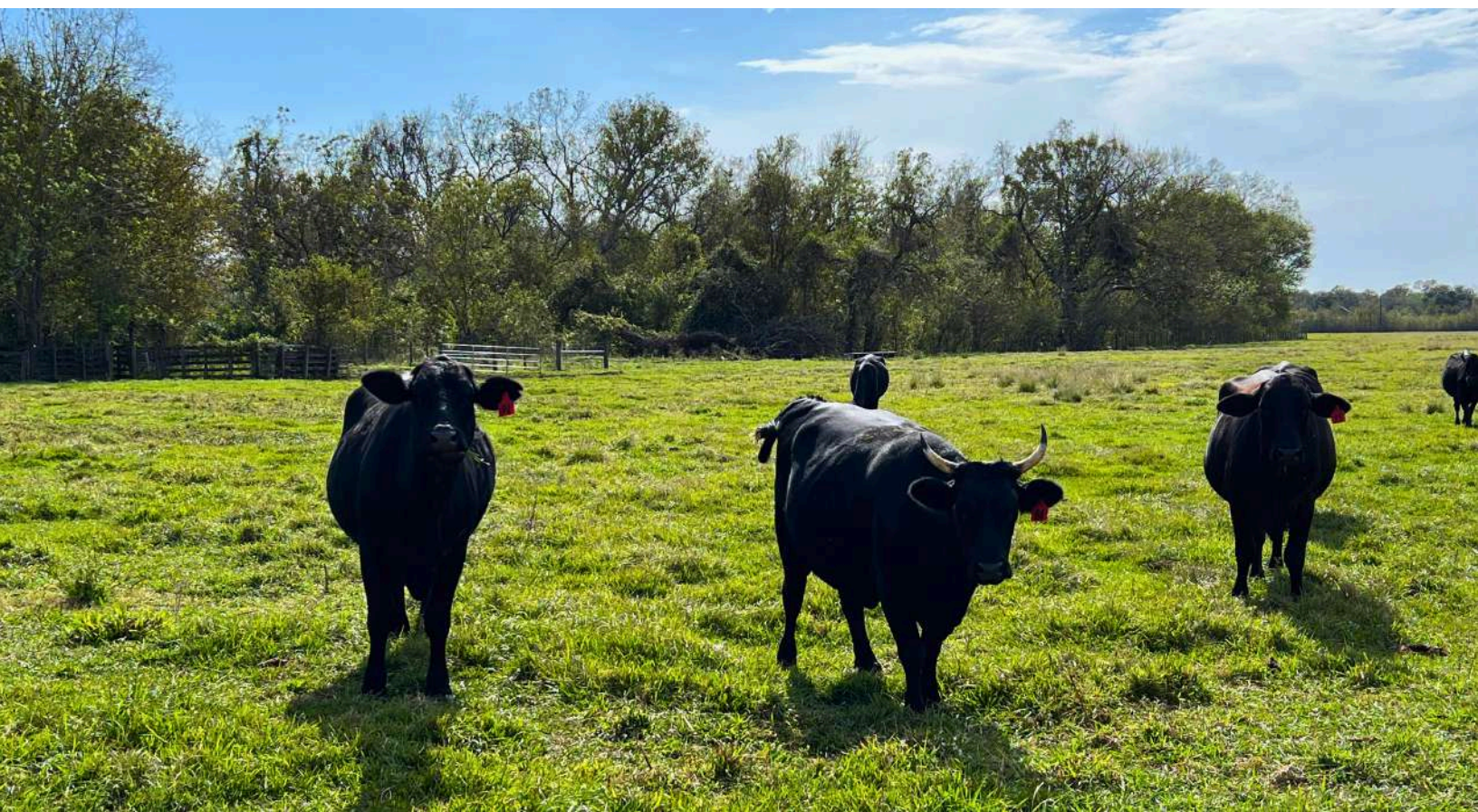
Nearly 2.5 Miles of Caney Creek Frontage, Abundant Wildlife (Deer, Hogs, Dove & Ducks), Former Sand Pit with 15± Acre Lake Potential, 3,000' Hwy 35 Frontage, 1,100' Spanish Bit Rd Frontage, Ideal for Development or Gentleman's Ranch, Premier Location in Growing Area



THE INFORMATION PROVIDED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED BY ANDRUS LAND GROUP. DETAILS ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE.



THE INFORMATION PROVIDED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED BY ANDRUS LAND GROUP. DETAILS ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE.

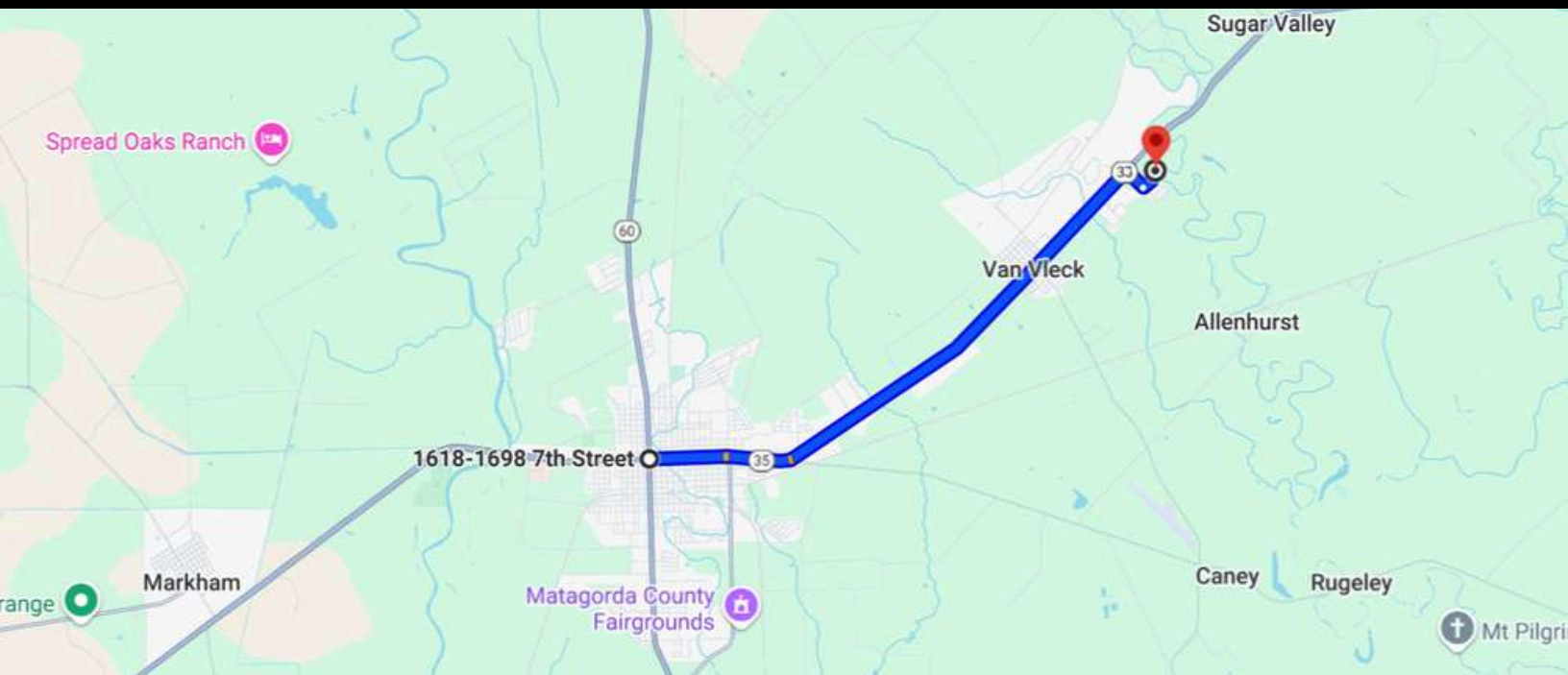
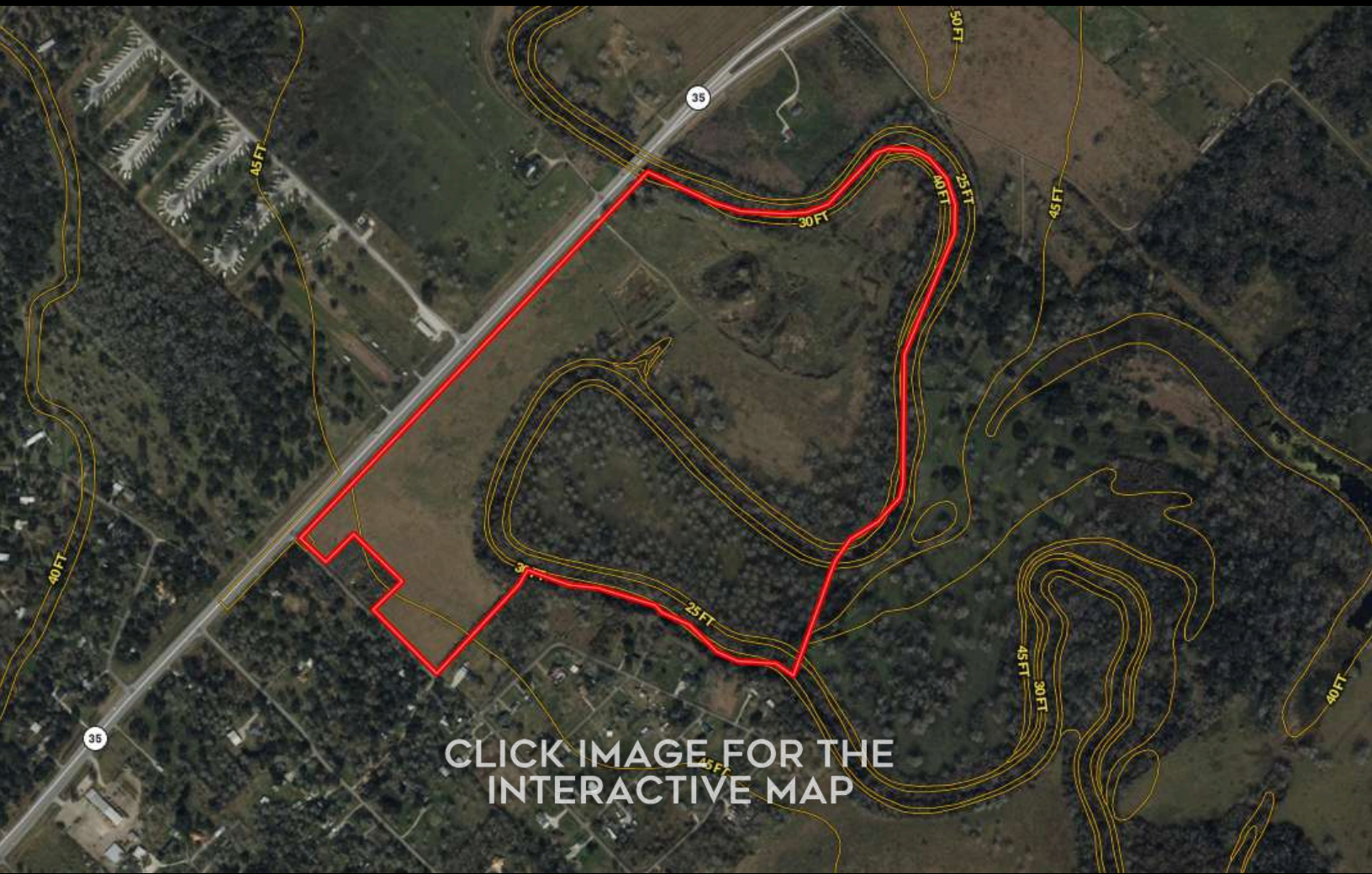


THE INFORMATION PROVIDED HEREIN IS BELIEVED TO BE ACCURATE BUT IS NOT GUARANTEED BY ANDRUS LAND GROUP. DETAILS ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE.

0 HWY 35 E, VAN VLECK, TX 77482

MATAGORDA COUNTY





NAVIGATION DIRECTIONS

From Hwy 35 & 2540/S:

From Hwy 35 & 2540/S 4th St in Van Vleck—Head East for 2 miles.
Property on the right

CHAD ANDRUS, ALC ACCREDITED LAND CONSULTANT

chad@andruslandgroup.com

832-402-9211

www.andruslandgroup.com



ALL MATERIALS AND INFORMATION RECEIVED OR DERIVED FROM ANDRUS LAND GROUP AND ITS DIRECTORS, OFFICERS, AGENTS, ADVISORS, AFFILIATES AND/OR ANY THIRD PARTY SOURCES ARE PROVIDED WITHOUT REPRESENTATION OR WARRANTY AS TO COMPLETENESS, VERACITY, OR ACCURACY, CONDITION OF THE PROPERTY, COMPLIANCE OR LACK OF COMPLIANCE WITH APPLICABLE GOVERNMENTAL REQUIREMENTS, DEVELOPABILITY OR SUITABILITY, FINANCIAL PERFORMANCE OF THE PROPERTY, PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY FOR ANY PARTY'S INTENDED USE OR ANY AND ALL OTHER MATTERS. NEITHER ANDRUS LAND GROUP, ITS DIRECTORS, OFFICERS, AGENTS, ADVISORS, OR AFFILIATES MAKES ANY REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, AS TO ACCURACY OR COMPLETENESS OF THE MATERIALS OR INFORMATION PROVIDED, DERIVED, OR RECEIVED. MATERIALS AND INFORMATION FROM ANY SOURCE, WHETHER WRITTEN OR VERBAL, THAT MAY BE FURNISHED FOR REVIEW ARE NOT A SUBSTITUTE FOR A PARTY'S ACTIVE CONDUCT OF ITS OWN DUE DILIGENCE TO DETERMINE THESE AND OTHER MATTERS OF SIGNIFICANCE TO SUCH PARTY. ANDRUS LAND GROUP WILL NOT INVESTIGATE OR VERIFY ANY SUCH MATTERS OR CONDUCT DUE DILIGENCE FOR A PARTY UNLESS OTHERWISE AGREED IN WRITING. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Ranch. financing made simple



WINNIE OFFICE

NMLS493828 | 409.400.4066 | capitalfarmcredit.com



Anthony Vaughan