30 +/- acres Jefferson County - 4 miles north of I-10
14778 FM1406
Winnie, TX 77665

$1,295,000
30± Acres
Jefferson County







MORE INFO ONLINE:

https://americas.land/

SUMMARY

Address
14778 FM1406

City, State Zip
Winnie, TX 77665

County
Jefferson County

Type
Ranches

Latitude / Longitude
29.88908 / -94.408377

Acreage
30

Price
$1,295,000

Property Website
americas.land







PROPERTY DESCRIPTION

BURR RANCH

30 +/- Acre Country Estate | Winnie, Texas

Your Own Private Country Retreat - Just 1 Hour from Houston, 30 Minutes from Port Arthur, and 4 Miles from Interstate 10!

Discover the possibilities of this beautiful 30 +/- acre wooded country estate near Winnie, Texas. Conveniently located approximately one hour from Houston and just 30 minutes from Port Arthur, Burr Ranch offers the perfect combination of peaceful country living and convenient access to major employment centers, shopping, dining, and entertainment.

Surrounded by magnificent, mature live oak trees, this property offers privacy, natural beauty, and the freedom of country living, along with an impressive collection of improvements.

At the heart of the property is a spacious 4,200-square-foot main residence offering generous living space and an excellent opportunity for updating and personalization. Whether you're dreaming of a peaceful country retreat, a hobby farm, or a place to raise horses and livestock, Burr Ranch offers the space and versatility to make it your own.

Property Highlights

- **30 +/- Acres** - Beautiful wooded acreage with room for recreation, animals, and outdoor activities.
- **Excellent Location** - Approximately 1 hour from Houston, 30 minutes from Port Arthur, and just 4 miles from Interstate 10.
- **4,200 SF Main Residence** - Spacious home ready for updating and modernization to suit your personal tastes.
- **Oversized 3-Stall Garage** - Generous parking for vehicles, golf carts, and recreational equipment, with additional storage.
- **3,500 SF Woodworking Shop** - An impressive, spacious workshop ideal for woodworking, hobbies, and personal projects. Includes an attached 3-stall garage offering plenty of room for classic cars, recreational vehicles, equipment, and additional storage.
- **Additional 1,500 SF of Storage Space -** Generous storage areas offering plenty of room for tools, equipment, recreational gear, collectibles, and all the extras that come with country living.
- **Guest House & Swimming Pool -** A charming guest house provides additional living space for visiting family and friends, while the swimming pool offers the perfect place to relax, entertain, and cool off on warm Texas days. Together, they create an inviting setting for gatherings and enjoying the country lifestyle.
- **Magnificent Mature Live Oak Trees** - Numerous towering live oaks with massive trunks, sprawling branches, and beautiful shade canopies throughout the property.
- **Cross-Fenced Acreage** - Ideal for separating livestock, rotating grazing areas, protecting pastures, and managing different portions of the land.
- **Horse and Livestock Potential** - Plenty of room for horses, cattle, goats, chickens, and other animals.
- **Privacy and Seclusion** - A peaceful wooded setting that feels like your own private state park.
- **Endless Possibilities** - Ideal for a country retreat, hobby farm, recreational property, or personal country estate.

A Property with Character and Potential

One of Burr Ranch's most remarkable features is its abundance of majestic live oak trees. Some appear to have stood for centuries, creating an extraordinary natural setting that simply cannot be recreated.

The existing improvements offer tremendous flexibility for those who enjoy working on projects, collecting classic cars, raising animals, or simply having room to spread out.

While the main residence would benefit from significant updating and modernization, it presents an opportunity to transform this country property into something truly special.

There's something special about Burr Ranch. Once you visit, you may never want to leave!

Schedule Your Private Showing Today!





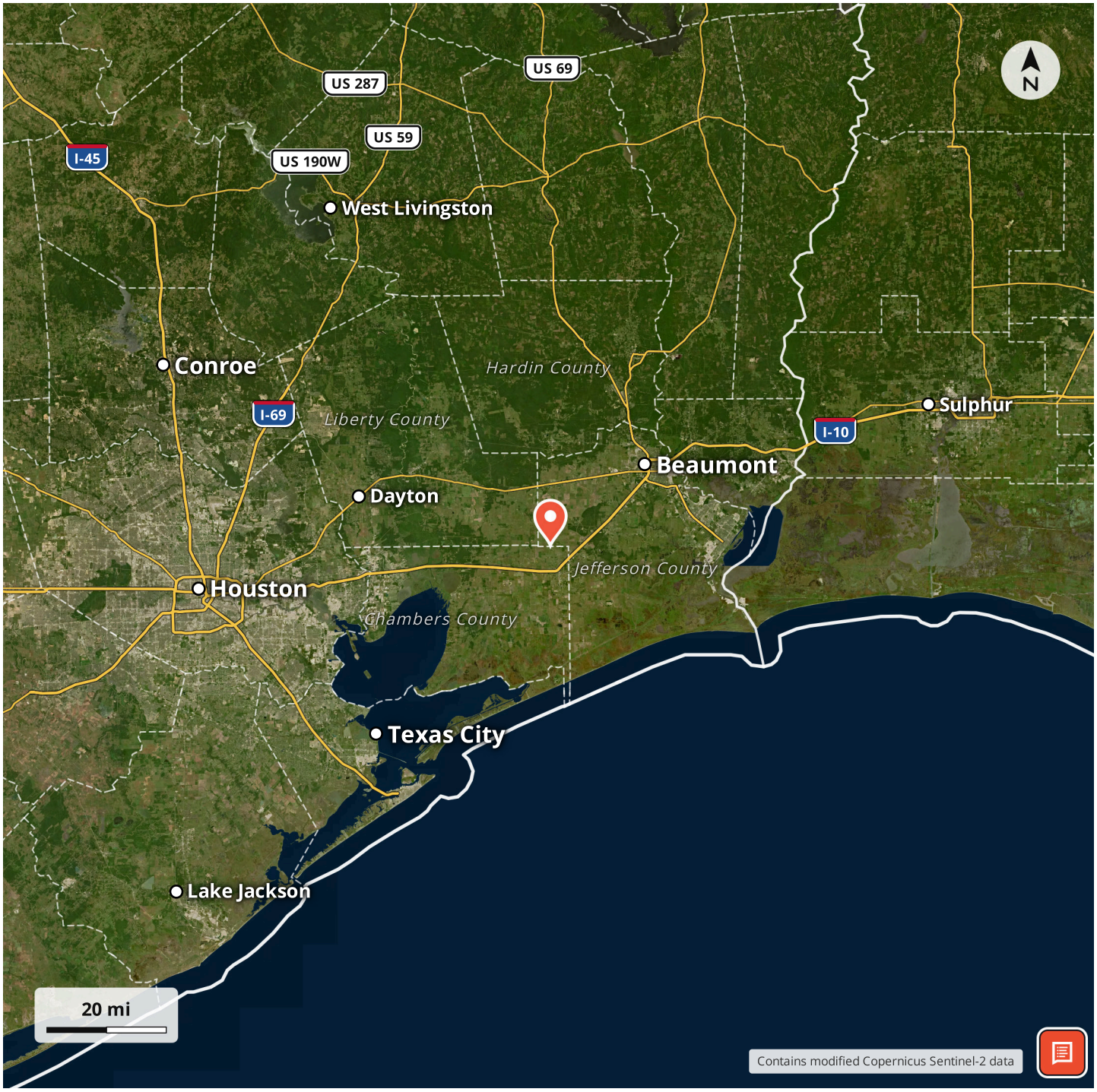




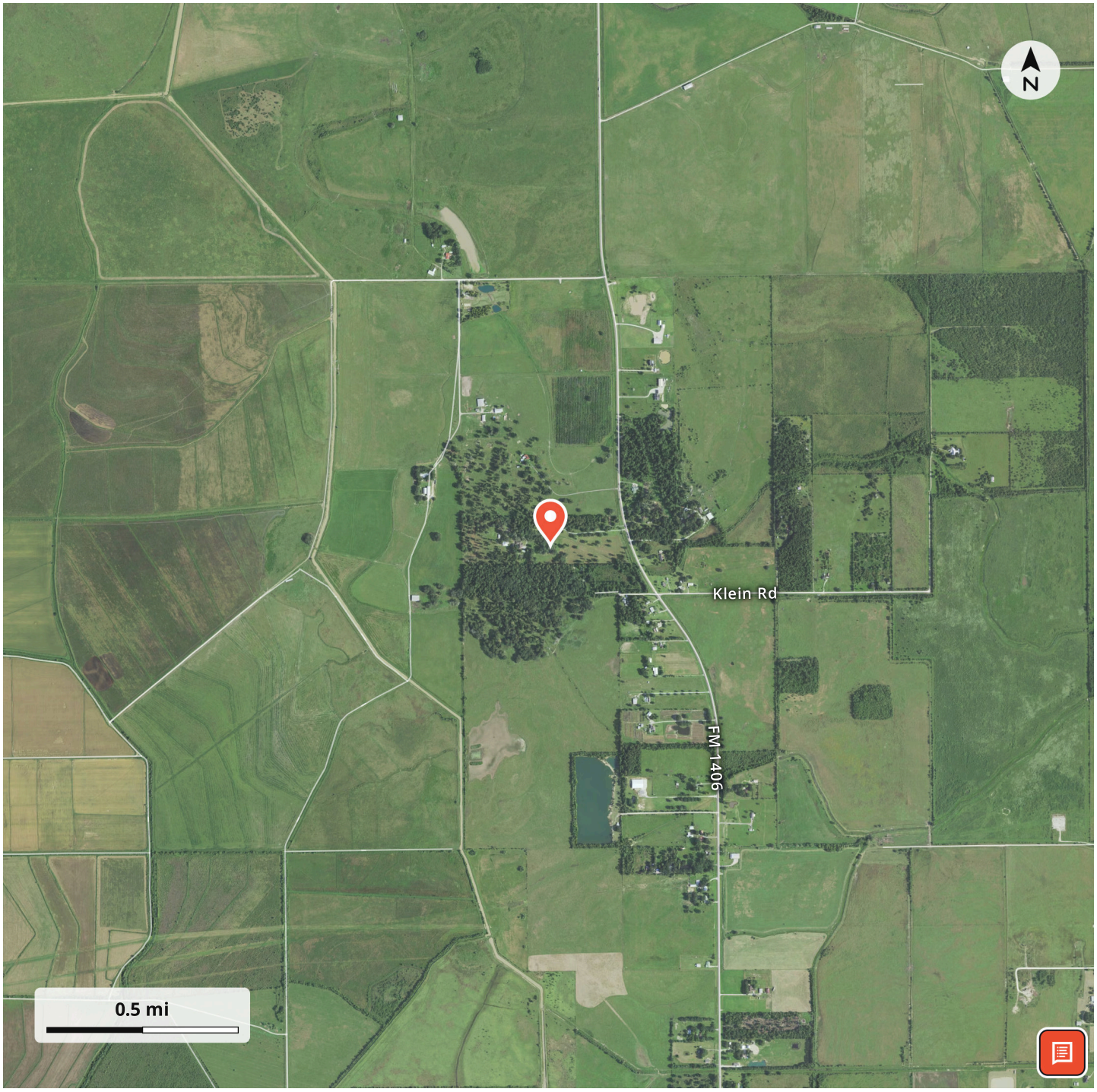



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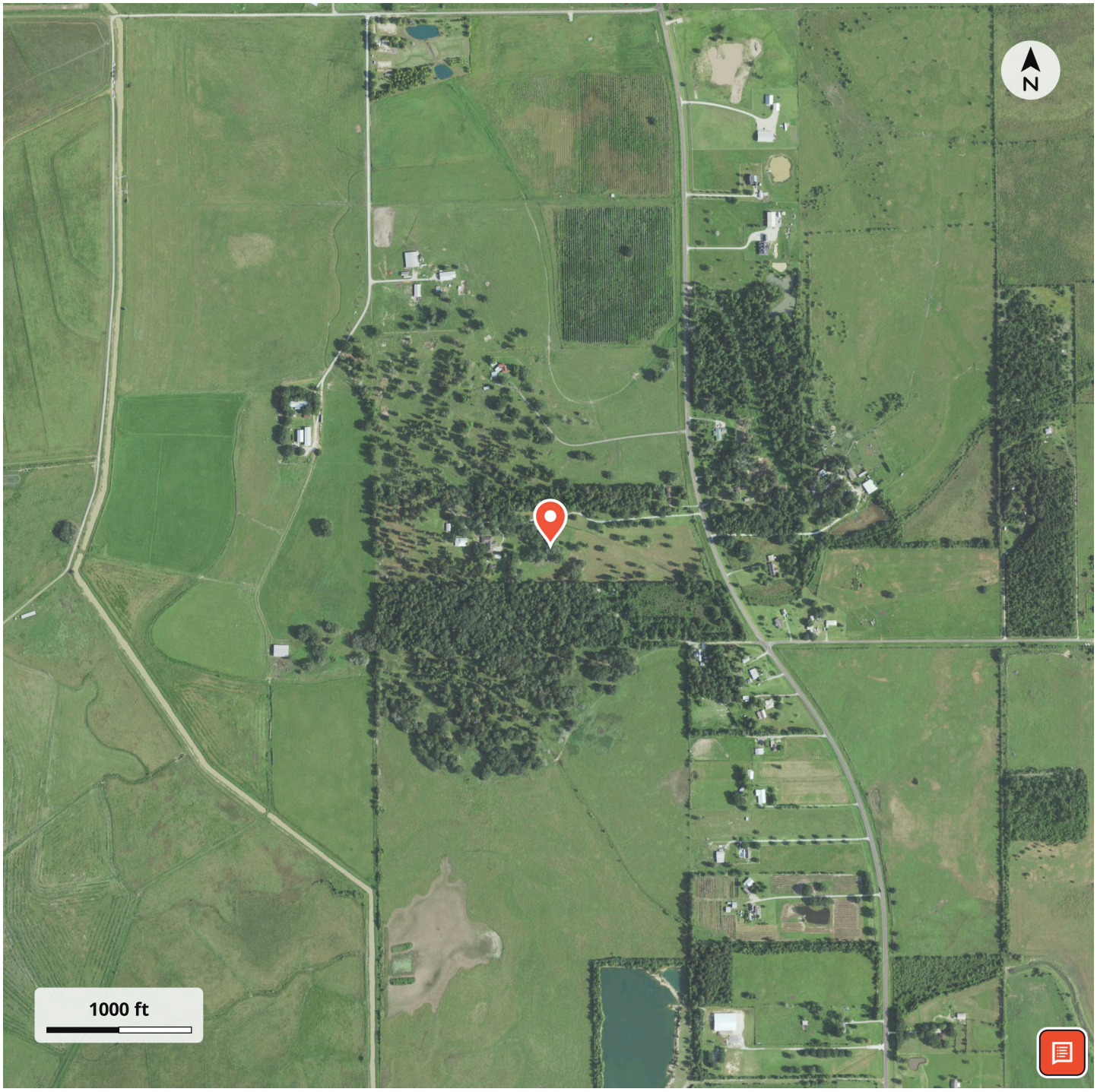
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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Houston, TX 77304

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