

# LABELLE FARM

1,360± ACRES | JEFFERSON COUNTY

📍 LABELLE, TEXAS



**TRS**  
TEXAS RANCH SALES  
TEXAS IS OUR BRAND

**STONEY PETIT**  
ASSOCIATE

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# LABELLE FARM

1,360± ACRES | JEFFERSON COUNTY

- Large contiguous tract located between Beaumont and Mid County
- Ag exempt with active rice farming lease and proven production history
- Accessible by paved county roads on two sides (LaBelle Rd & Blewett Rd)
- Perimeter fenced farmland with 70% pasture and 30% brush
- Two major pipeline corridors with recent easement revenue up to \$4,000 per rod
- Bayou Din frontage with options for conservation, mitigation, or recreation
- Within Hamshire-Fannett ISD, Drainage District 6, and West Jefferson County MWD
- Minutes from Taylors Bayou, Sea Rim State Park, and Pleasure Island



[VIEW ON WEB](#)





Find the piece of land that  
brings you *peace of mind.*

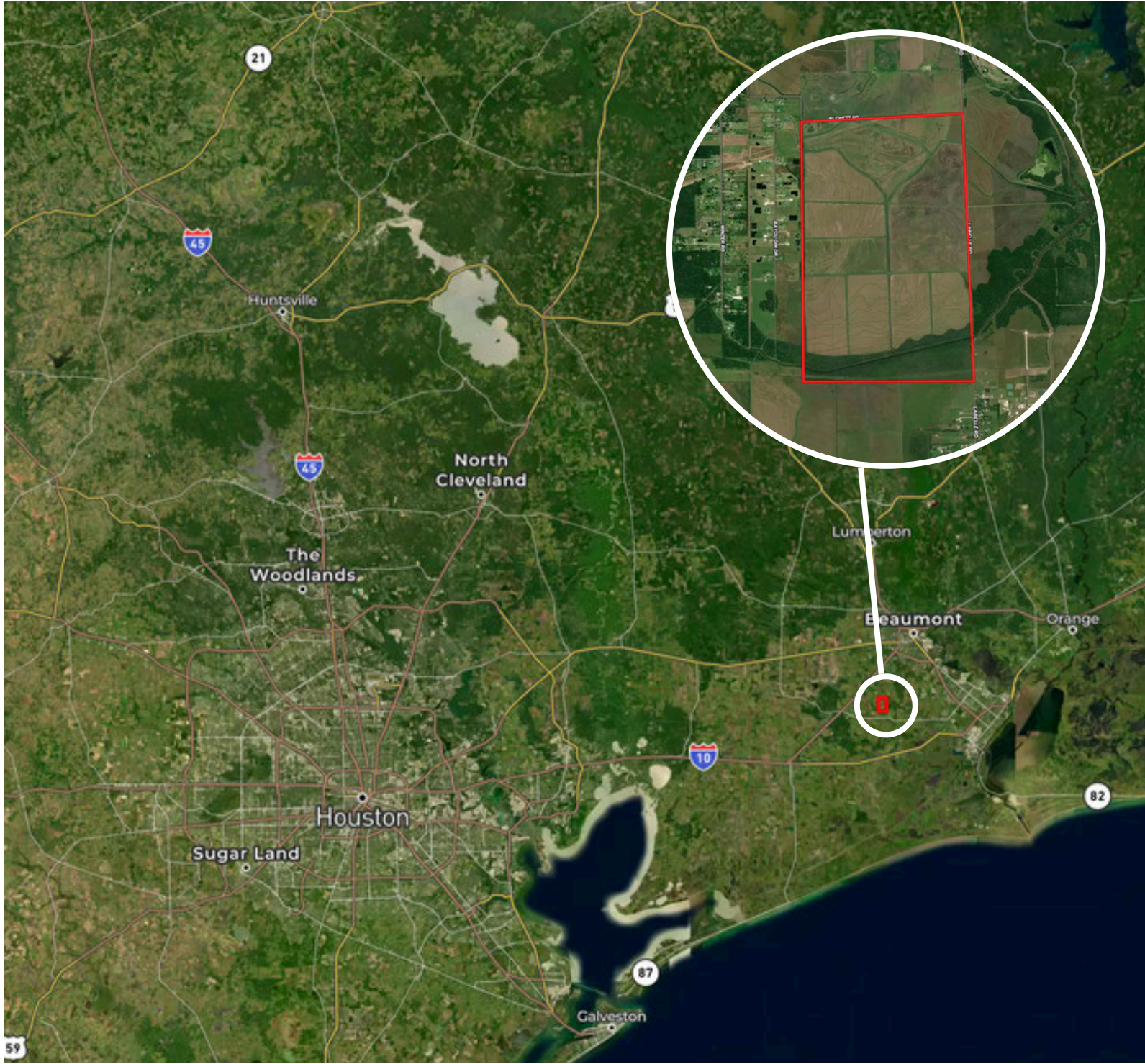


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NMLS493828

Shown by appointment only with Texas Ranch Sales, LLC. Buyers brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Texas Ranch Sales, LLC.



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