

# Stonewood Ranch

## 45± Acres Jefferson County



**Stoney Petit**

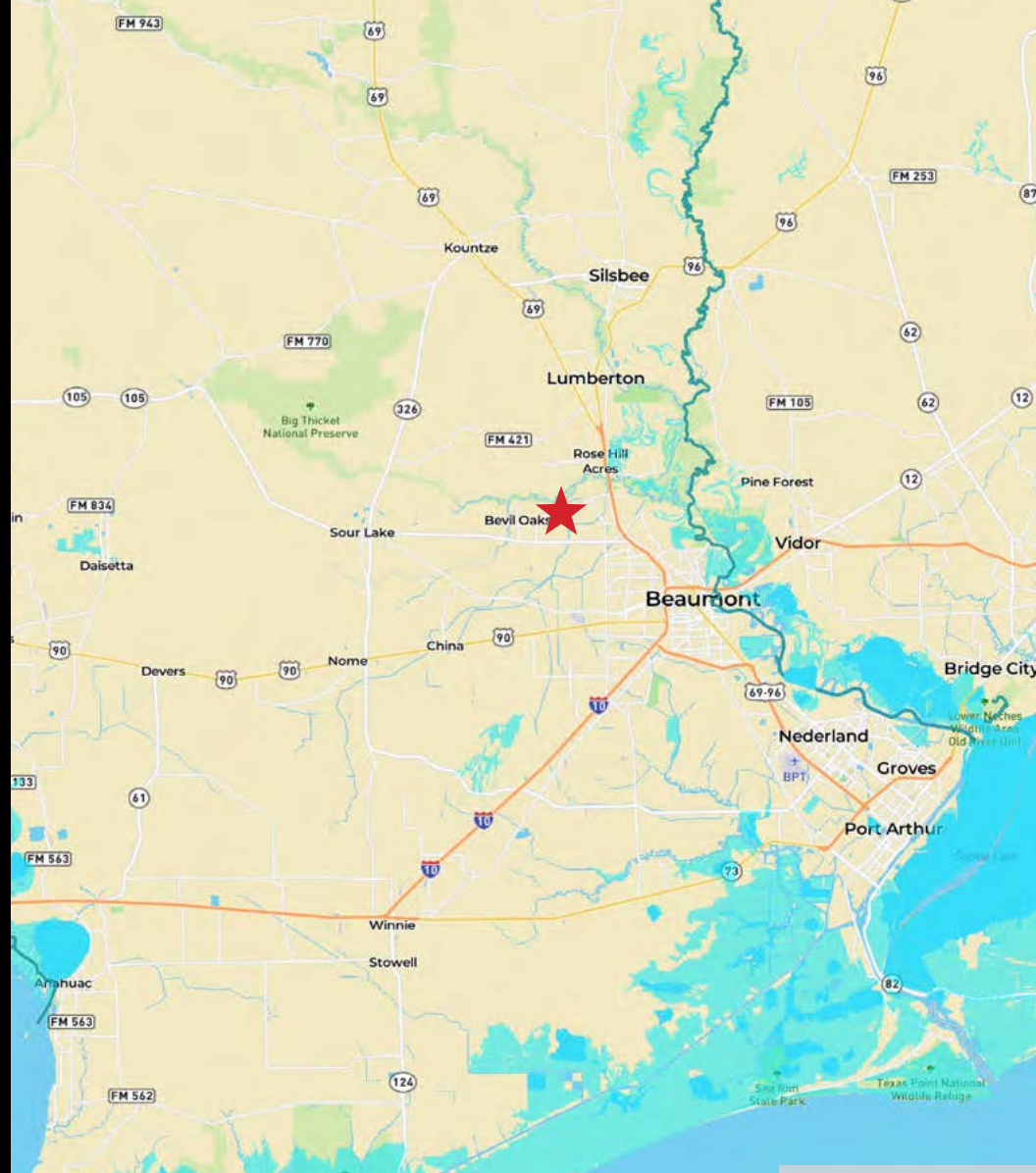
**409.454.8198**

**SPetit@texasranchsalesllc.com**

- 2± miles outside of Beaumont
- Frontage on Tram Road
- Secluded acreage
- Surrounded by tracts with new construction
- Covered in 15-year-old timber
- Timber exemption in place
- Rural water & electricity available
- Several trails







# Ranch. financing made simple



Anthony Vaughan

**WINNIE OFFICE**  
 🏠 NMLS493828 | 409.400.4066 | capitalfarmcredit.com

Although the Broker or Agent has used reasonable care in obtaining data, this material is submitted without representation, warranty, or guarantees, and is subject to errors and omissions. Moreover, all information is subject to changes by the owner as to price or terms, to prior lease, to withdrawal of the property from the market, and to other events beyond the control of the Broker.