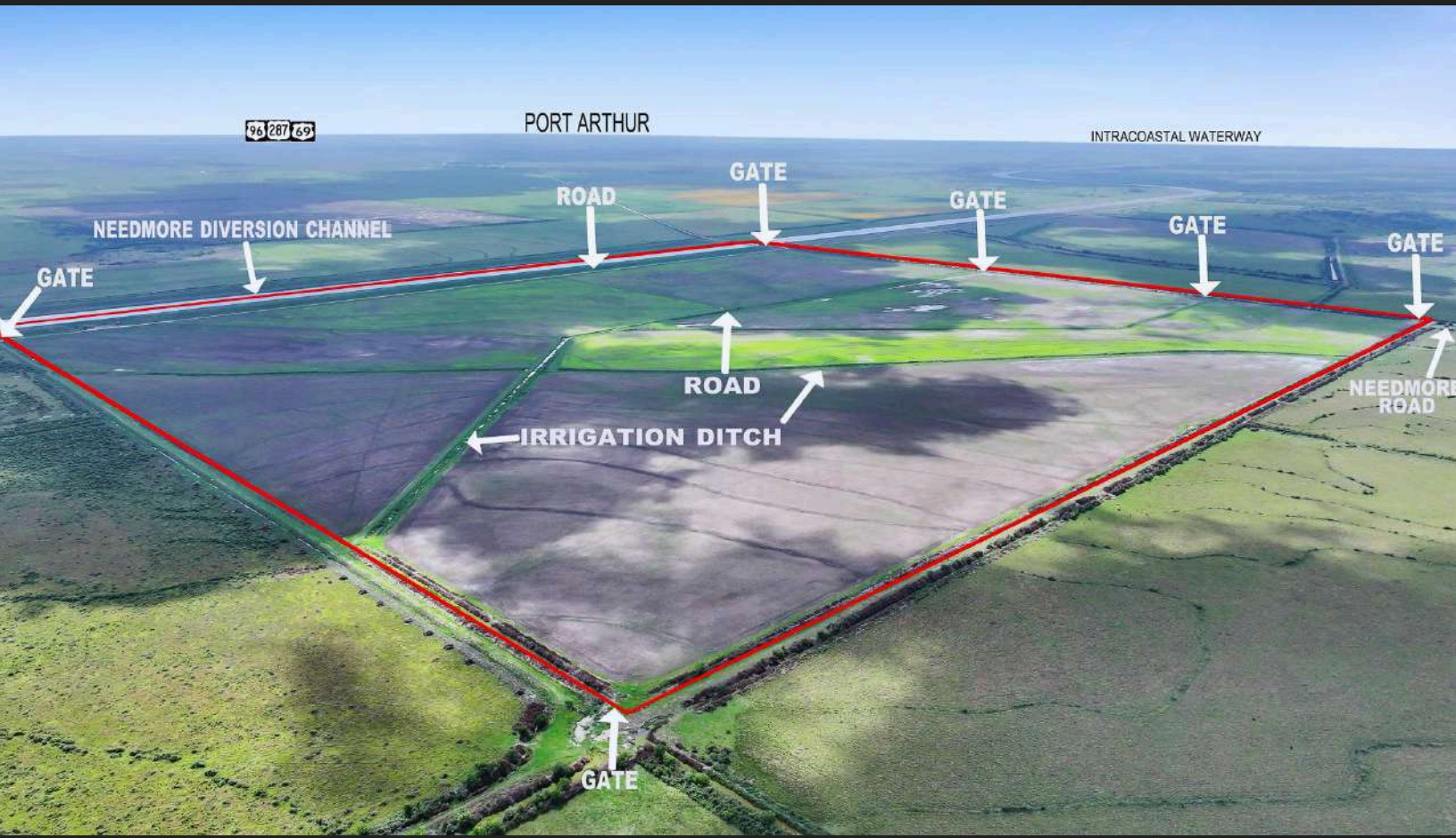


BIG HILL FARMS

JEFFERSON COUNTY

591± ACRES | \$3,969,938





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PROPERTY DESCRIPTION.

591± ACRES | PREMIER RICE FARM & WATERFOWL HAVEN BORDERING PIPKIN AND SABINE RANCHES

This 591-acre South Texas tract represents one of the rarest opportunities in Texas waterfowl country—a turnkey rice farming and hunting operation positioned directly north of the legendary Pipkin and Sabine Ranches. Few properties in the state offer this combination of agricultural productivity, established water infrastructure, and proximity to two of the most storied waterfowl operations in Texas. With active rice production, secured water rights, alligator tags, and an exceptional interior road network, this property is engineered for the operator who demands both income and recreational firepower from the same dirt.

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LOCATION & ACCESS.

The ranch sits in the heart of Texas's premier waterfowl corridor, sharing a boundary directly north of the Pipkin and Sabine Ranches. This positioning places the property squarely within the flight patterns and feeding rotations that have made the neighboring operations world-renowned among serious waterfowlers. The interior road system delivers all-weather access throughout the tract, allowing efficient movement for farming equipment, hunting logistics, and property management regardless of season or weather conditions.



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LAND & TOPOGRAPHY.

The terrain offers the classic coastal prairie profile that defines elite Texas rice and waterfowl ground—level, fertile, and purpose-built for flood-irrigated row crop production. The soils support active rice farming while creating the shallow water habitat that pulls ducks and geese in continuous rotation throughout the season. The layout has been refined over years of working production, with field configurations and water management designed for both agricultural efficiency and hunting performance.

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WATER FEATURES.

Established water rights anchor the operational value of this property. In a region where water access defines both agricultural viability and waterfowl performance, secured rights represent a critical and increasingly scarce asset. The water infrastructure supports active rice production while simultaneously creating the flooded field habitat that drives the property's exceptional waterfowl appeal.



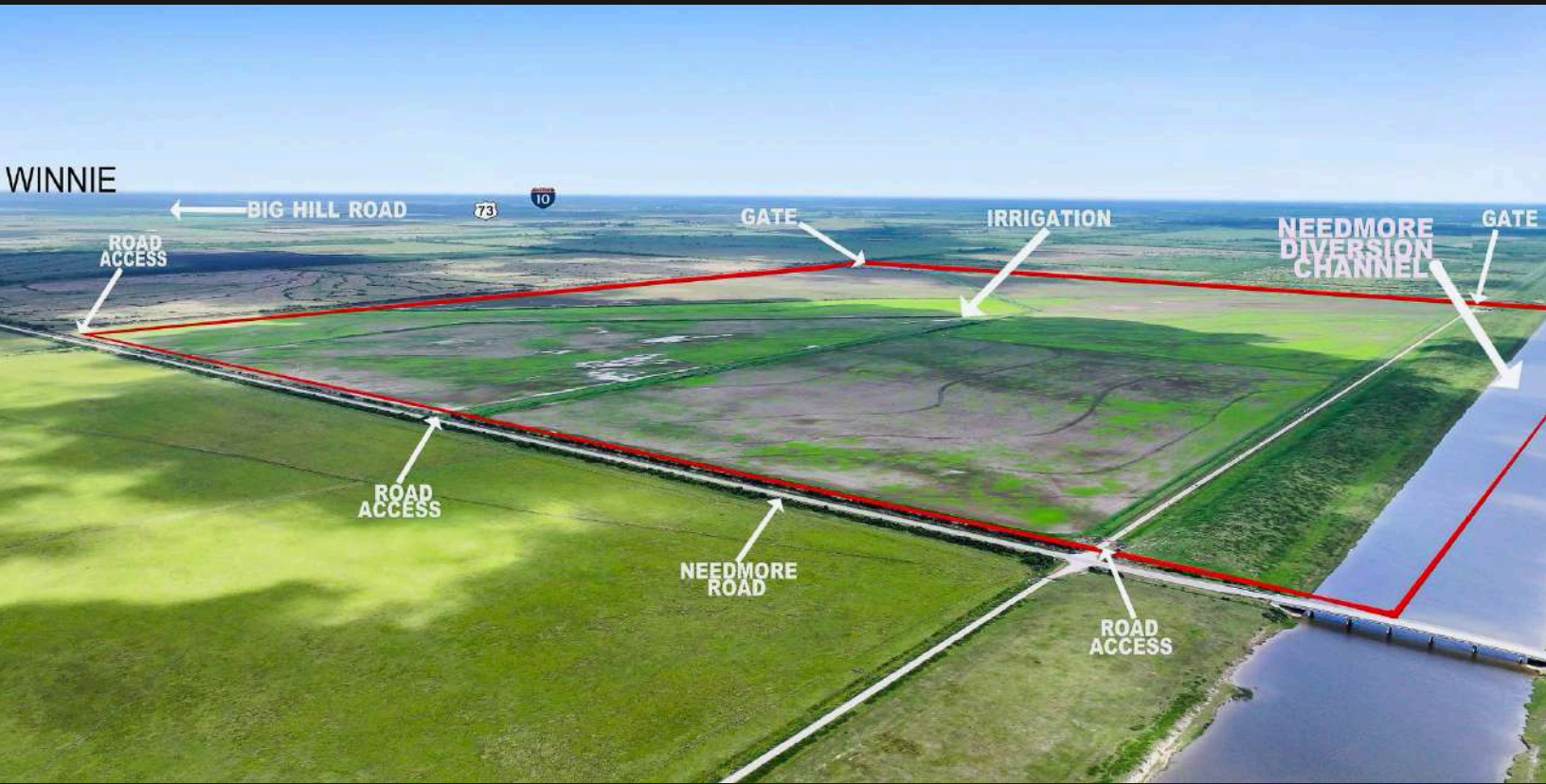
WILDLIFE AND RECREATION.

This property delivers waterfowl hunting at a caliber that simply cannot be replicated elsewhere in Texas. Direct adjacency to Pipkin and Sabine creates an unmatched flight pattern advantage—birds rotating between properties give this tract daily exposure to some of the heaviest concentrations of ducks and geese in the state. Beyond waterfowl, the property carries alligator tags, adding a unique and increasingly valuable recreational dimension. The combination of flooded rice fields, established habitat, and elite location produces hunting opportunity that ranks among the finest in Texas.

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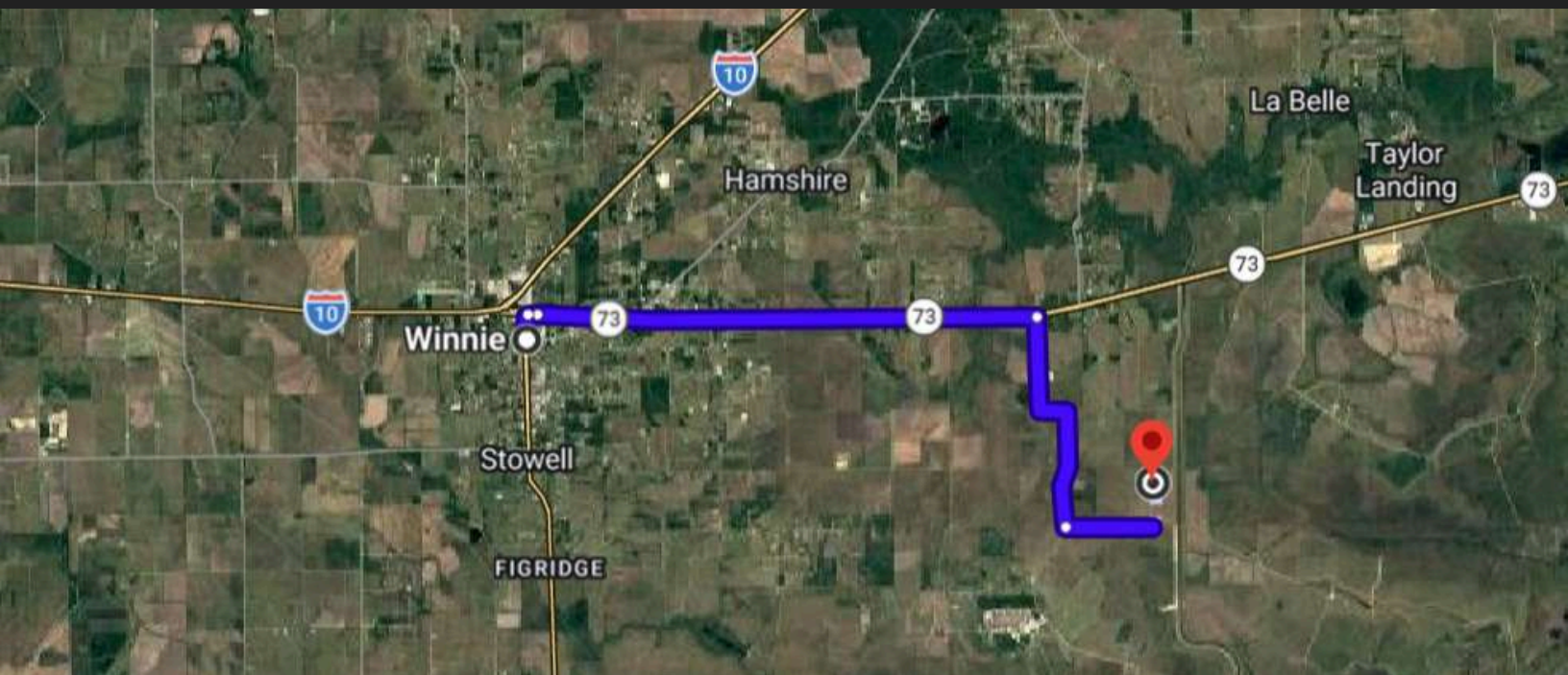
ADDITIONAL FEATURES

- Active rice farming operation generating ag income
- Alligator tags included with the property
- Interior road system built for all-weather access
- Direct proximity to two of Texas's most renowned waterfowl ranches
- Coastal prairie soils ideal for rice and waterfowl habitat
- Established operational infrastructure ready for continued production





CLICK IMAGE FOR THE INTERACTIVE MAP



NAVIGATION DIRECTIONS

From Winnie:

Take Hwy 73 east for 8.8 miles, turn right onto Big Hill Rd and travel 4.1 miles till Big Hill curves to the left and becomes Needmore Rd. Continue another 1 miles and property is on your right

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Ranch. financing made simple



Anthony Vaughan

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