

MIDWEST LAND GROUP PRESENTS

30 ACRES IN

FORT BEND COUNTY TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

PRIME AGRICULTURAL GROUND

Welcome to a rare opportunity to own highly productive farmland in the heart of Fort Bend County. This 30 +/- acre tract in Guy, Texas, is dedicated to cotton production and offers excellent agricultural potential, easy access, and long-term investment value.

Positioned just off a quiet county road, the property provides both privacy and convenience, with ample road frontage for equipment access and farm operations. The land is well-maintained, flat, and ready for continued row-crop use. With rich soils and a proven history of cotton production, this farm represents a dependable source of agricultural income for years to come.

Beyond farming, the property offers investment and lifestyle potential. Its manageable size makes it ideal for a homestead, barn setup, or hobby farm while still maintaining commercial production value. Located within driving distance of Needville, Rosenberg, and the greater Houston area, the tract combines rural seclusion with easy access to town and markets.

Opportunities to purchase productive farmland in this area are increasingly rare. Whether you're looking to expand your farming operation, secure a long-term investment, or establish a piece of agricultural ground with multi-use potential, this 30 +/- acre property is an excellent choice.



PROPERTY FEATURES

PRICE: **\$555,000** | COUNTY: **FORT BEND** | STATE: **TEXAS** | ACRES: **30**

- 30 +/- acres of fertile farmland in active cotton production
- Flat, open ground with excellent soil quality
- Convenient county road frontage with easy equipment access
- Strong agricultural income and investment potential
- Manageable size for farming, homestead, or hobby farm development
- Located in Guy, Texas — close to Needville, Rosenberg, and Houston
- Opportunity to diversify with additional crops or hay production
- Low property taxes with potential for agricultural valuation
- Offers investment and lifestyle potential
- Ideal for a homestead, barn setup, or hobby farm while still maintaining commercial production value
- Located within driving distance of Needville, Rosenberg, and the greater Houston area

AGRICULTURAL INCOME AND INVESTMENTS

The land is well-maintained, flat, and ready for continued row-crop use. With rich soils and a proven history of cotton production, this farm represents a dependable source of agricultural income for years to come.



COUNTY ROAD FRONTAGE



IDEAL FOR HOMESTEAD, BARN SETUP, ETC



AERIAL MAP



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Boundary Center: 29° 18' 19.89, -95° 47' 31.6

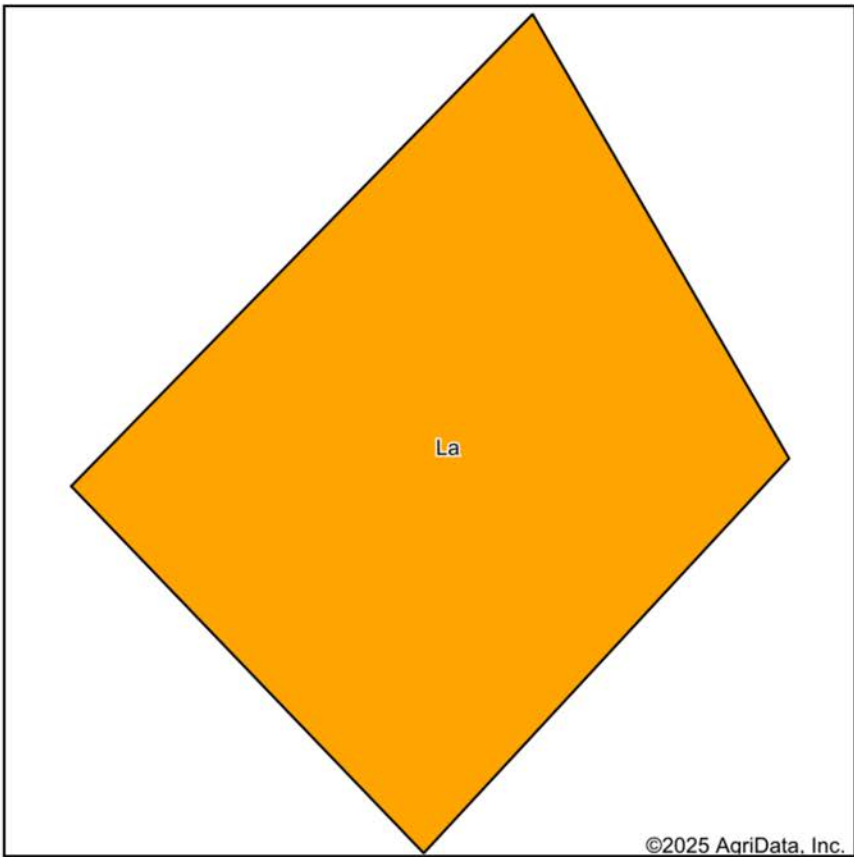
0ft 640ft 1280ft



**Fort Bend County
Texas**

9/5/2025

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Texas**
County: **Fort Bend**
Location: **29° 18' 19.9, -95° 47' 31.63**
Township: **Needville**
Acres: **27.58**
Date: **9/5/2025**



Maps Provided By:



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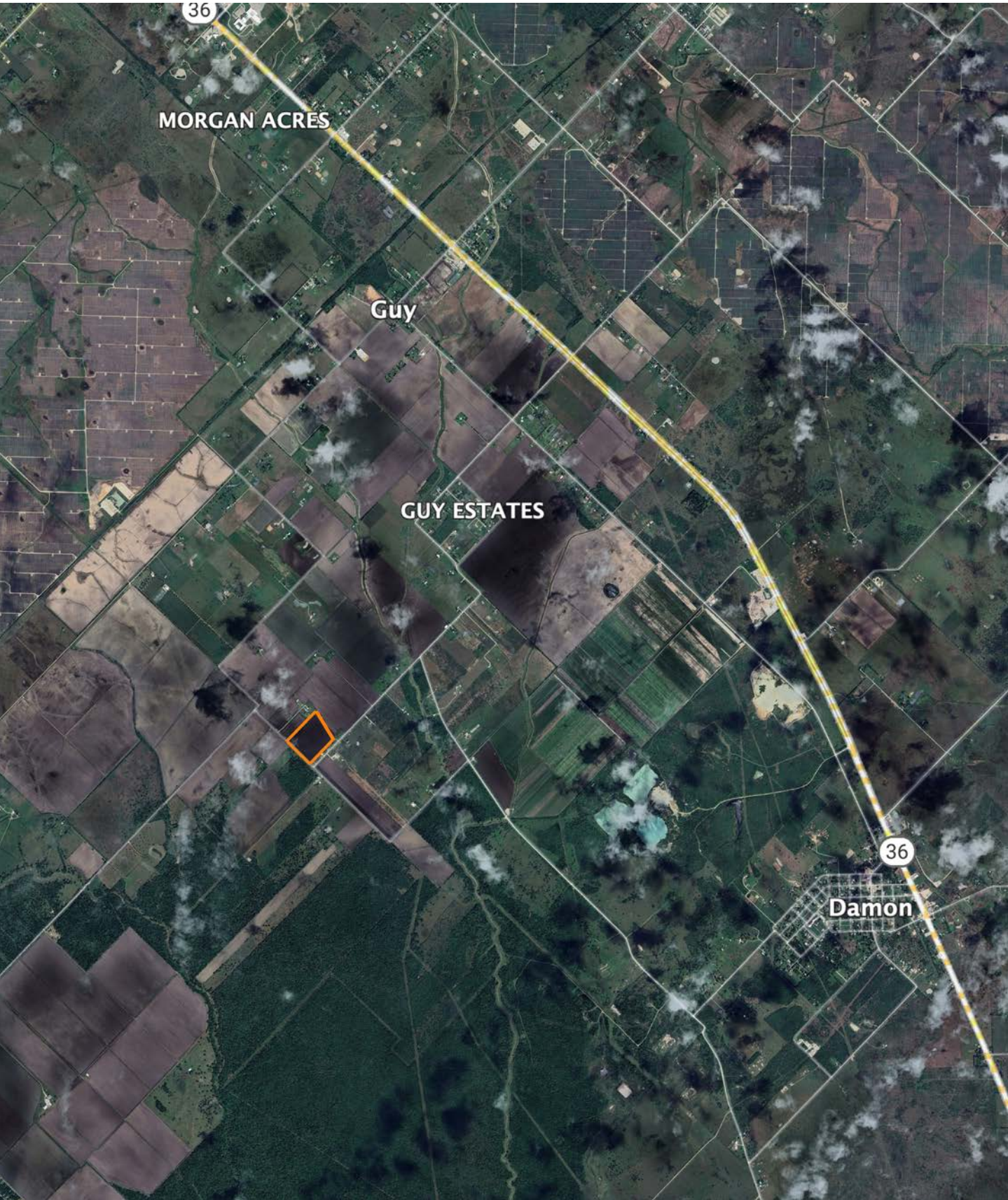
Area Symbol: TX157, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Restrictive Layer	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
La	Lake Charles clay, 0 to 1 percent slopes	27.58	100.0%		> 6.5ft.	IIIIs	7200	36	22	36	35	28
Weighted Average						3.00	7200	*n 36	*n 22	*n 36	*n 35	*n 28

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

OVERVIEW MAP



AGENT CONTACT

Devon Cowan grew up on a farm in northeast Kansas, where early mornings, hard work, and time in the woods are part of daily life. From working heavy equipment to planting food plots and chasing whitetails, he learned firsthand what makes land valuable — and how to help others see it too.

A former Division I lacrosse captain with degrees in Marketing and Business Leadership from Marquette University, Devon also brings a high-performance mindset and work ethic to every deal. He cut his teeth in commercial real estate, but quickly realized his true calling was in land, where the opportunities are endless and the relationships run deep.

Devon has hunted all over North America and worked shoulder-to-shoulder with top land managers and outdoorsmen, giving him a sharp eye for ground with lasting potential. He knows that every tract is more than a transaction - it's a chance to create a legacy.

Based in Austin and serving Central Texas, Devon brings uncommon drive, professionalism, and perspective to every client he works with — and takes pride in helping others chase the kind of life that shaped his own.



DEVON COWAN,

LAND AGENT

609.760.8123

DCowan@MidwestLandGroup.com



MidwestLandGroup.com

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