



**Jacobs Properties**

# BAILEY GROVE 3.2

Conroe, Montgomery County, Texas

Well-improved 3.5± acre tract featuring a large metal barn with extensive covered working areas. The main barn measures approximately 50'x75' (buyer to verify) and is well-suited for livestock, equipment, storage, or workshop use. The backside includes covered pens measuring approximately 50'x20', providing excellent functionality for animal handling or sheltered storage. Both the side and front feature 20' covered, concreted awnings, offering ample space for parking, loading, or outdoor work areas. The barn includes one bathroom, with water and electric meters installed and fully run to the building, making the property ready for immediate use. The acreage is cross-fenced for operational efficiency but can be easily removed or reconfigured if desired. A versatile property with solid infrastructure, ideal for agricultural, recreational, or multi-use purposes.

**Offered for \$495,000**

AMERICAN  
FARM + RANCH

*Directions to property:*

From Montgomery head north on FM 149 N/S Liberty St 1.7 miles, take a left on FM 1097 west, proceed 5 miles. Turn right on Bailey Grove Rd, property is on the left, do not enter without listing agent.

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