



Jacobs Properties

CROCKETT 169

Crockett, Houston County, Texas

Gorgeous 169± acre ranch located five minutes west of Crockett. This beautiful property has approximately 80' of elevation change and some of the prettiest views in Houston county. In the heart of the ranch are two beautiful hillsides with several homesites. Nestled in the valley between the hills is a 1.5± acre shaded pond. The north side of the ranch abuts 1,000± acres with abundant wildlife. The livestock pastures are fenced and cross-fenced with ponds in each. There's also a pretty eight-acre hayfield and a nice ratio of open to wooded acreage, mixed species of timber and sandy loam soils. Unrestricted and ag exempt opportunity for development, homestead, farming, ranching, wildlife, timber, recreational use or whatever one desires. Improvements include community water, electricity, equipment storage and a nice 40' park model RV. Approximately 560' of Hwy 7 frontage, two entries, 30 min to I-45, 60 min to Huntsville, 2 hours to Houston or Dallas! Texas A&M, Sam Houston and Angelina universities close by!

Offered for \$1,528,000

AMERICAN
FARM + RANCH

Directions to property:

From the intersection of Hwy 7 and Loop 304 in Crockett, travel approximately 4.3 miles west, property entry is on the right. Do not enter the property without appointment or listing agent!

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