



Jacobs Properties

N 15

Montgomery, Montgomery County, Texas

Beautiful 15± acres located just minutes northwest of Montgomery in the sought after Montgomery school district. This pretty tract is part of the Sharpwest acreage development, no HOA or POA dues or management but the benefit of light restrictions that run with the land to help maintain appreciable property values and some predictability! Property has 678' of frontage on Bailey Grove Rd, features sloping terrain and 20± feet of elevation change. Several beautiful home and improvement sites overlook the one acre pond... surrounded by mature hardwoods and pines. Bring your home plans, guest home and barn plans... Horses, cattle and poultry are allowed in accordance with the Sharpwest CCR's. Some flood plain in the lower elevation along the creek. Located near the amenities of Historic Montgomery and minutes from Lake Conroe and the Sam Houston National Forest. Great opportunity for your family estate, farm, ranch or weekend getaway. Give us a call to schedule your showing!

Offered for \$599,000

Directions to property:

From Hwy 105 in Montgomery, turn north onto FM 149 and travel for 2.5± miles, turn left onto Sharp Rd, stay on Sharp Rd. for 2.25± miles. Sharpwest is located at the end of Sharp Rd. Please do not enter property without listing agent!

**A M E R I C A N
F A R M + R A N C H**

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