



**Jacobs Properties**

# OLIVER 35

Montgomery, Montgomery County, Texas

Heavily wooded 35-acre tract on Bailey Grove Rd in Montgomery, Texas – unrestricted and full of potential. This private, serene property features a dense mix of mature hardwoods and pine, offering excellent cover for wildlife, natural beauty, and a peaceful setting for your dream home, weekend retreat, or recreational use. With no HOA or deed restrictions, the possibilities are endless – build, hunt, explore, or develop as you choose. Conveniently located near Montgomery, Lake Conroe, and The Woodlands, yet tucked away for privacy. A rare opportunity to own unrestricted acreage in a growing area. Buyer to verify utilities and access.

**Offered for \$1,137,500**

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

*Directions to property:*

From Montgomery head north on FM 149 for four miles, and take a left on Bailey Grove Rd. Proceed two miles, entrance to property on right. Do not enter without listing agent.

**Contact us: [info@txland.com](mailto:info@txland.com) • Tel 936-597-3301 • Fax 936-597-3313 • Visit [TXLand.com](http://TXLand.com)**

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**OLIVER 35 ENTRY**

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## OLIVER 35 LOCATION MAP

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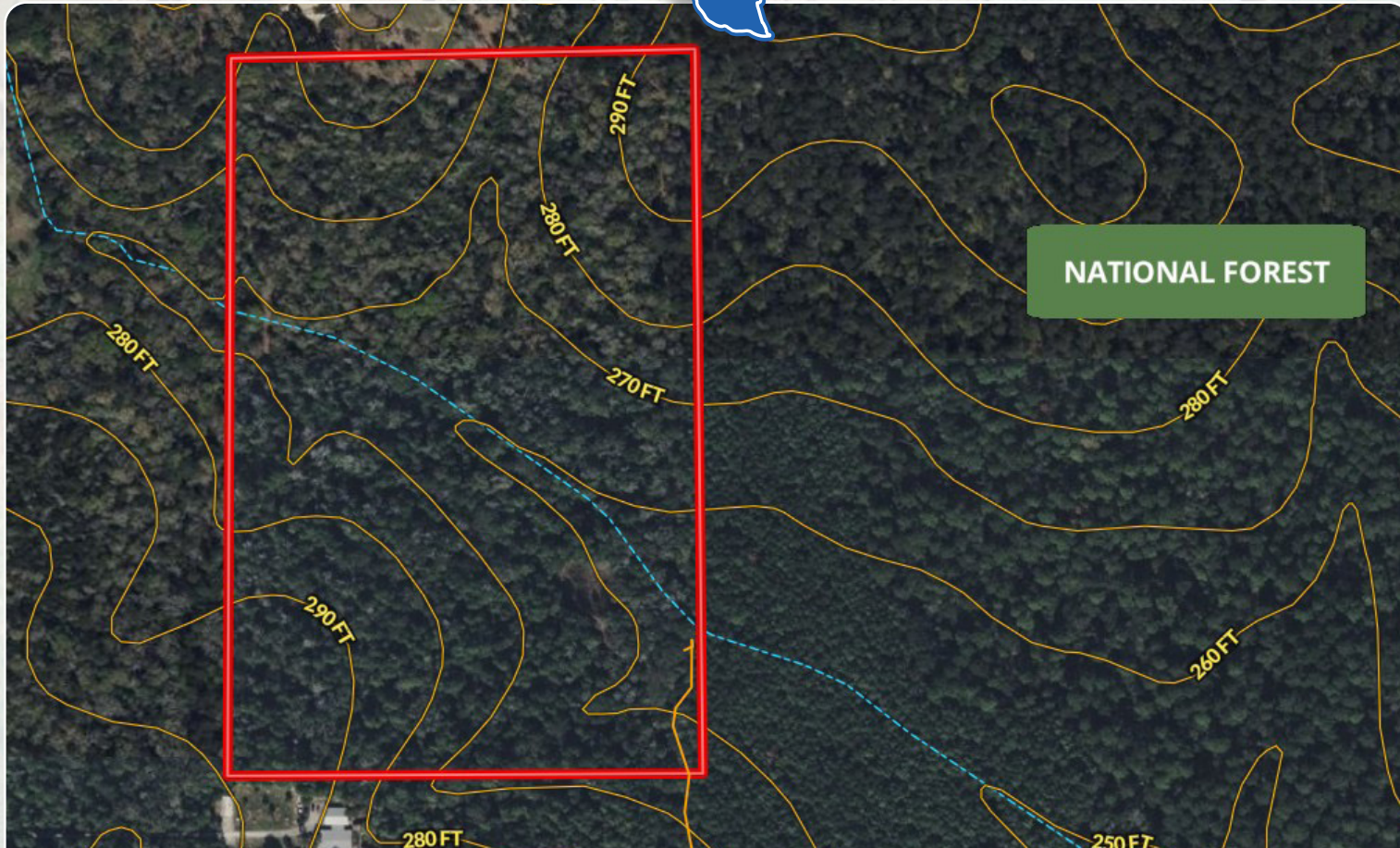
NATIONAL FOREST

FM 149

WATSON RANCH RD

## OLIVER 35 OUTLINE & AREA

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**OLIVER 35 TOPO OUTLINE**