



Jacobs Properties

PACE RANCH

Montgomery, Montgomery County, Texas

481± unrestricted acres, agricultural, wildlife and recreational dream ranch conveniently located between Montgomery and Magnolia, approx. 10 minutes from the Aggie Expressway! This rare large acreage tract features approx. 275 acres of native pastureland and approx. 206 acres of wooded area providing a nice balance of agriculture and wildlife habitat. The southwest boundary of the ranch parallels Jackson Rd. for approx. 1,735 feet, nice opportunity for your business, ranch headquarters or homeplace location. Looking for a natural water source for your livestock, wildlife or pastures...Lake Creek meanders through the property for over a mile creating unique character and a natural haven for wildlife, etc. There is an old homeplace and some basic infrastructure in place, electricity, fiber internet and waterwell. The old homeplace is bordered by mature live oaks and is a beautiful location for your improvement plans. Nice one, give us a call to schedule your showing!

Offered for \$3,622,500

AMERICAN
FARM + RANCH

Contact us: info@txland.com • Tel 936-597-3301 • Fax 936-597-3313 • Visit TXLand.com