



**Jacobs Properties**

# PIONEER RIDGE RANCH

Conroe, Montgomery County, Texas

Beautiful 30+ acres and improvements in the exclusive Pioneer Ridge development! This is the largest tract in the exclusive development and features approximately 1,290' of frontage on Pioneer Trace. The 30+ acres consist of Tracts 11, 12 & 13. Tract 13 could be a mixed-use property with approximately 1,200' of frontage on FM 2432.

Improvements include: Gated Entry • Concrete Driveway and Parking  
Two Homes • 65' x 225' Covered Arena • 40' x 105', 16 Stall Horse Barn  
22' x 42' Shop/Garage • Outside Riding Arena • Fenced & Cross Fenced  
Feed & Tack Room • RV/Trailer Pavillion • Fenced Dog Run • Multiple Utility Meters

The property and grounds are gorgeous with beautiful landscaping and mixed species of native trees. Conroe has consistently been one of the fastest-growing cities in the US in the past decade. Enjoy all the amenities the area has to offer as well as surrounding areas. Minutes from Willis, Conroe, The Woodlands, Lake Conroe, Montgomery and the Sam Houston National Forest.

**Offered for \$3,499,000**

AMERICAN  
FARM + RANCH

*Directions to property:*

From I-45, exit FM 830/Seven Coves Rd. Travel east on Seven Coves Rd for approx. 3.5 miles.  
Turn right/south onto Willis Waukegan Rd. Travel for approx. 3/4 mile, turn left onto Pioneer.  
Travel for approx. 1/8 mile. Property will be on the right — look for Jacobs Properties sign.

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