



# ROYAL RANCH 5

Montgomery, Montgomery County, Texas

Beautiful 5.3-acre tract located in a peaceful, restricted country estate subdivision in Montgomery, Texas. This expansive property offers an exceptional setting for your custom home, providing ample space for a barn, shop, guest home, or other improvements to suit your lifestyle. Surrounded by mature trees and rolling terrain, the acreage delivers a true country feel while still offering convenient access to the charming city of Montgomery, nearby schools, restaurants, and the recreational opportunities of Lake Conroe. Located within an established, gated acreage community with quality restrictions, this tract ensures a well-maintained environment and lasting property values. Whether you're looking to build a private retreat, create a relaxing weekend getaway, or simply enjoy room to spread out, this property offers the perfect blend of privacy, natural beauty, and convenience.

**Offered for \$695,000**

*Directions to property:*

From I-45 take exit 156 (977 Leona), head west on 977 approximately 1.5 miles to FM 2485, head north on FM 2485 for approximately 1 mile, property is on the left.

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

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