



THE RANCH

- Restricted Acreage Homesites, 13 – 25 Acres
- Rolling Prairie and Wooded Parcels
- Gated
- Private Road with Maintenance Association
- Property Owners Association
- Midsouth Electric
- Fiber Optic Available
- Sandy Soil
- Montgomery I.S.D.

Future Development

FM 1097 W

1

2

9

3 Pending

4

4 Pending

8

10
Sold

5

7

6

THE RANCH

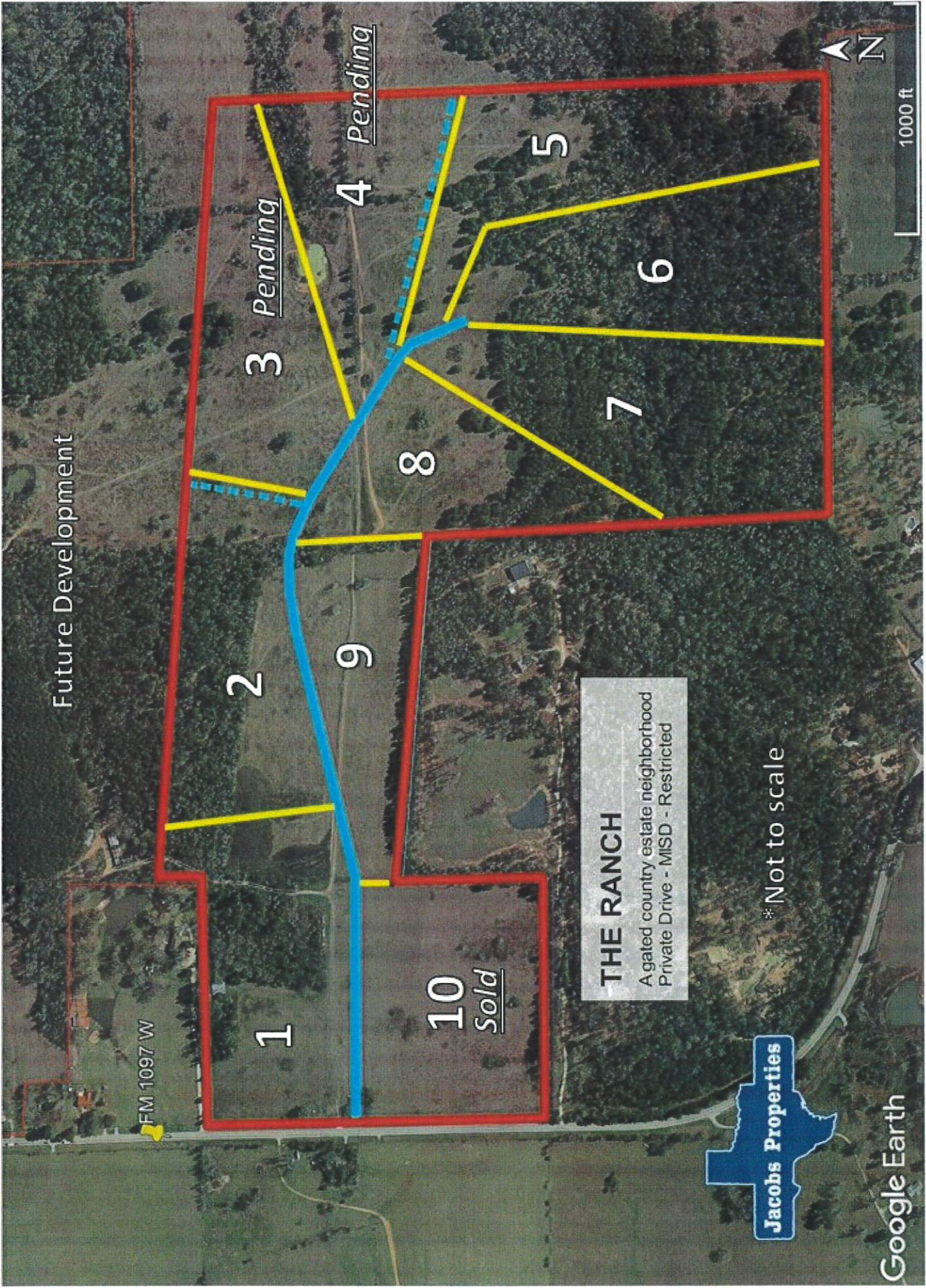
A gated country estate neighborhood
Private Drive - MISD - Restricted

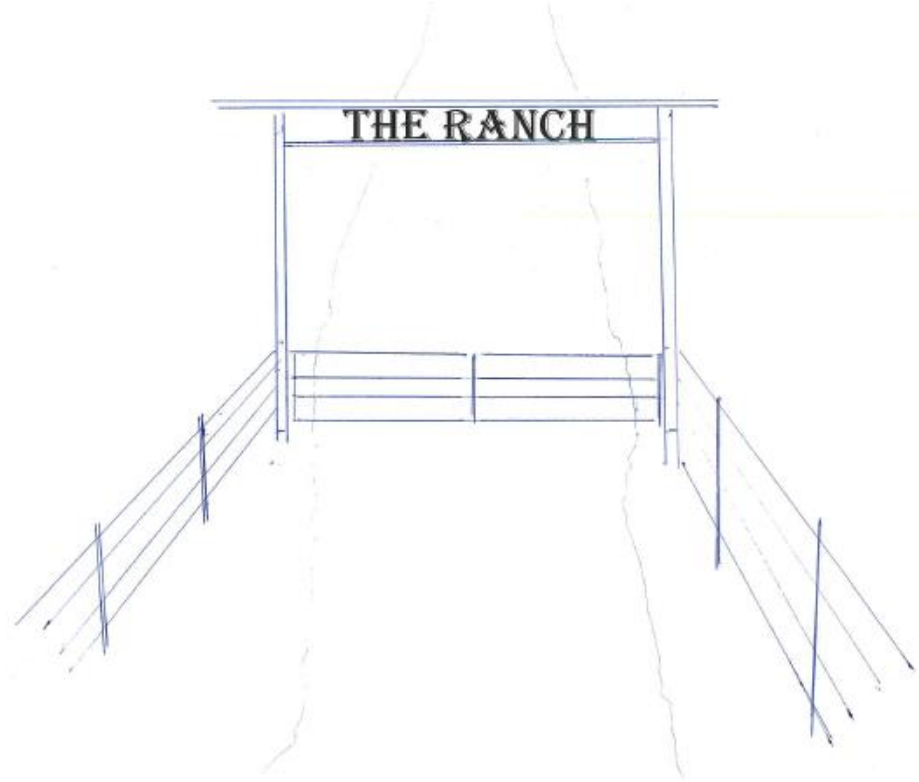
Jacobs Properties

* Not to scale

Google Earth

1000 ft





TRACT #	ACRES	PRICE PER AC	PRICE	NOTES
Corrected 11/2/2020 for tract renumbering clarification.				
1	20.84	30,000	625,200	
2	19.07	30,000	572,100	
3	18.99	30,000	569,100	pending
4	16.69	30,000	500,700	pending
5	21.86	28,500	623,010	
6	22.57	28,500	643,245	
7	25.56	28,500	782,460	
8	15.34	30,000	460,200	
9	13.69	30,000	410,700	
10	20.14	30,000	604,200	sold

Sam Houston Nat'l Forest



FM 149

SHARP RD

WATSON RANCH RD

FM 1097

FM 1097

FM 149

Lake Conroe

WALDEN

LONE STAR PKWY

Montgomery

105

