



Jacobs Properties

MAMAW'S GARDEN

Richards, Montgomery County, Texas

18± scenic acres in the desirable Bays Chapel area, ideally located between Montgomery and Richards. The property features high, rolling terrain with beautiful long-range views and a peaceful rural setting surrounded by larger acreage tracts. A charming 1,800± square foot farm/ranch house sits on the property and is ready for updates, offering the opportunity to create a comfortable country residence, weekend retreat, or temporary living space while building a new home. The land provides a great mix of open areas and scattered trees with multiple potential homesites that take advantage of the elevation and views. Plenty of room for horses, livestock, gardens, or additional improvements. Convenient access to Montgomery while still enjoying the privacy and quiet of the countryside. A great opportunity to own usable acreage in a highly sought-after area.

~~Offered for \$1,175,000~~

Price Reduced to \$995,000!

Directions to property:

From downtown Montgomery head north on FM 149 for 15.8 miles. Take a left on Moriarty (Longstreet) and property will be on the left Do not enter without listing agent.

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

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