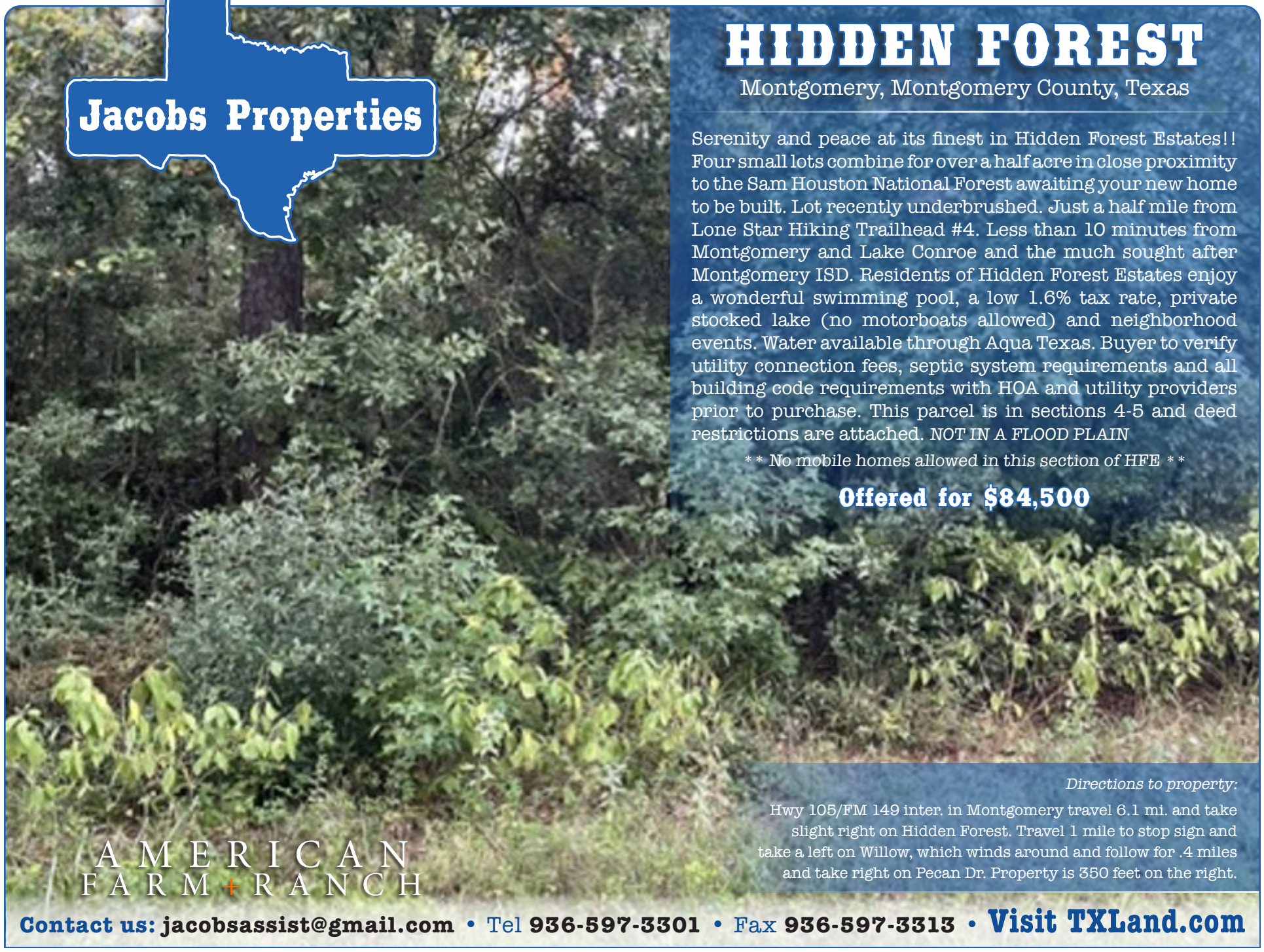


Jacobs Properties

HIDDEN FOREST

Montgomery, Montgomery County, Texas

Serenity and peace at its finest in Hidden Forest Estates!! Four small lots combine for over a half acre in close proximity to the Sam Houston National Forest awaiting your new home to be built. Lot recently underbrushed. Just a half mile from Lone Star Hiking Trailhead #4. Less than 10 minutes from Montgomery and Lake Conroe and the much sought after Montgomery ISD. Residents of Hidden Forest Estates enjoy a wonderful swimming pool, a low 1.6% tax rate, private stocked lake (no motorboats allowed) and neighborhood events. Water available through Aqua Texas. Buyer to verify utility connection fees, septic system requirements and all building code requirements with HOA and utility providers prior to purchase. This parcel is in sections 4-5 and deed restrictions are attached. *NOT IN A FLOOD PLAIN*

** * No mobile homes allowed in this section of HFE * **

Offered for $84,500

Directions to property:

Hwy 105/FM 149 inter. in Montgomery travel 6.1 mi. and take slight right on Hidden Forest. Travel 1 mile to stop sign and take a left on Willow, which winds around and follow for .4 miles and take right on Pecan Dr. Property is 350 feet on the right.

AMERICAN FARM+RANCH

Contact us: jacobsassist@gmail.com • Tel **936-597-3301** • Fax **936-597-3313** • **Visit TXLand.com**