

Jacobs Properties

LANDRUM 44

Montgomery, Montgomery County, Texas

Rare 44± wildlife exempt acres minutes from downtown Montgomery. This end of the road, peace-filled, unrestricted, rolling hillside property features a natural spring-fed pond, towering pines, majestic oaks, original barns, wildlife, native flowers, and a winding limestone drive! This beautiful property has been with the current family for nearly 20 years and includes a three-bedroom, two-bath barndo located on top of the hill overlooking 50' of elevation changes, open fields, pastures and Landrum Creek. The rolling topography and elevations present some of the prettiest views in Montgomery County. Property features include a small spring fed pond, a two-acre pond, an abundance of wildlife, birds and waterfowl. Property improvements include the lovely home, five-bay shed, barn, working pens, fenced and cross-fenced, water well, MidSouth electric and fiber internet. Historic Montgomery, Lake Conroe, National Forest, 249 expressway, shopping, events and entertainment, and Texas A&M all minutes away. MISD!

Offered for $2,500,000

Price Reduced to $1,950,000!

Directions to property:

From Montgomery travel west on Hwy 105 to Old Dobbin Plantersville Rd, turn left at Old Dobbin Plantersville Rd, travel 1.4± miles, turn left onto Spring Branch Rd, travel 2.3± miles, turn left onto Landrum Village Dr. DO NOT ENTER PROPERTY WITHOUT APPOINTMENT OR LISTING AGENT.

AMERICAN FARM + RANCH

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