



Jacobs Properties

BAKER RIDGE 18

Madisonville, Madison County, Texas

Welcome to Baker Ridge, a premier new acreage community in the Midway/Madisonville area offering the perfect blend of peaceful country living and convenient access to I-45. This exceptional 18+ acre tract is the only property in the development featuring an existing 1,760 square foot ranch home, ready for your personal updates and vision. The rolling terrain, scattered mature trees, and scenic views create a beautiful setting for a primary residence, weekend retreat, or working ranch. Horses and cattle are welcome, providing ample space for livestock, recreation, or a hobby farm. Located just 10 minutes from Buc-ee's, this property offers the privacy and freedom of Texas ranch living while remaining close to shopping, dining, and everyday conveniences. Don't miss this unique opportunity to own the only tract in Baker Ridge with ready improvements.

Offered for \$695,000

AMERICAN
FARM + RANCH

Directions to property:

From the Buc-ee's in Madisonville take TX-21 E for 2.5 miles, then turn right onto FM 1428 for approximately 6 miles. Property will be on your left. Look for Jacobs Properties sign. Do not enter without listing agent.

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