



**1726 I-45 N  
HUNTSVILLE, TEXAS**

**2,525 SQ FT | 3 BEDROOMS | 2 BATHROOMS | ATTACHED APARTMENT | 71.87 +/- ACRES**



# 1726 I-45 N



Located just 7 miles north of Huntsville and conveniently between Huntsville and Madisonville, this 71.87 acre East Texas ranch offers scenic beauty, functionality, and opportunity. The property features a 2,525 sq. ft. custom brick home with 3 bedrooms, 2 bathrooms, open-concept living, tiled floors, large windows, and abundant storage. The home has great character and solid bones, offering an excellent opportunity for updates and modernization. Land is partially cleared and partially wooded with mature hardwoods and pines, a 0.35 acre pond, and abundant wildlife including whitetail deer and hogs. Improvements include a 40x50 barn with two 15x50 overhangs, water, and electricity, plus a 35x60 barn with attached apartment featuring kitchenette, bedroom, and bath. Approx. 1,000 ft. of I-45 frontage.



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Directions: From Houston, take I-45 North to Exit 123, which is for FM 1696. Follow the off ramp to Pinedale stop sign and turn right, then turn left onto the road running parallel to the freeway (not the actual feeder road that leads to the rest area). Follow to the property on the right. There will be a sign at the gated entry.



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