

65 Acres | FM 1791
FM 1791
Richards, TX 77873

\$2,145,000
65± Acres
Montgomery County



MORE INFO ONLINE:
www.homelandprop.com

65 Acres | FM 1791
Richards, TX / Montgomery County

SUMMARY

Address

FM 1791

City, State Zip

Richards, TX 77873

County

Montgomery County

Type

Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

30.547062 / -95.748539

Taxes (Annually)

151

Acreage

65

Price

\$2,145,000

Property Website

<https://homelandprop.com/property/65-acres-fm-1791-montgomery-texas/81342/>



MORE INFO ONLINE:

www.homelandprop.com

PROPERTY DESCRIPTION

Truly one-of-a-kind! 65 picturesque acres adjoining the Sam Houston National Forest! This property has been meticulously managed for conservation and timber for many years with native blue stem grasses adorning the understory. You can enjoy shade from the mature pines and occasional hardwood while fishing in the spring fed pond. The pond is just a short walk from the barn on a slab with 450 foot water well. The barn features a heated/cooled room for storage, sliding doors, bays on each side for equipment, and covered patio area on the back side looking towards the pond and back of the property. This 65 acres is location on FM 1791 near FM 149 for easy access to Montgomery, Anderson, Navasota, or Huntsville. Great location not far from the city but still secluded and nestled into the countryside. Incredible opportunity to own one of the most unique properties in the area! Excellent property for someone interested in conservation, weekend getaway, or full time homestead! Also available as 32.5 acres [here](#).



MORE INFO ONLINE:

www.homelandprop.com

65 Acres | FM 1791
Richards, TX / Montgomery County

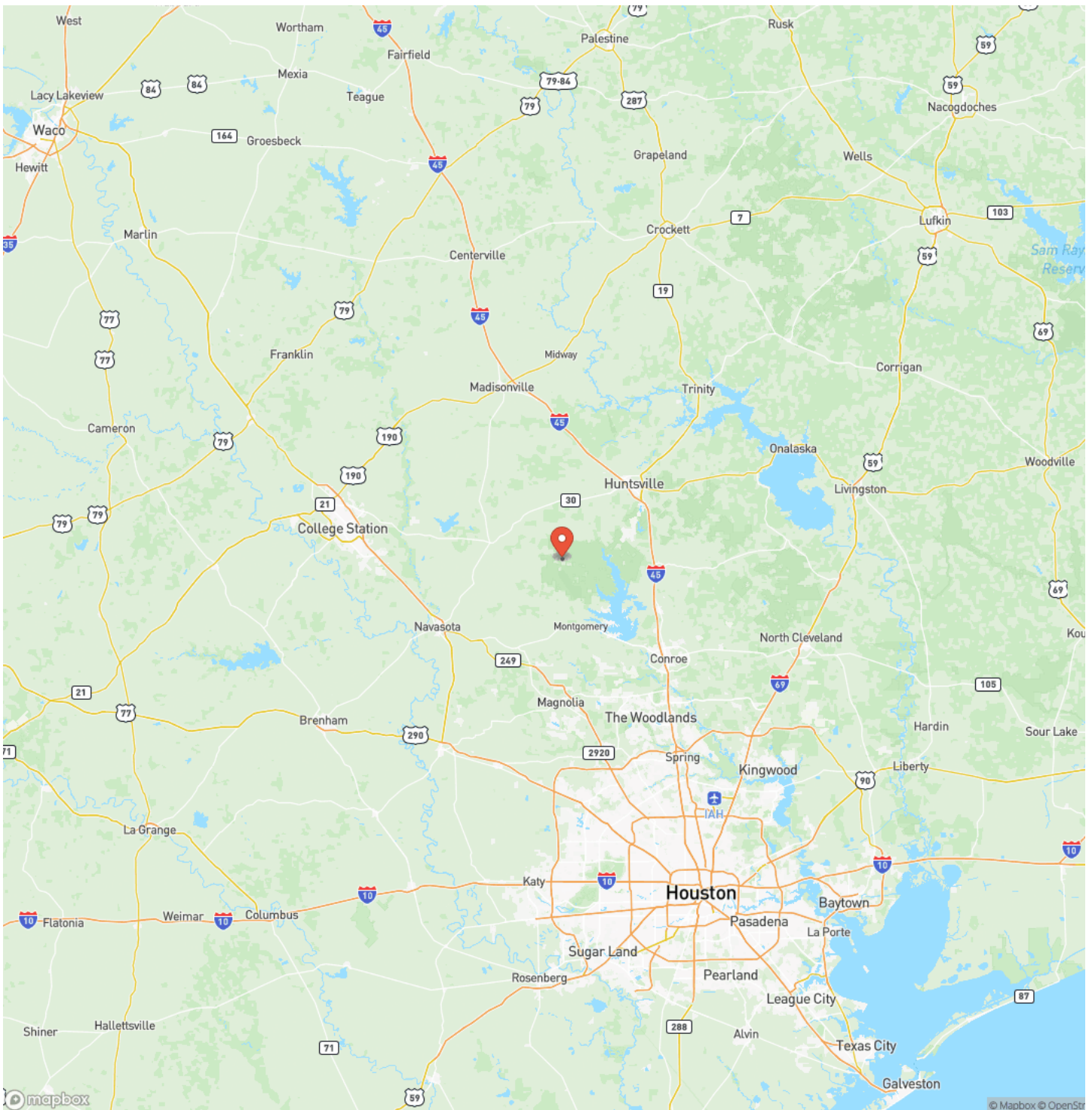


MORE INFO ONLINE:
www.homelandprop.com

Locator Map



Locator Map



65 Acres | FM 1791
Richards, TX / Montgomery County

Satellite Map



MORE INFO ONLINE:
www.homelandprop.com

65 Acres | FM 1791
Richards, TX / Montgomery County

LISTING REPRESENTATIVE

For more information contact:



Representative

Robbi Flack Langley

Mobile

(936) 295-2500

Email

robby@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

NOTES



MORE INFO ONLINE:

www.homelandprop.com

[illegible]

DISCLAIMERS

Property Listing Disclaimer: The use and/or reproduction of any marketing materials generated by Homeland Properties, Inc. ("HomeLand") and/or its associated clients, including but not limited to maps, videos, photos, spreadsheets, diagrams, contracts, documents, etc. is strictly prohibited without HomeLand's written consent. The information contained herein are obtained from sources either accepted to be reliable or provided to HomeLand by the Seller. HomeLand makes no affirmative guarantee as to their accuracy. This listing is subject to change in price, errors, omissions, prior sales, or withdrawal without notice. Furthermore, this disclaimer shall supersede any & all information published by any MLS site, whether by permission or not, including any and all information relating to co-broker fees.

Mineral Rights and Natural Resources Disclaimer: HomeLand Properties, Inc provides no warranties as to the status of title of any Mineral Rights and other Natural Resources of the Property. Seller may require Seller's own Purchase and Sale Agreement ("PSA") to be used that may expressly reserve or except the Mineral Rights and other Natural Resources on the Property from the purchase. Oil and gas minerals have been reserved by prior owners.

Acreage, Survey & Easement Disclaimer: HomeLand Properties, Inc. provides no warranties as to the size area or quantity of acres of the Property in this listing. Any representations shown in this listing of number of acres, dimensions of the Property, or shape of the Property, should be considered approximate and are not guaranteed accurate. For any property being divided out of a larger tract of land, a survey shall be required to be purchased, subject to negotiation between Seller and Buyer. Seller reserves the right to require the use of Seller's preferred surveyor. Easements may exist on the Property that are not currently visible and apparent and/or marked in the field. The approximate front corners are marked with red/yellow tape.

Title Insurance Company Disclaimer: Seller reserves the right to require the use of Seller's preferred Title Insurance Company.

Tax Disclaimer: Approximately \$5/Acre/Year with Timber Exemption. HomeLand Properties, Inc. provides no warranties as to the Central Appraisal Districts ("CAD") appraisal designation of the Property, market and tax values of the Property, status of any existing tax exemptions of the Property, or qualification of any exemptions based upon Buyer's future usage of the Property. Property may be subject to roll back taxes. Payment of any future rollback taxes shall be subject to negotiation between Buyer and Seller, at the time of contract. Current taxes for the Property may or may not be available due to subject Property being part of a larger overall tract, and not yet assigned a Tax Identification number by the CAD.

Legal Description Disclaimer: Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

Easement Disclaimer: Visible and apparent and/or marked in field.



MORE INFO ONLINE:

www.homelandprop.com

HomeLand Properties, Inc.
1600 Normal Park Dr.
Huntsville, TX 77340
(936) 295-2500
www.homelandprop.com



MORE INFO ONLINE:
www.homelandprop.com