

2 Acres | Ruger Road | Republic Grand Ranch
10662 Ruger Road
Willis, TX 77378

\$140,000
2± Acres
Montgomery County



MORE INFO ONLINE:
www.homelandprop.com

**2 Acres | Ruger Road | Republic Grand Ranch
Willis, TX / Montgomery County**

SUMMARY

Address

10662 Ruger Road

City, State Zip

Willis, TX 77378

County

Montgomery County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

30.478069 / -95.394207

Taxes (Annually)

\$2,006

HOA (Annually)

\$495

Acreage

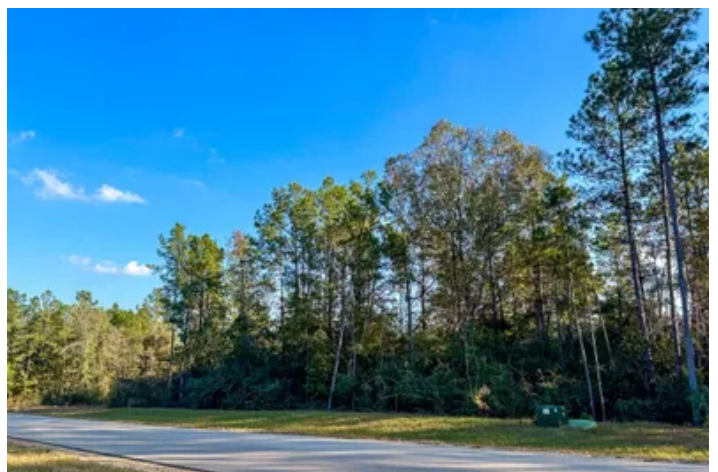
2

Price

\$140,000

Property Website

<https://homelandprop.com/property/2-acres-ruger-road-republic-grand-ranch/montgomery/texas/94410/>



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PROPERTY DESCRIPTION

Discover peace and tranquility on this 2-acre lot found in the exclusive Republic Grand Ranch community. Nestled among gentle rolling hills and mature trees, this premium homesite features established trails and a serene, wooded setting with a seasonal creek.

Residents enjoy exceptional amenities that include paved roads, a stocked fishing lake, community parks, pavilions, and miles of scenic trails for hiking, biking, and horseback riding. Horses are welcome. Low taxes and no MUD tax add to the long-term appeal of the area.

This location provides quick access to Willis, Interstate 45, and Lake Conroe, with The Woodlands only a short drive away for shopping, dining, and entertainment. The natural beauty and quiet surroundings make this property a rare opportunity in a growing and well-regarded acreage community.

Come and envision the home and lifestyle that awaits you!

Utilities: Electric available, Water available

Utility Providers: Sam Houston Electric Cooperative, Dos Aguas LLC



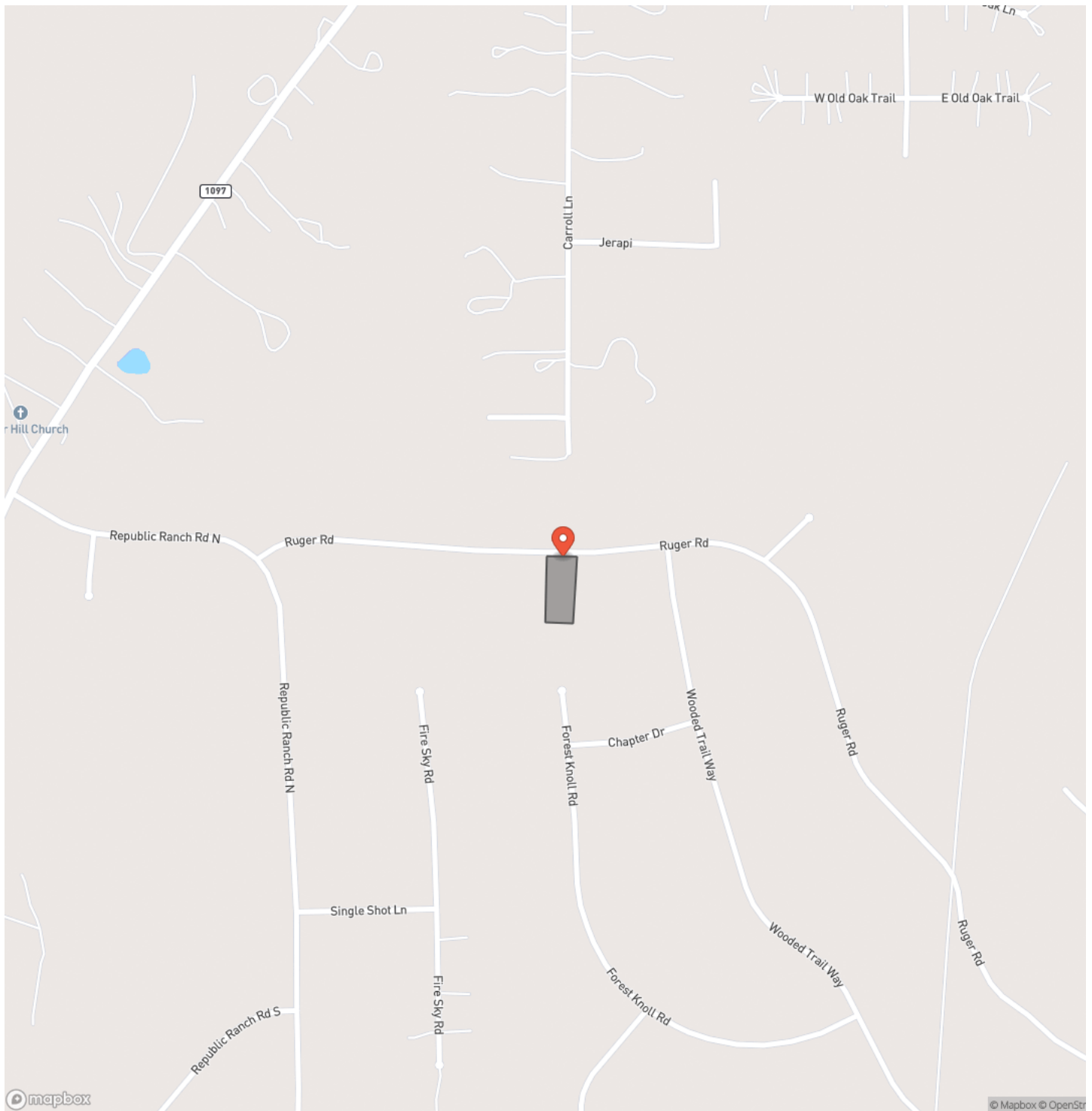
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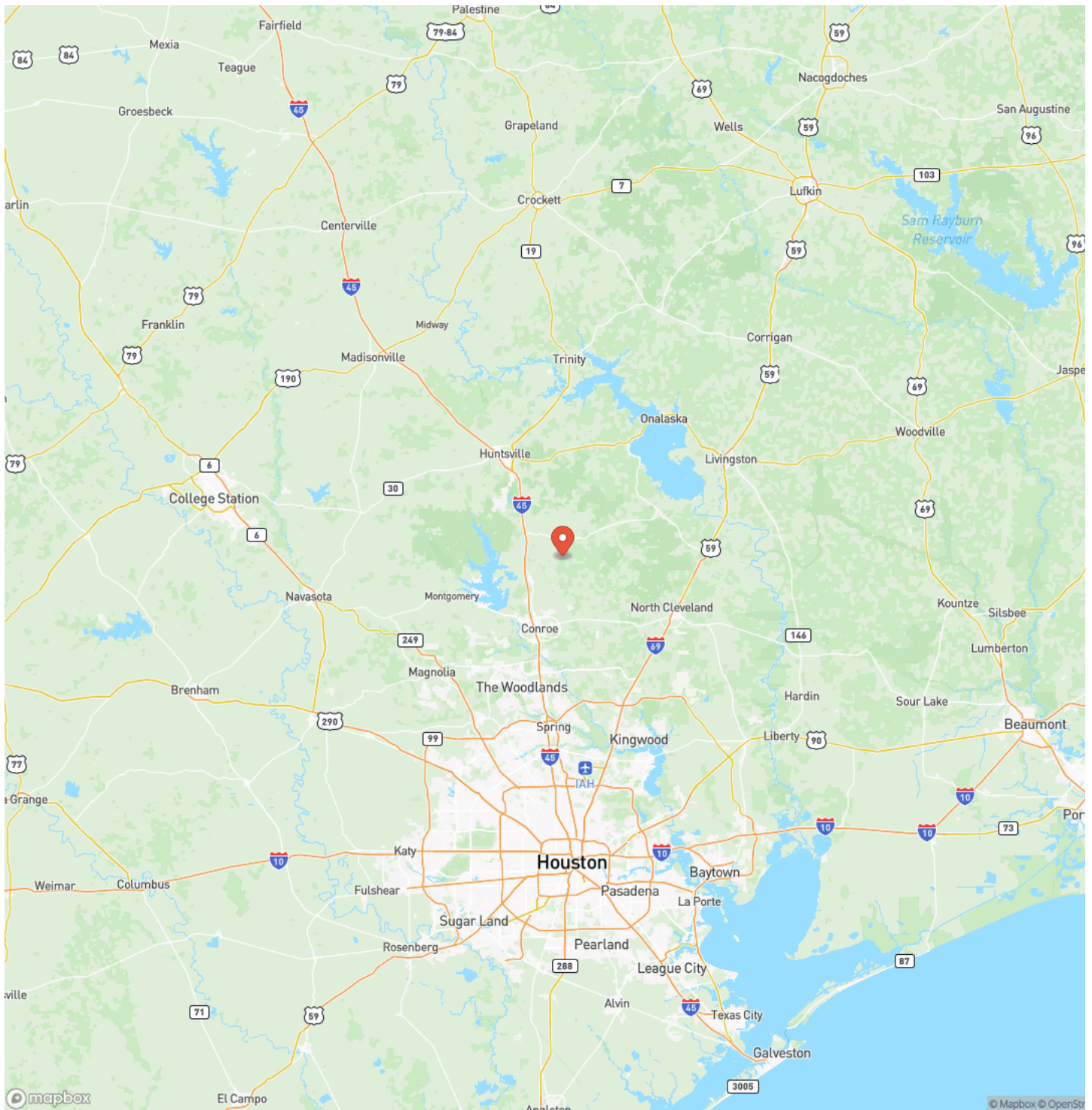


Locator Map



2 Acres | Ruger Road | Republic Grand Ranch
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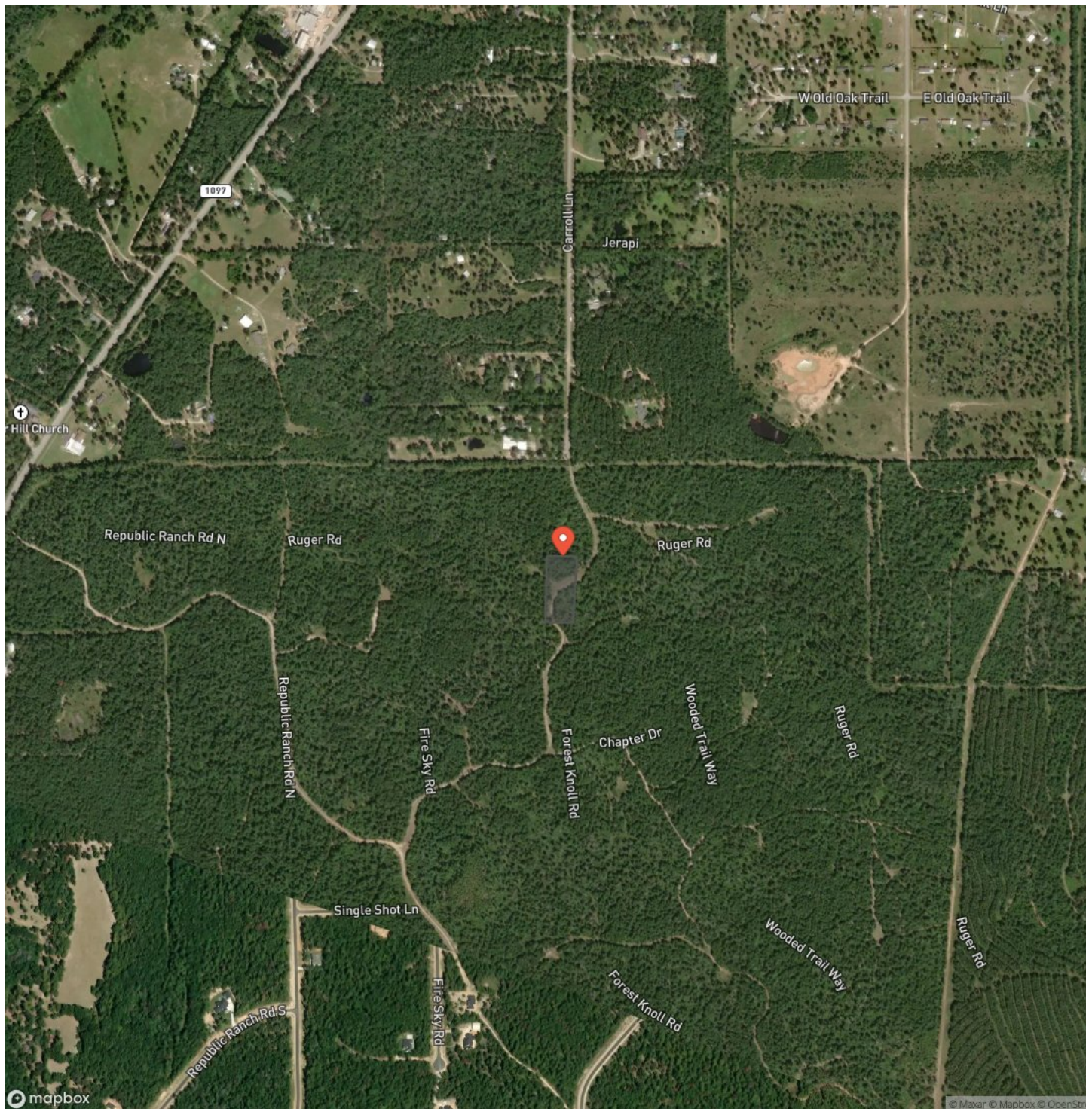
Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

JC Hearn

Mobile

(936) 581-4049

Office

(936) 295-2500

Email

JCHearn@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

Huntsville, TX 77340

NOTES



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www.homelandprop.com

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DISCLAIMERS

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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.

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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.



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