

32.5 Acres | FM 1791  
FM 1791  
Richards, TX 77873

**\$1,072,500**  
32.500± Acres  
Montgomery County



**MORE INFO ONLINE:**  
[www.homelandprop.com](http://www.homelandprop.com)



**32.5 Acres | FM 1791**  
**Richards, TX / Montgomery County**

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**SUMMARY**

**Address**

FM 1791

**City, State Zip**

Richards, TX 77873

**County**

Montgomery County

**Type**

Recreational Land, Undeveloped Land, Timberland

**Latitude / Longitude**

30.545251 / -95.748541

**Taxes (Annually)**

151

**Acreage**

32.500

**Price**

\$1,072,500

**Property Website**

<https://homelandprop.com/property/32-5-acres-fm-1791-montgomery-texas/81345/>



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#### **PROPERTY DESCRIPTION**

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Rare opportunity! 32.5 picturesque acres in close proximity to 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. This 32.5 acres is located 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, a weekend getaway, or full-time homestead! Also available as 65 acres [here](#).

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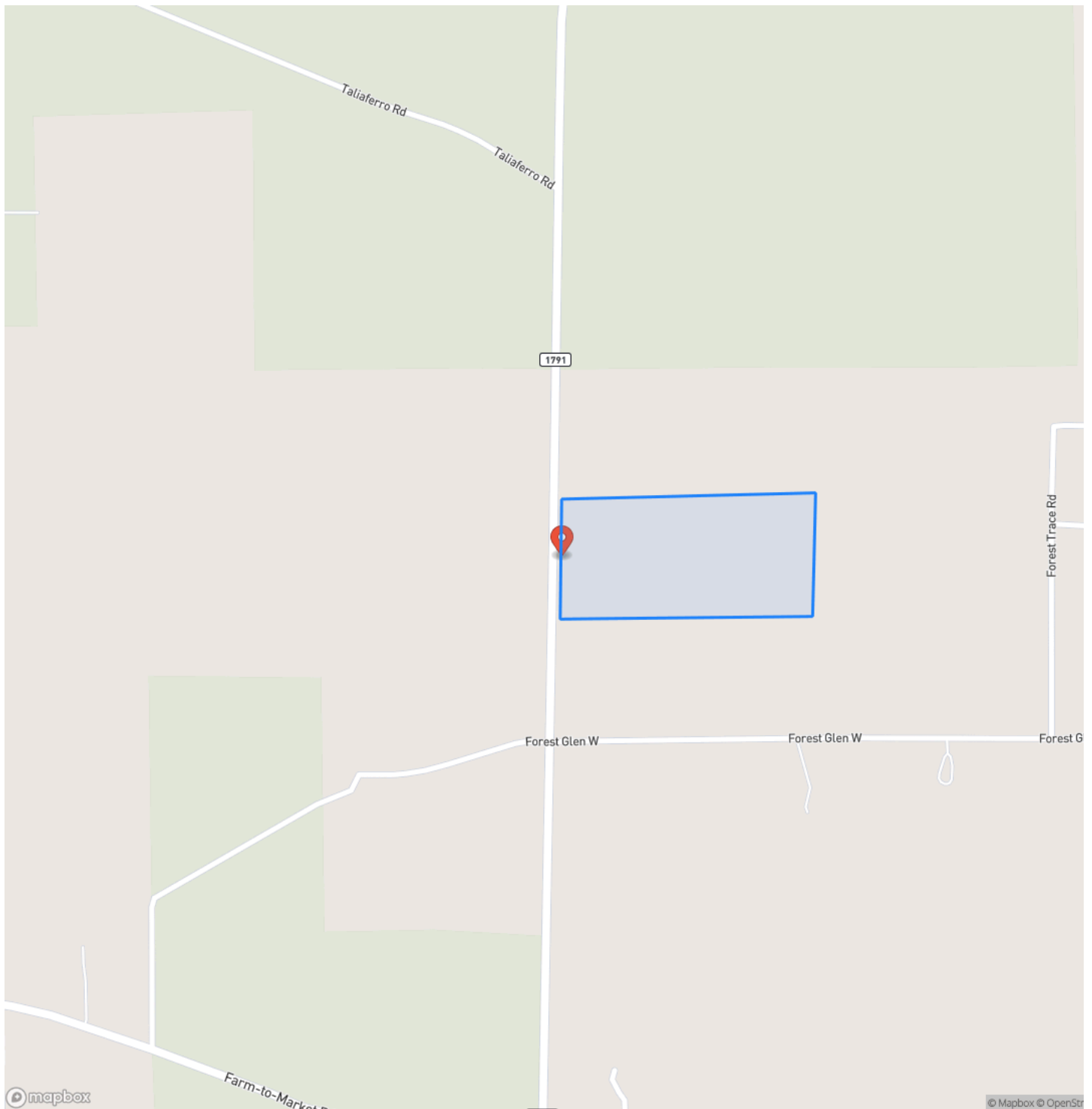
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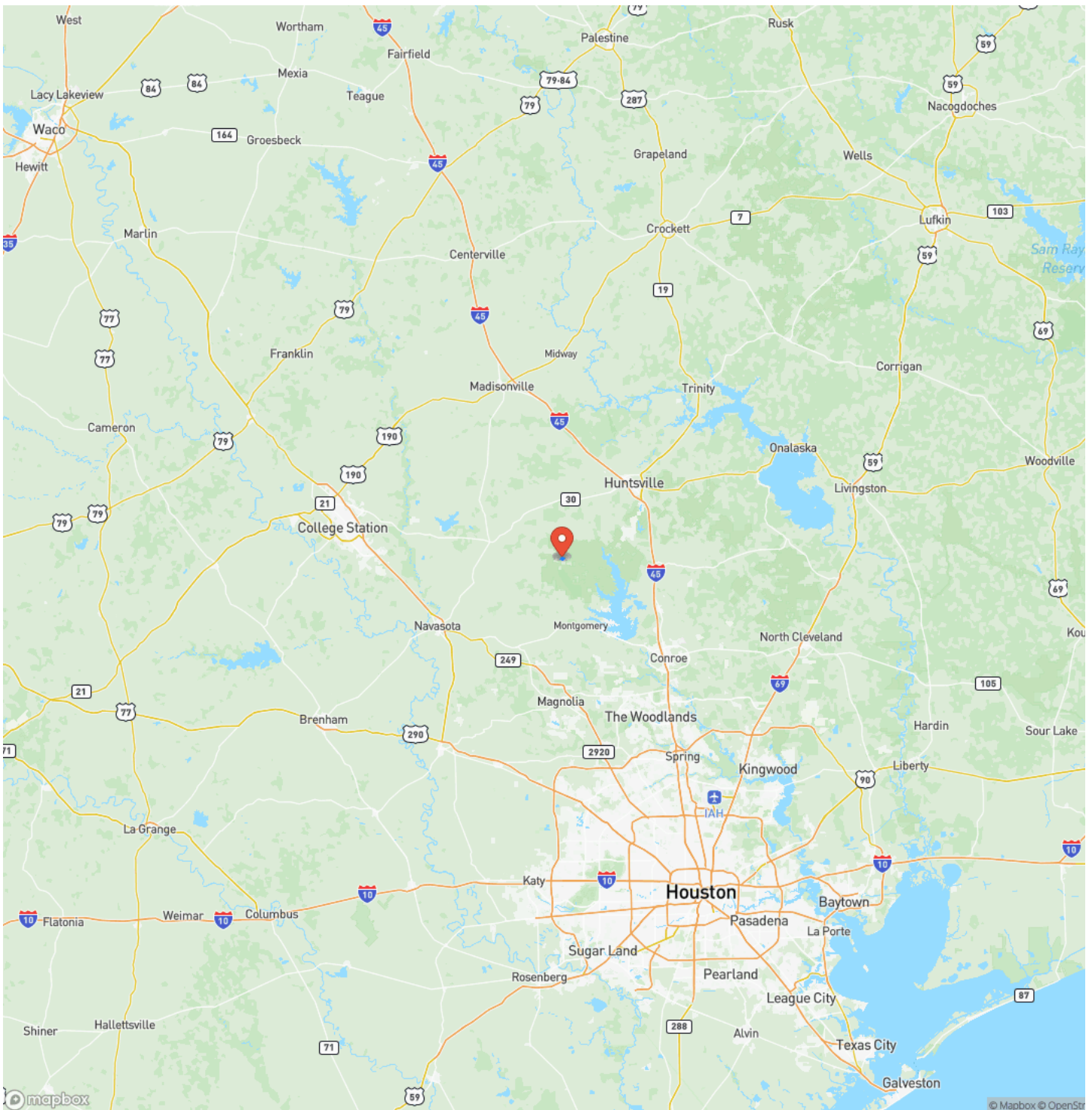
## Locator Map





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## Locator Map





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## Satellite Map



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### 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



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**www.homelandprop.com**



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## **DISCLAIMERS**

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**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.



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