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LAND FOR SALE

1,156± Acres, Montgomery County, Texas

OFFERED AT
\$7,850,000

Highlights:

- Large tract of land in a quickly developing area.
- Developed surface water, maintained gravel roads throughout, and perimeter fencing.
- Current ag exemption in place.



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Property Information

Directions to Property:

1,156 acres, Conroe Porter Road, Conroe, Texas
77302

Legal Description:

Being 1,156 acres, more or less, of land, Abstract
502, out of the Lemuel Smith Survey in Montgomery
County, Texas.

Property Description:

1,156 Acres of native timber.

Improvements:

Perimeter fencing, maintained gravel roads, surface
water, and utilities available.

Farm Data:

Native Timber	1,102 acres
Oil, Gas, Infrastructure	<u>54 acres</u>
Total	1,156 acres

2025 Taxes:

Tract 1: 577.581 acres \$4,001.41

Tract 2: 577.680 acres \$4,002.10

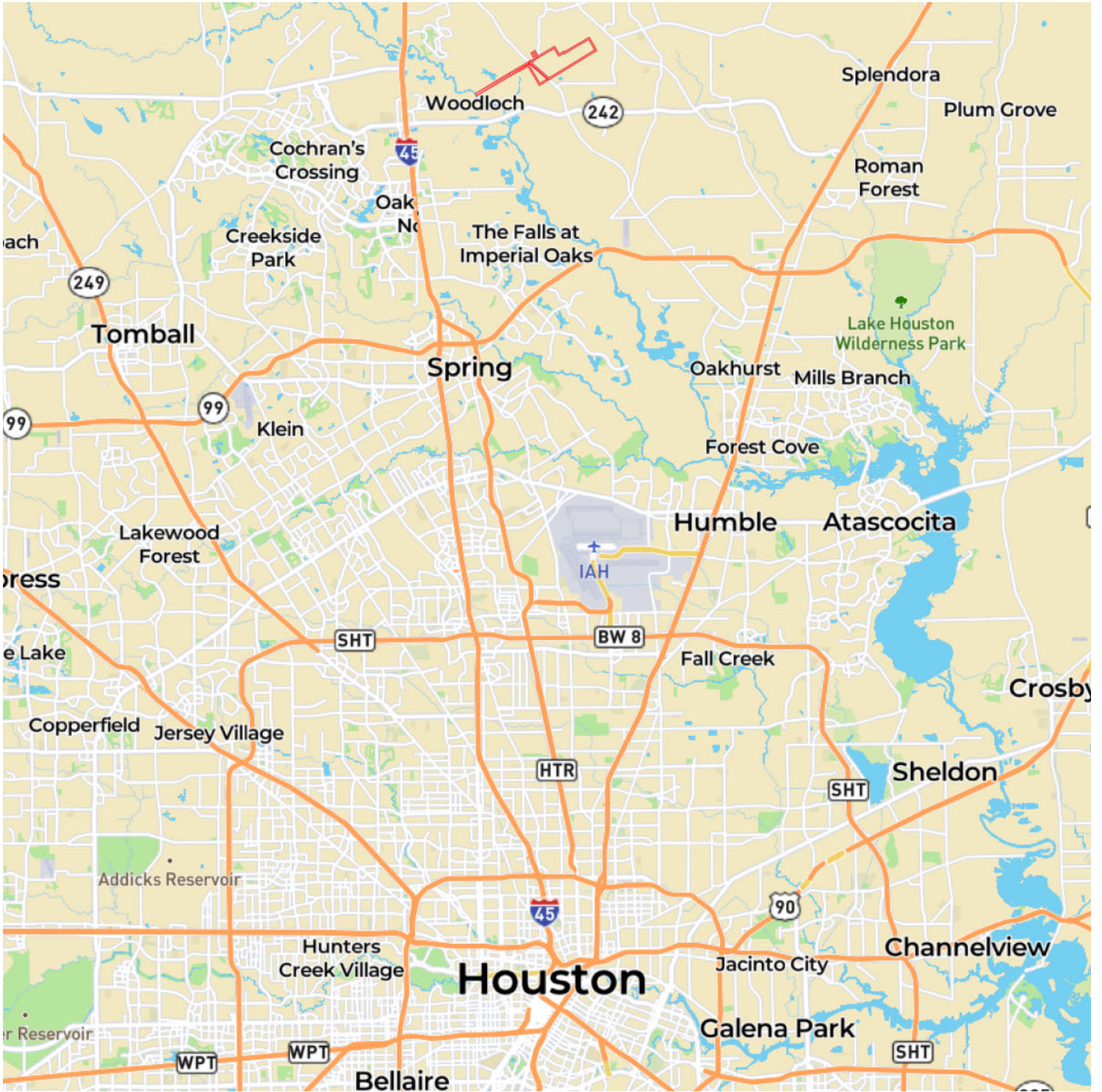
Price:

\$7,850,000

Aerial Map



Property Location



Soil Map



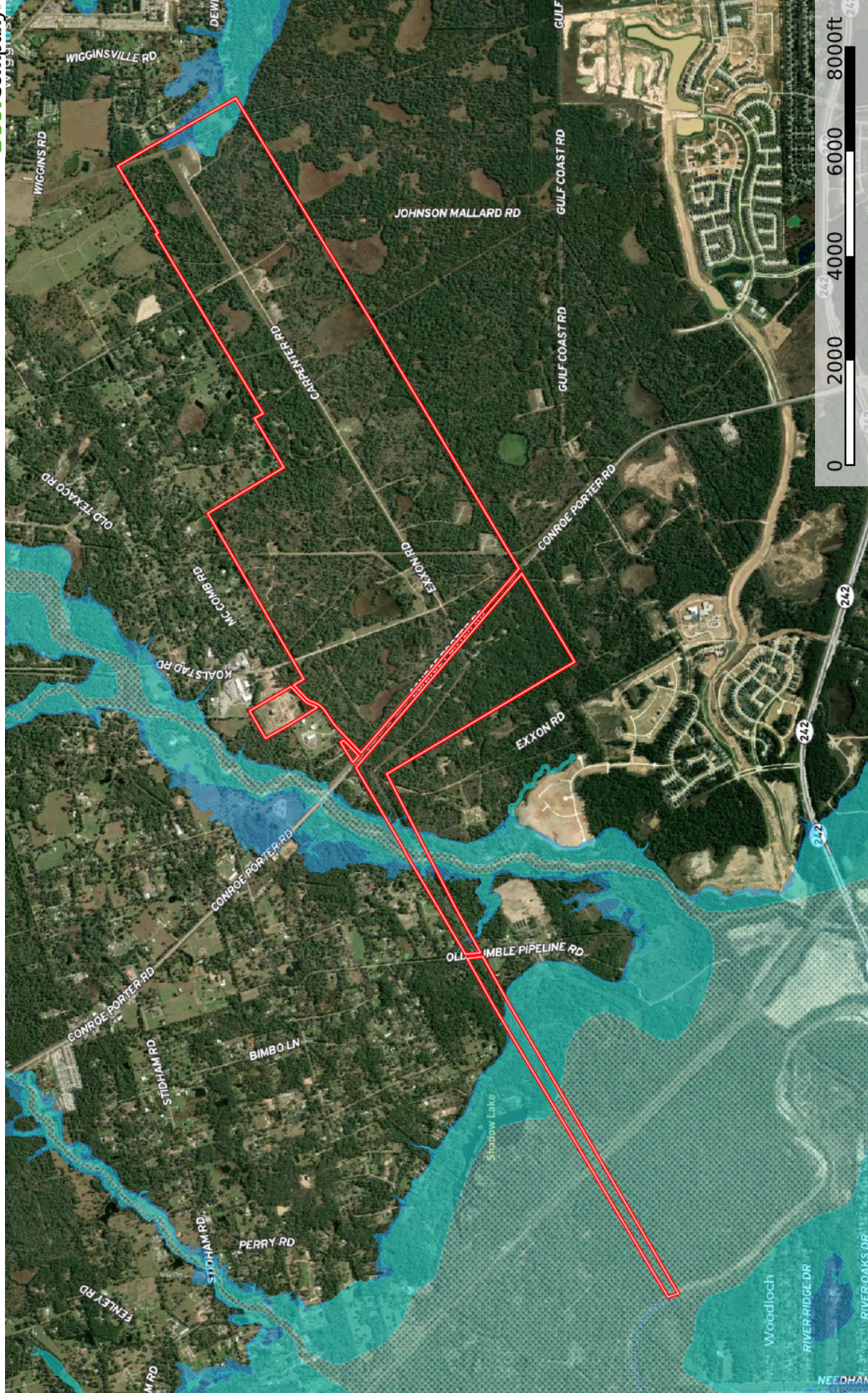
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
BoyC	Boy loamy fine sand, 1 to 5 percent slopes	533.64	47.53	0	24	3s
SplB	Splendora fine sandy loam, 0 to 2 percent slopes	233.55	20.8	0	42	2w
SosA	Sorter-Tarkington complex, 0 to 1 percent slopes	74.42	6.63	0	40	4w
LeIA	Lelavale silt loam, 0 to 1 percent slopes, frequently ponded	71.14	6.34	0	16	6w
Eu	Betis loamy fine sand	39.39	3.51	0	29	3s
WesA	Westcott very fine sandy loam, 0 to 1 percent slopes	38.75	3.45	0	61	2w
CoC	Conroe loamy fine sand, 0 to 5 percent slopes	35.66	3.18	0	47	3s
WetA	Westcott-Plumgrove complex, 0 to 1 percent slopes	23.73	2.11	0	54	2w
VorA	Voss sand, 0 to 1 percent slopes, occasionally flooded	20.86	1.86	0	21	3w
WalA	Waller silt loam, 0 to 1 percent slopes	18.45	1.64	0	41	4w
TurB	Turkey sand, 1 to 3 percent slopes	16.84	1.5	0	23	4s
KanA	Kaman clay, 0 to 1 percent slopes, frequently flooded	8.01	0.71	0	40	5w
HatA	Hatliff-Pluck-Kian complex, 0 to 1 percent slopes, frequently flooded	3.77	0.34	0	34	2w
BemA	Belrose-Caneyhead frequently ponded complex, 0 to 1 percent slopes	2.48	0.22	0	28	2w
BozA	Boy-Urban land complex, 0 to 1 percent slopes	1.62	0.14	0	24	3s
SpmA	Splendora-Urban land complex, 0 to 2 percent slopes	0.49	0.04	0	42	2w
TOTALS		1122.8(*)	100%	-	31.49	3.03

Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.



Moore Forbush

Montgomery County, Texas, 1155 AC +/-

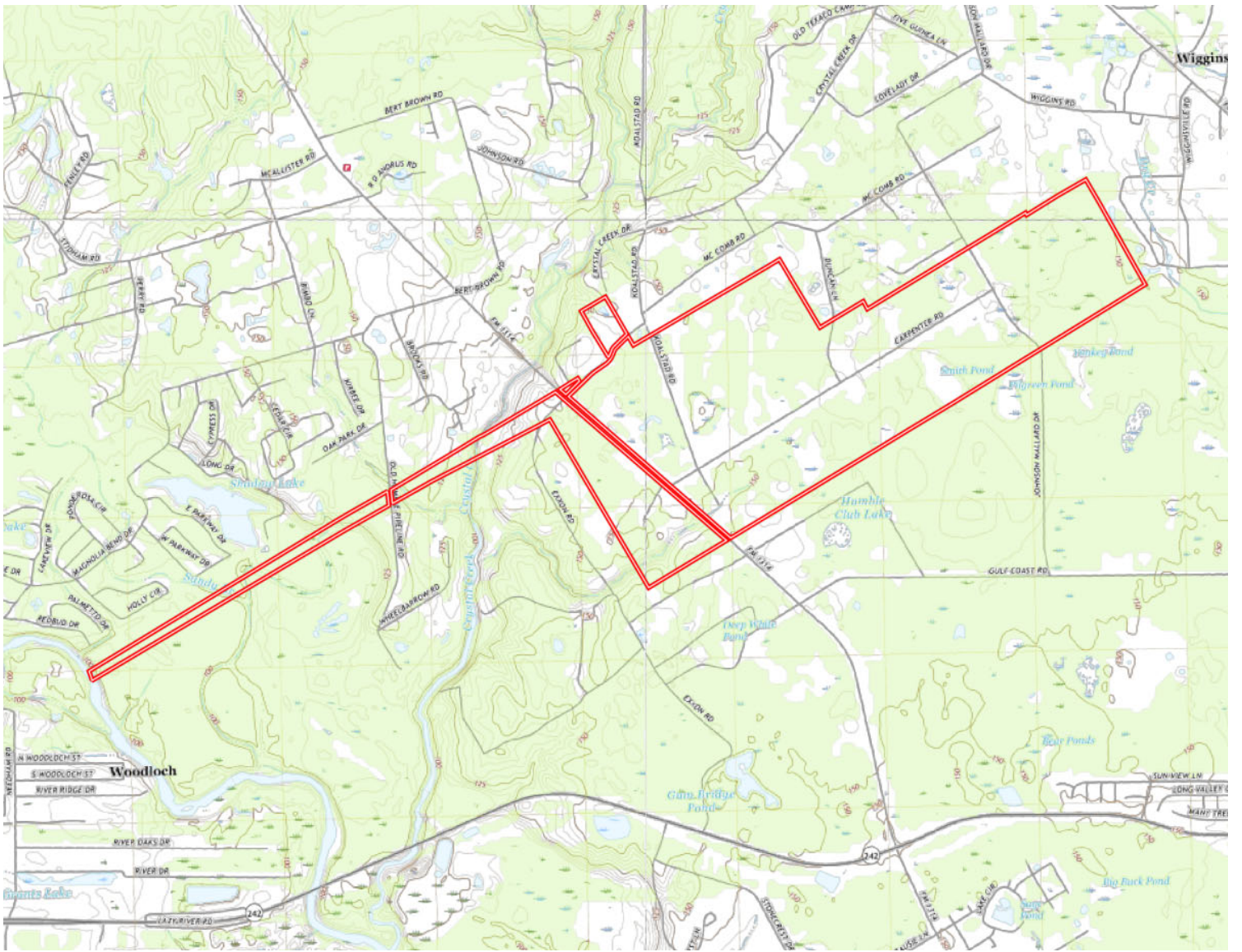


- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/Not Included

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**Real Estate Sales • Farm and Ranch Management • Energy Management
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