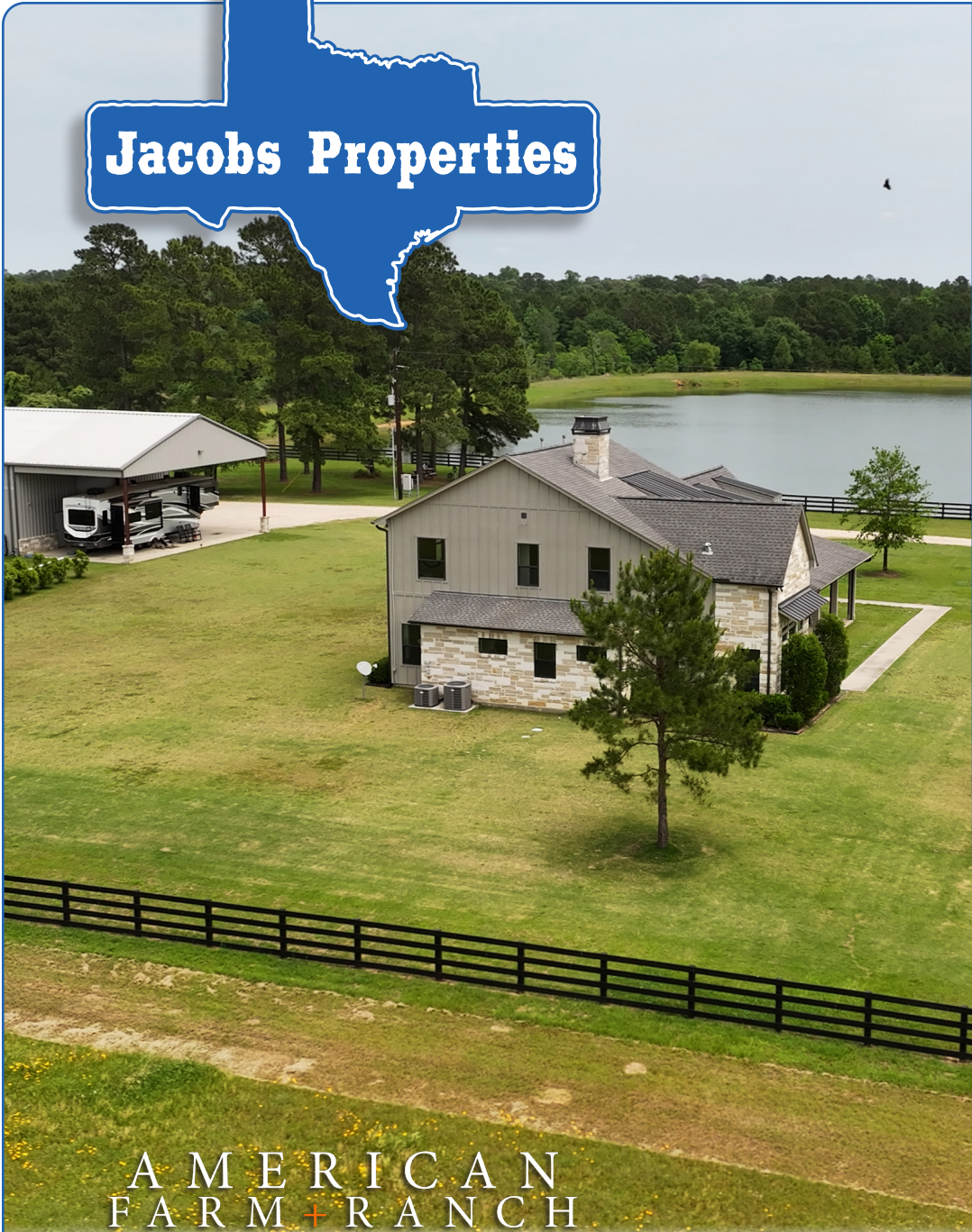




Jacobs Properties

DEAN FARM

Magnolia, Montgomery County, Texas

Exceptional 97+-acre ranch in Magnolia featuring a stunning 3,564 square foot custom Texas-style farm/ranch home overlooking an approximately 11-acre stocked pond. The home offers spacious living areas and expansive views. Behind its attractive exterior lies a blank canvas ready for restoration. The interior has been taken down to the studs during the remediation process, offering the chance to personalize this home from the inside out. A 3,000 square foot shop with two oversized roll-up doors and covered RV parking provides abundant space for equipment, hobbies, vehicles, or a home business. The home and shop are backed by a 38kW generator. The property offers open pasture and is presently in hay production, making it ideal for horses, cattle, recreation, or a private country retreat. Wildlife-exempt and tucked away in a peaceful rural setting, this property offers exceptional privacy, a beautiful conservation-area scenic backdrop, and convenient access to Magnolia and The Woodlands.

The interior house photos are for illustration purposes only at this time.

Offered for \$5,700,000

Directions to property:

From FM 1488 turn north on Superior Rd.
Proceed 2.5 miles to Stapleton Rd and take a left.
Continue 0.2 miles and property will be on the right.

AMERICAN
FARM + RANCH

Contact us: info@txland.com • Tel 936-597-3301 • Fax 936-597-3313 • Visit TXLand.com