



Jacobs Properties

HILL CREEK 7

Montgomery, Montgomery County, Texas

12494 Hill Creek, located just off Watson Ranch Rd, approximately 12 minutes northwest of downtown Montgomery. Beautiful 7.25+ parklike acres.

PROPERTY FEATURES INCLUDE: Improved Pastures • Mature Trees • Two Ponds
Fenced and Cross Fenced • Approximately 320' of Frontage on Hill Creek Rd

ADDITIONAL IMPROVEMENTS INCLUDE: 500' Water Well with Cistern
Electrical Service in Place • 32'x72' Horse Barn • 32'x50' Barn • Miscellaneous Sheds

This pretty property has several nice home sites ready for your home plans, etc. This tract features elevated topography in the middle with approximately 10' of elevation change that slopes towards the east and west property lines. MISD, minutes from Montgomery, Lake Conroe, Magnolia, The Woodlands and College Station!

Offered for \$725,000

Directions to property:

From the Intersection of Hwy 105 & FM 149, travel north to FM 1097 West; travel approximately 4 miles to Watson Ranch Rd; continue for approximately 1.5 miles to Hill Creek; turn right onto Hill Creek; property is located approximately 800' down Hill Creek on the right side; look for sign.

A M E R I C A N
F A R M + R A N C H

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