



**Jacobs Properties**

# WELCH RANCH

Richards, Montgomery County, Texas

Gorgeous 3 bed/2 bath, 2 story traditional-style home on 10 pristine acres located approximately 12 miles north of Historic Montgomery, Texas. Interior features include: Granite countertops, Country-Style Kitchen, tile and carpet flooring, large living area with wood-burning fireplace, decor lighting, hickory cabinets and woodwork, large Master Suite with office/study, high ceilings and upgrades throughout. Exterior features includes: 24'x40' barn with workshop and corrals, head gate and loading chute, perimeter fenced and cross-fenced, 1+ acre stock pond with bass and catfish, automatic iron gate entrance, grassy pastures, aerobic septic system, two large 8'x40' porches in front and rear with beautiful views of the property. Bring your livestock and/or horses. Pride of ownership is reflected throughout this lovely property. —Offered for ~~\$495,000~~—

**Offered for \$475,000 - PRICE REDUCED!**



AMERICAN  
**AFR**  
FARM + RANCH

*Directions to property:*

From Montgomery go North on FM 149 and go approx.  
12 miles and turn Right on Welch Rd. and go approx. .2  
(1/4 mile) to address, property and sign on the Right.

**Contact us: [info@txland.com](mailto:info@txland.com) • Tel 936-597-3301 • Fax 936-597-3313 • Visit [TXLand.com](http://TXLand.com)**