

17326 Hwy 105
Plantersville, TX
216 +/- acres
-3 Homes
-4 Outbuildings
-Over 4,200 ft of
Highway frontage

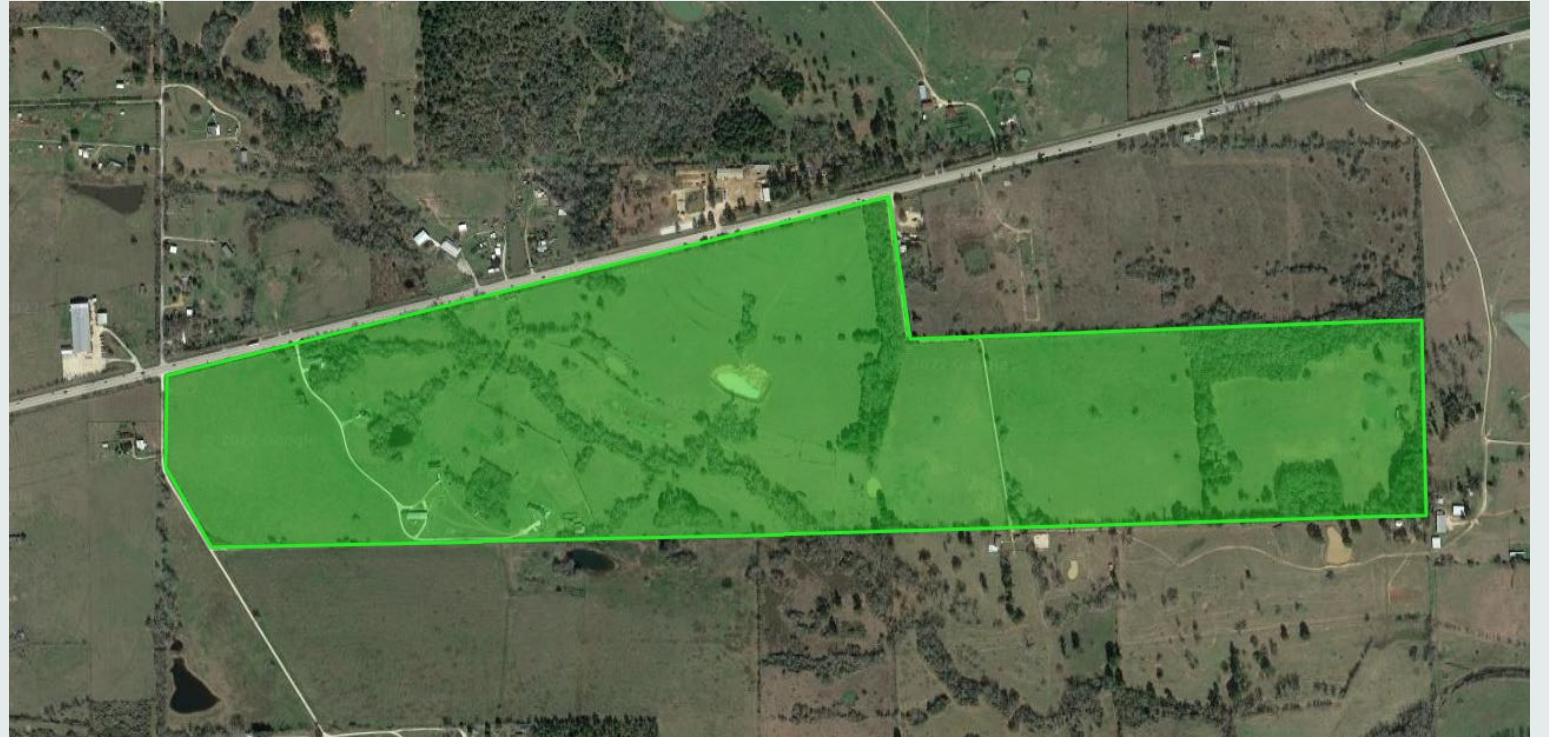
List Price:
\$13,000,000

Tamarah Courtright Curtis, Broker

Creighton Realty Partners

Cell – 832-876-7097

Tamarah@CRP-TX.com





17326 Hwy 105 E, Plantersville TX 77363

216 +/- unrestricted acres

- \$60,185.18 per acre - asking
- Survey available – dated 2019
- Fully fenced/cross fenced
- 35X130 metal workshop (35x80 is enclosed), heated/cooled, stubbed for apartment
- 3 barns/storage
- Three pipe entrances, Main entrance has commercial grade opener with stone columns
- Water well + Dobbin Plantersville Water Service is tied into everything as a backup
 - For more information on tap/capacity – 936-894-2506 or www.dpwater.com . Independently verify for your own needs.

Continued...

- 3 homes build between 2005-2006, 1 manufactured home (can stay or be removed)
 - 2,976 sq ft brick home built 2006
 - 5 bedrooms/ 4.5 bathrooms including an exterior guest room
 - Inground pool w/spa
 - 2,464 sq ft cement board home built 2005
 - 4 bedrooms
 - 2,003 sq ft brick home built 2005
 - 3 bedrooms



2,464 sqft house

2,003 sqft house

**2,976 sqft house w/
pool**

**35x80
shop**

Barn w/stalls



2,976 sq ft house – 5 bedroom, 4.5 baths, built 2006, pool w/spa.

Barn – 53 x 52

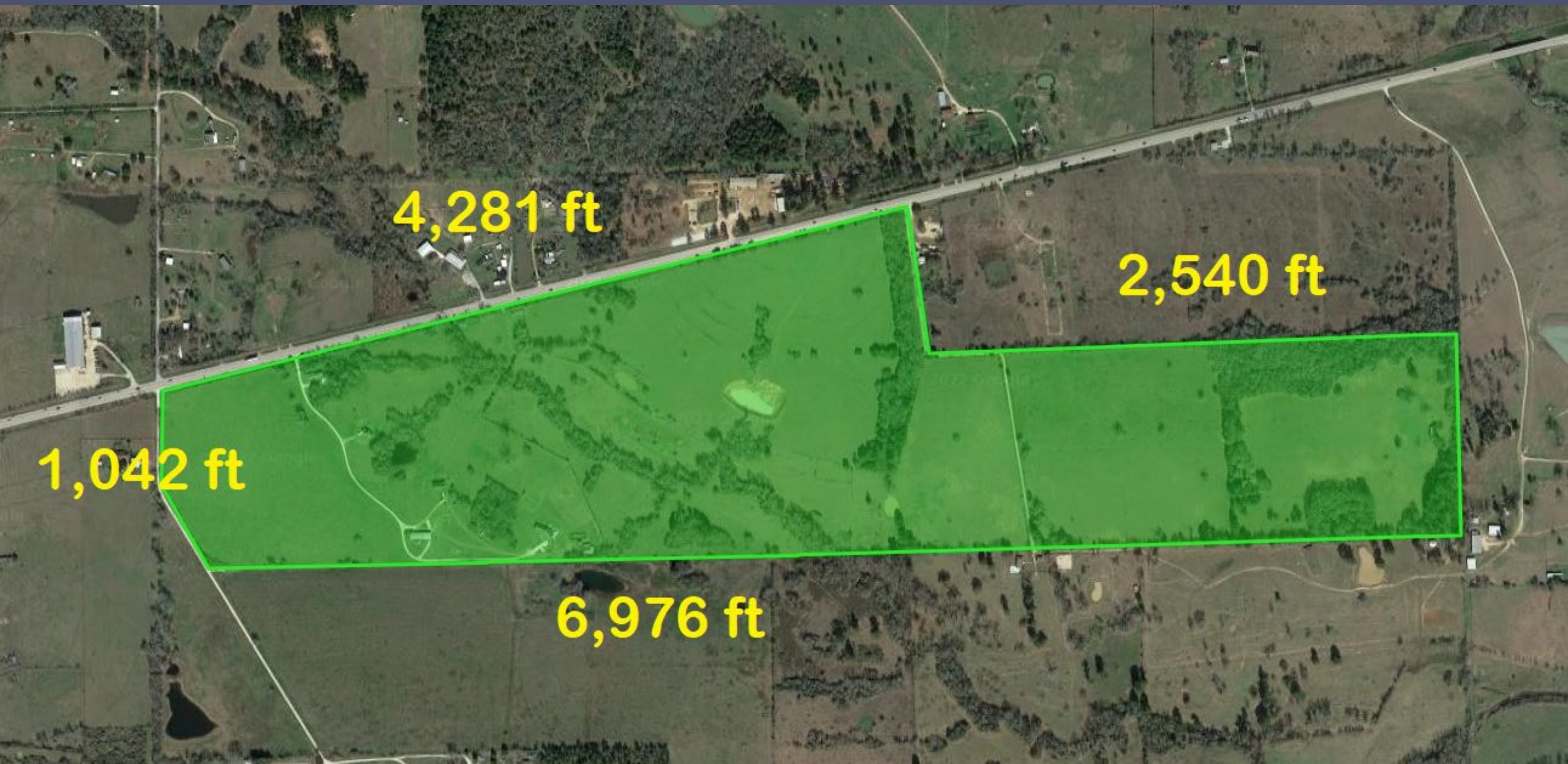


An aerial photograph of a large, green, grassy field. In the foreground, a single-story house with a brown roof and a brick chimney is visible. The house has a covered porch area with some outdoor furniture. A dirt driveway leads to the house. To the right of the house, there is a small wooden shed. The field is surrounded by dense green trees and bushes. In the background, there are more buildings, including a large barn or warehouse, and a road. The overall scene is a rural, wooded property.

**2,003 sq ft, 3 bedroom, 2 baths,
built 2005**



2,464 sq ft
4 bedroom
Built 2005

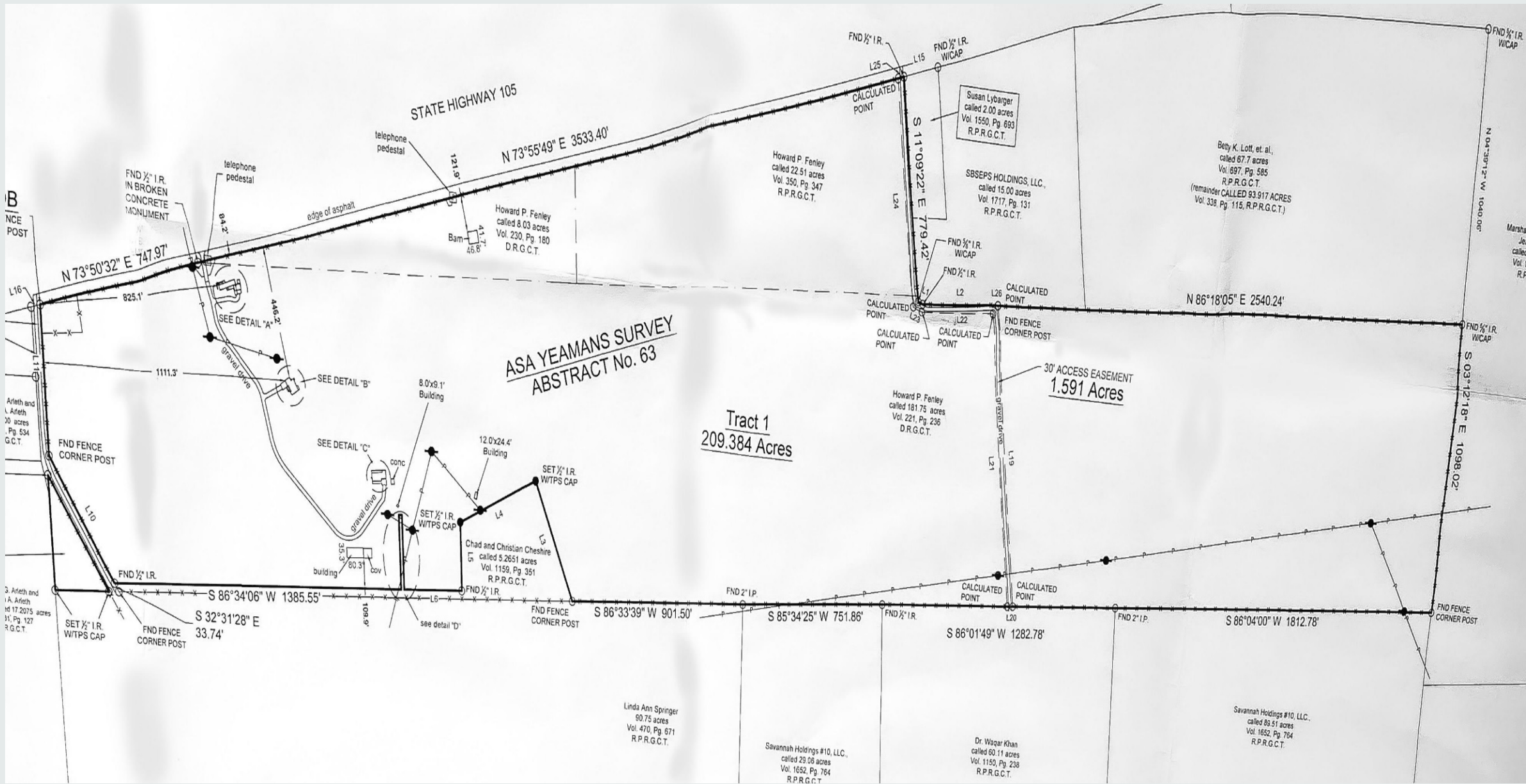


4,281 ft

2,540 ft

1,042 ft

6,976 ft

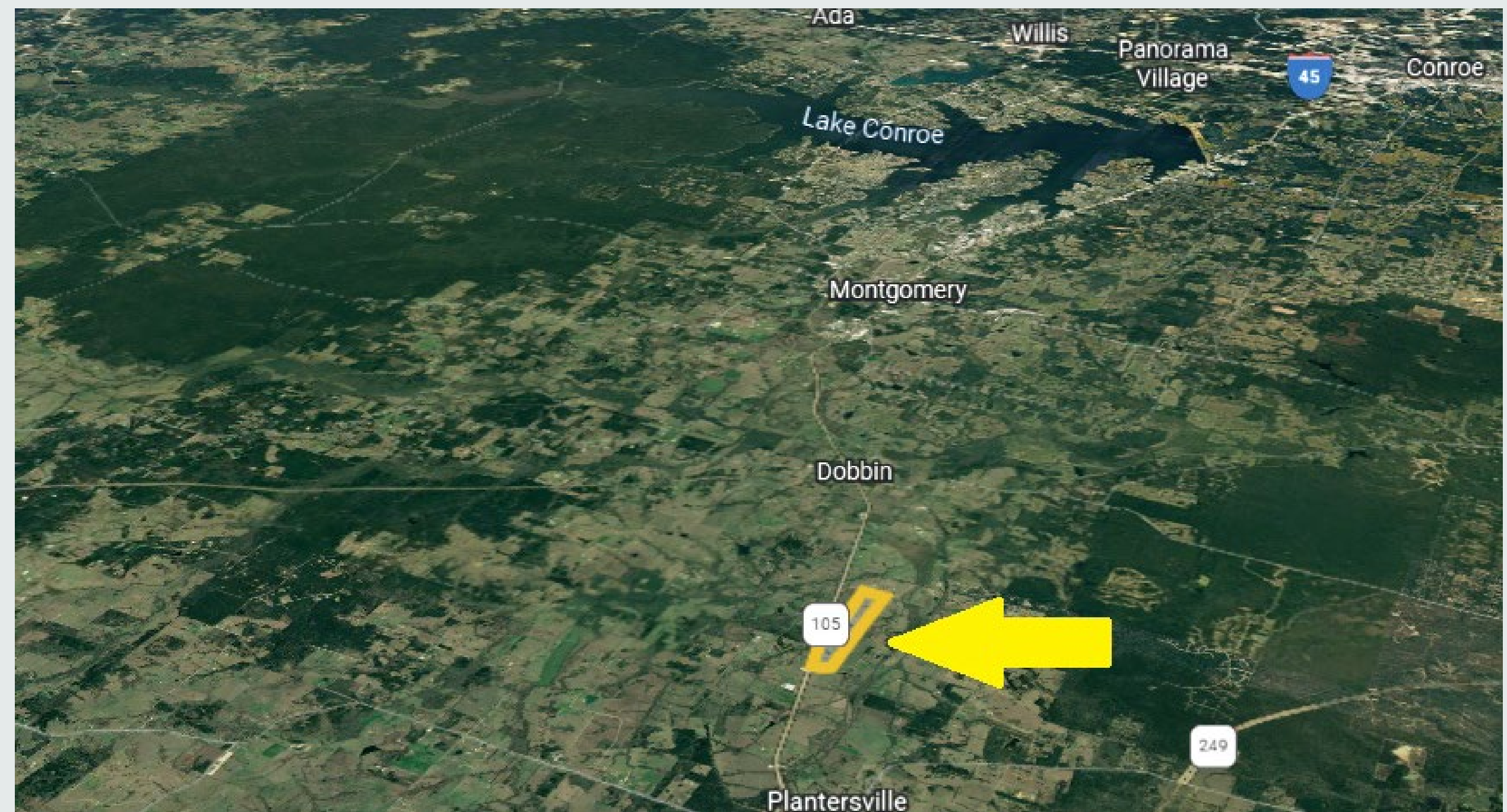




HWY 105

COUNTY ROAD 204





Close to the Aggie Expressway, Highway 6 & Montgomery!



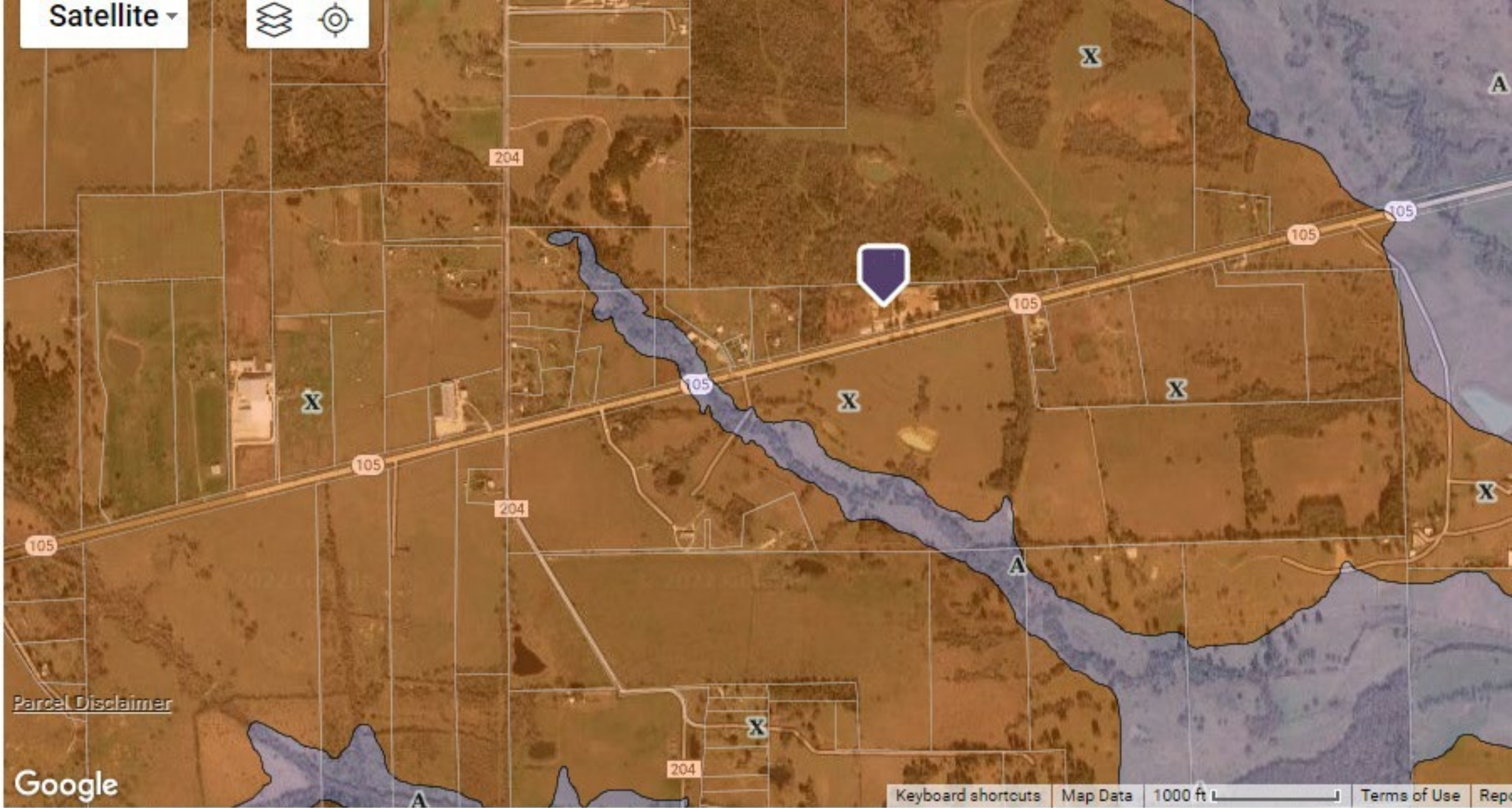
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- 35 minutes to Interstate 45
- 6 miles to Aggie Expressway
- 15 minutes to Highway 6
- 20 minutes to Lake Conroe
- 9 miles to the nearest chain grocery store and pharmacy

Continued...

- Navasota ISD
- Fiber Optics in place – highspeed internet
- Midsouth Electric Provider (Entergy line runs along front property line too)
- Agricultural exemption in place
- Parcel IDs - **R68277** and **R15031**
- 4,281 feet on Highway 105
- 1,042 feet on County Road 204
- 269 ft elevation
- Over 90% of the property is in Zone X (independently verify)

Satellite ▾



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined