

For Sale on Market

**\$870,000**

Call 7138840322 Today!

## LOTS

21.74 Acres in Montgomery, TX. Escape to 21.74 acres of natural beauty off Sharpview Road, part of a 72-acre parent tract. Located in Montgomery ISD, this property features light restrictions to preserve the land's character while allowing flexibility. A private gated entrance leads to MOSTLY WOODED acreage filled with beautiful, mature trees and established trails—perfect for ATVs, Rangers, and easy access throughout the property. The wooded setting offers natural privacy and shade, with ideal build sites tucked among the trees and the ability to clear selectively to suit your vision. Enjoy peaceful country living just minutes from Lake Conroe, shopping, and dining. Each tract is thoughtfully divided to support homesteading and may qualify for ag or wildlife exemptions to help lower property taxes. A private, scenic escape with room to roam.

## GENERAL DESCRIPTION

**Subdivision:** Sharpwest Ranches

**Property Type:** Lots

**Lotsize:** 946,994 / Survey

**Maintenance Fee:** \$600 / Annually

**Market Area:** Montgomery County Northwest

**MLS# / Area:** 51024013 / 39



**Presented By**  
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Century 21 Lucky Money

7138840322

**Listing Broker**  
**Hartman Home and Land**

TBD Sharp View Road, Montgomery, TX 77356

Visit <https://www.har.com/51024013> for more information