

SPRING BRANCH RANCH

A **luxurious estate** offering with stunning landscapes, sprawling across 75 to 280 acres in the heart of Montgomery, Texas.

Estate Vision

A Rare Generational Holding in Montgomery County's Landscape

Spring Branch Ranch is one of Montgomery County's **final large-acreage** legacy properties. With its rolling elevation and improved pastures, this unrestricted ranch portfolio offers **flexibility for estate living** or long-term stewardship, providing a unique opportunity for those seeking privacy and the beauty of nature. Located just minutes away from downtown Montgomery.



3920 SPRING BRANCH RD, MONTGOMERY TX

Tract A | 200 acres | \$20,000,000 | \$100,000/acre



- Approximately 200 acres | AG Exempt
- 2,138 ft Spring Branch Rd Frontage
- 2,050sf log home built in 1983 with wood-burning fireplace
- 2+ barns, stable, pastures, cross-fencing, deer stand, storage shed, tack room & 2 ponds
- Elevated terrain with Hill Country-style views
- Exceptional topography with sweeping views and abundant wildlife
- Paper MUD in place for future development or investment potential
- Public water access on Spring Branch Road
- Cleared, wooded areas with ponds providing water views and waterfront access

Tract A



Tract B | 100 acres | \$10,000,000 | \$100,000/acre



- Approximately 100 Acres | AG Exempt
- 1,217 ft Spring Branch Rd Frontage
- Rolling Terrain | Cleared + Wooded
- Public Water | County Maintained Road
- Horses & Cattle Allowed
- Unrestricted | Outside ETJ
- Owner Financing Considered
- Cross Fenced

Tract B





- Approximately 125 Acres | AG Exempt
 - 855 ft Spring Branch Rd Frontage
 - Elevated mid-sized ranch estate with pond, privacy, and exceptional scenic views
 - Rolling Terrain | Cleared + Wooded
 - Horses & Cattle Allowed
 - Unrestricted | Outside ETJ
 - Paper MUD in place
 - Cross fenced
 - 2 ponds including larger 3 acre pond
 - Frac sand opportunity
- Sand report available upon request-*

Tract C



Tract D | 280 acres | \$12,000,000 | \$42,000/acre



- Approximately 280 Acres | AG Exempt
- Rolling Terrain | Wooded
- Horses & Cattle Allowed
- Unrestricted | Outside ETJ
- The largest and lowest price-per-acre opportunity within the portfolio
- Frac sand opportunity
 - Sand report available upon request-

Tract D



TRACT E

— 75 Acres —

MONTGOMERY COUNTY, TEXAS

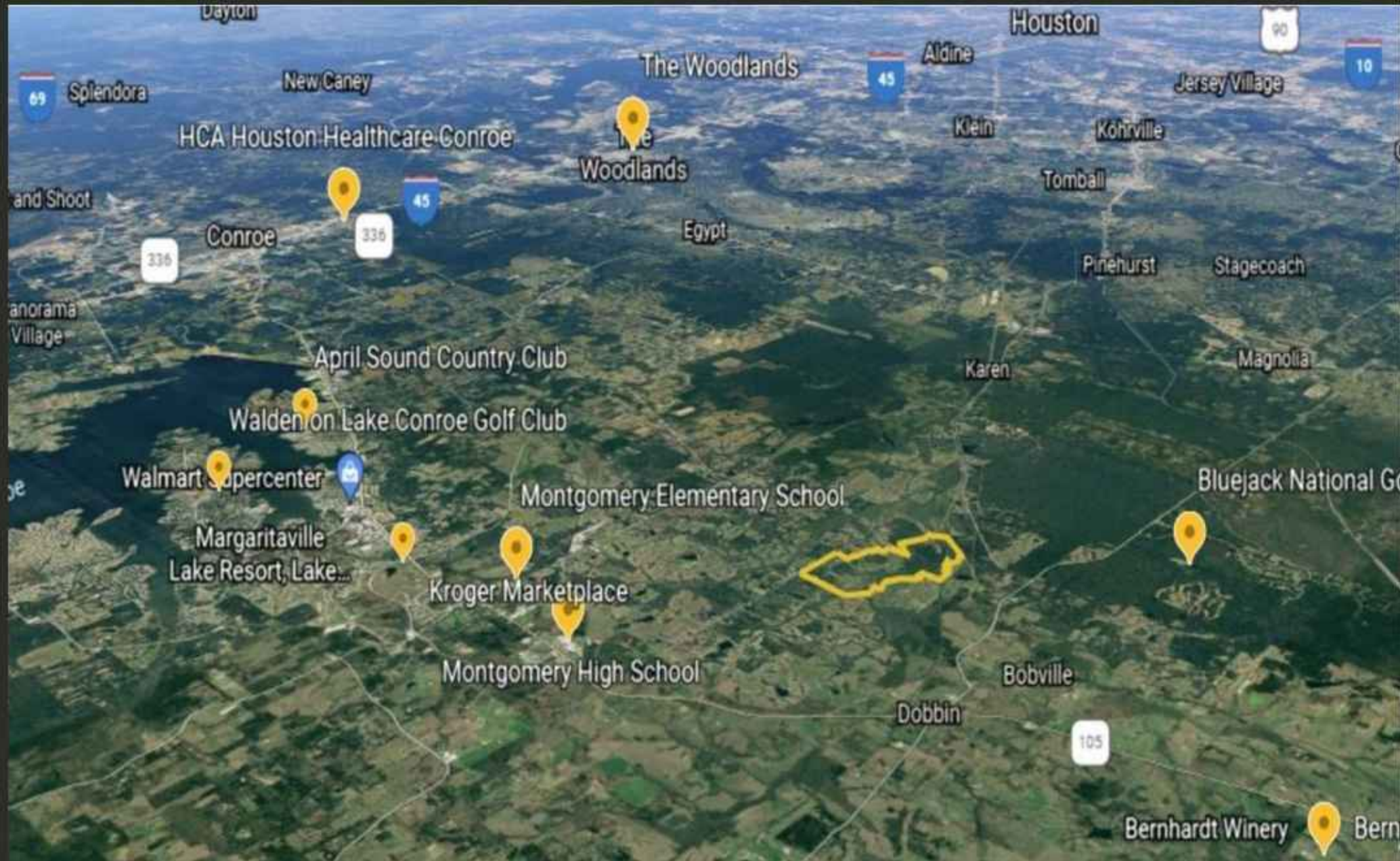


- Approximately 75 Acres | AG Exempt
- Rolling Terrain | Cleared + Wooded
- Improved pasture
- Horses & Cattle Allowed
- Unrestricted | Outside ETJ
- Cross fenced
- 2 acre pond
- Public water access
- Frac sand opportunity
 - Sand report available upon request-

Tract E



Location Overview



Nestled in a tranquil setting, this estate offers **unmatched privacy** while maintaining accessibility to growth opportunities. Located outside city limits yet strategically positioned within Montgomery County, it provides the perfect balance of seclusion and connection to local amenities.

Contact Us

For private consultation, connect with our expert real estate team today

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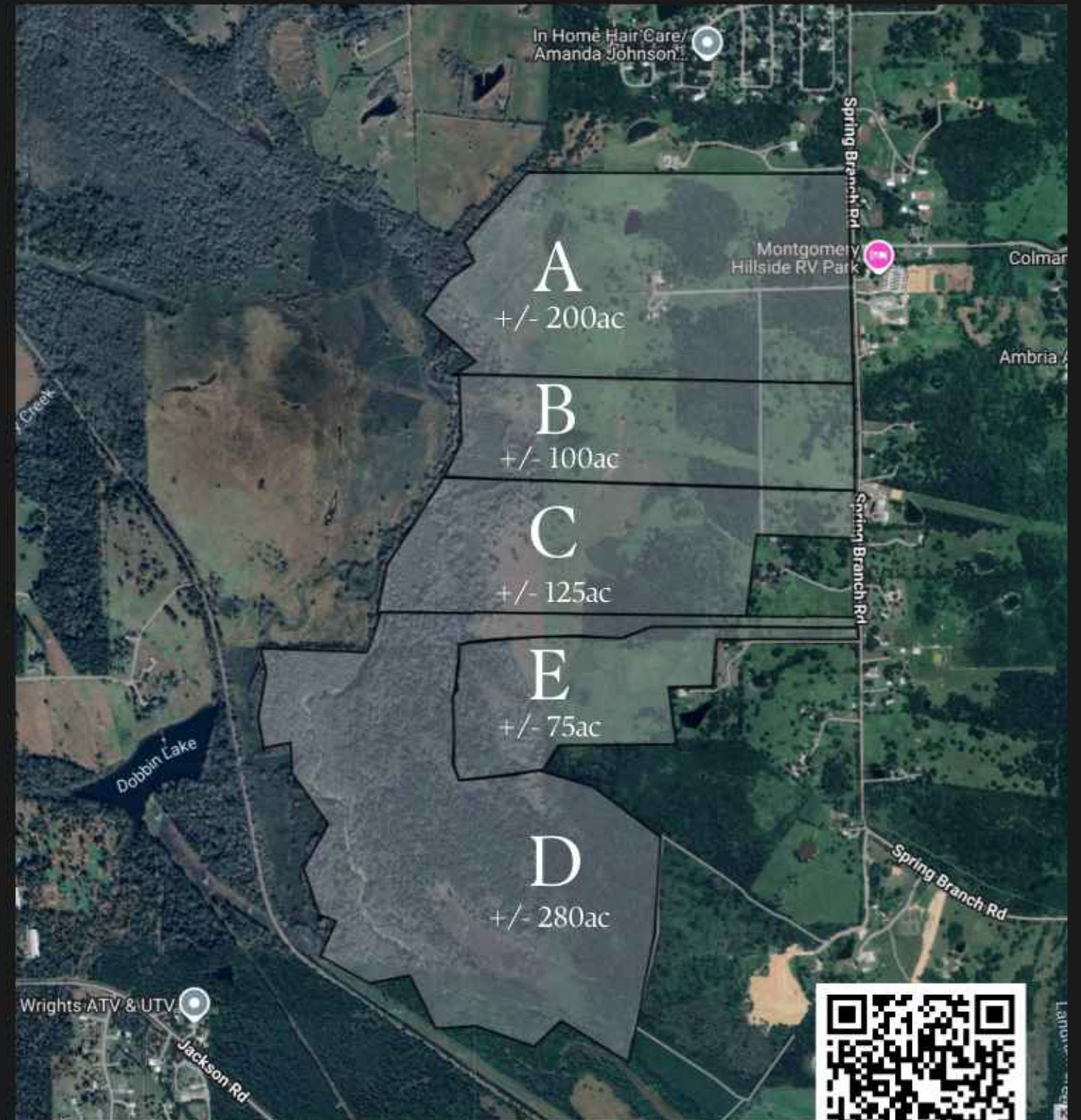
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CREIGHTON
REALTY PARTNERS



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Boundary lines are approximate and for marketing purposes only, subject to survey verification