



BOYD ROAD

MADISONVILLE, TEXAS | RESTRICTED PROPERTY | 180 +/- ACRES



BOYD ROAD



Highly desirable 180 acres +/- located less than 5 miles southeast of downtown Madisonville. The property is predominately rolling hills of open pastureland with some areas of woods along the drains that lead to Pooles Creek, which is at the Northeast corner of the tract. Pooles Creek is lined with large oaks and native trees. On the eastern boundary, a new fence was recently built. The small portion of the property along Pooles creek may be considered flood plain, but this area is highly attractable to wildlife. Water features include a pretty 4 acre +/- lake stocked with fish, and there is another small pond. A number of building and additional lake sites are available. This tract is a portion of a larger ranch and is ideal for livestock, recreation and country living. Possibly one of the most attractive acreage tracts available in the area. Madison County and Madisonville are known for their western heritage.



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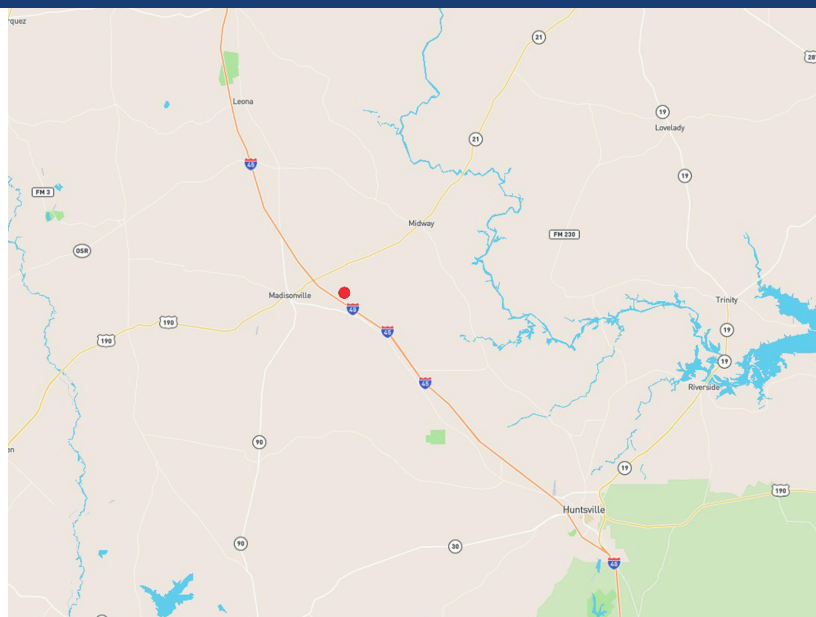
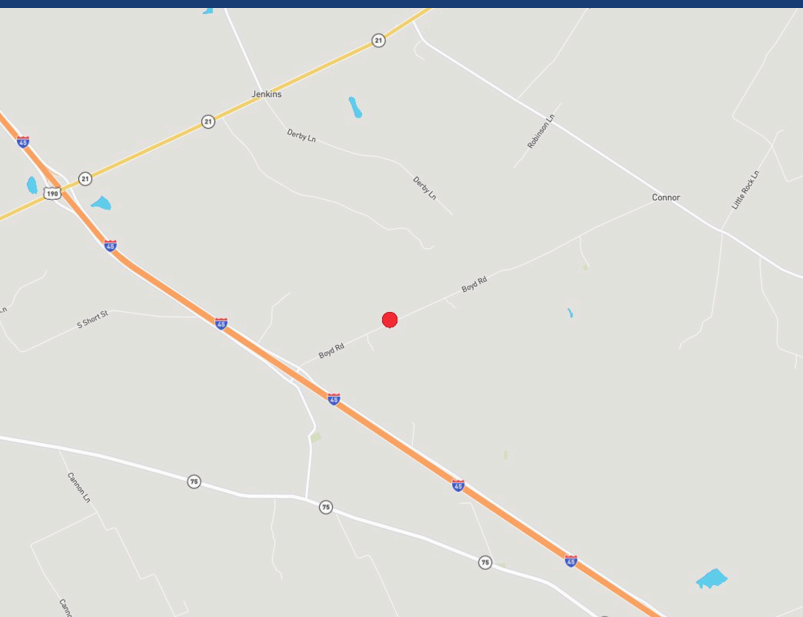
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BOYD ROAD MADISONVILLE, TEXAS

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Directions: Heading north on I-45, exit at Spur 67 off I-45, continue North on feeder road approximately 3.3 miles, turn right on Boyd Road. Follow for 6/10 mile to southwest corner of property.



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