



BOYD ROAD

MADISONVILLE, TEXAS | RESTRICTED PROPERTY | 88 +/- ACRES



BOYD ROAD



Highly desirable 88 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. A number of large oaks dot the hills and the area along the creek is wooded with large oaks and elms. On the eastern boundary following along the creek, a new fence was recently built. Within the 88 acres, one pasture of approximately 12 acres is separately fenced and includes a nice pond. A new fence will be needed on the western boundary. A small portion of the property along Pooles creek may be considered flood plain, but this area is highly attractable to wildlife. A number of building and lake sites are available. Property is 1.5 hours north of Houston and 2+ hours south of Dallas, in what is considered the golden triangle of Texas. Possibly one of the most attractive acreage tracts available in the area. Location is second to none!



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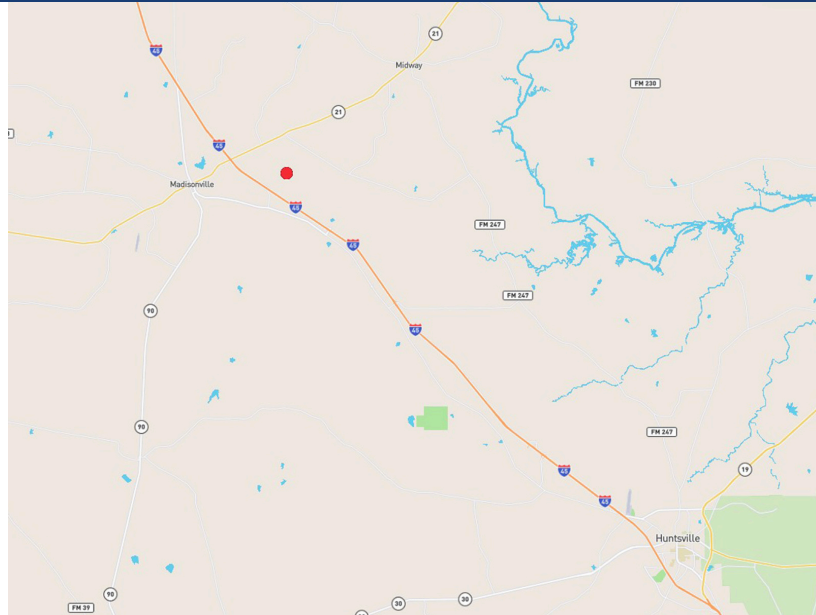
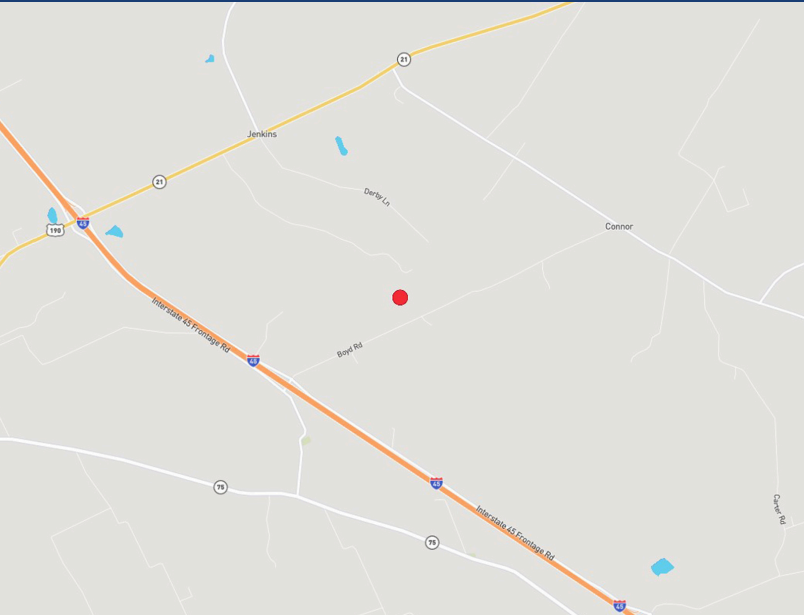


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BOYD ROAD MADISONVILLE, TEXAS



Directions: Heading north on I-45, exit at Spur 67 off I-45, turn left (north) continue on feeder road 3.3 miles, turn right on Boyd Road. Follow for 7/10 mile to southwest corner of property, and a total of 9/10 mile, will be the entrance gate on the left.



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