



JOHN HALL & COMPANY

LAND • COMMERCIAL • INVESTMENT PROPERTY

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Pete Hall

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Butler Parcel “B”

12.5 acres +/-
Montgomery County



LOCATION: Milly Branch Road

TERRAIN: Gently rolling

LAND USE: Residential

PRICE: \$237,500 or \$19,000 per acre **PRICE REDUCED!**

SPECIAL FEATURES: This beautiful estate lot is located in the exclusive and restricted neighborhood of Milly Branch on Vaughn Road in The Town of Pike Road. The lot features some open pasture for horses and long, panoramic views. The lot overlooks a beautiful 50 acre lake which produces trophy bass and blue gill. The private road winding through the community is monitored by security cameras. This quiet neighborhood is only 1 mile from the Outer Loop, 10 minutes from the Shoppes of East Chase and 1.5 miles from the new Pike Road High School to be built in the near future. This lot can be combined with the adjacent 12.5 acre lot making a spacious 25 +/- acre parcel.

This company, or any of its agents, will not be held responsible for any false or misleading information. Information is collected by agents from sources that agent deems reliable. Agent has used his best efforts and good faith to obtain reliable information.

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**PARCEL
B**

This is an aerial photograph of a rural landscape. A large, irregularly shaped parcel of land is outlined in a thick red line. The parcel is mostly brownish-green, suggesting bare earth or dry grass. To the left of the parcel is a dark, irregularly shaped pond. A winding road or path runs along the left side of the pond. In the upper right, there is a small cluster of trees and a building. In the lower right, there is a larger building complex with several structures and a paved area. The entire area is divided into various sections by thin yellow lines, likely representing property boundaries. The text 'PARCEL B' is written in bold, black, sans-serif font, rotated 90 degrees clockwise, and positioned within the red-outlined area.





Frank Rutland Lake Number 1





