

20± Acres | 1035 CR 255 South, Sheridan, TX | Colorado
County
1035 County Road 255 South
Sheridan, TX 77475

\$2,200,000
20± Acres
Colorado County



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Sheridan, TX / Colorado County

SUMMARY

Address

1035 County Road 255 South

City, State Zip

Sheridan, TX 77475

County

Colorado County

Type

Recreational Land, Residential Property, Business Opportunity

Latitude / Longitude

29.511897 / -96.62379

Dwelling Square Feet

5792

Bedrooms / Bathrooms

4 / 4

Acreage

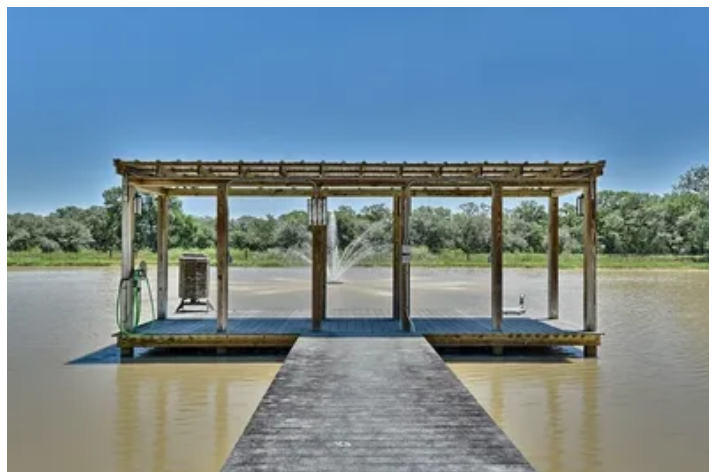
20

Price

\$2,200,000

Property Website

<https://tricityrealestate.com/property/20-acres-1035-cr-255-south-sheridan-tx-colorado-county-colorado-texas/84950/>



PROPERTY DESCRIPTION

South Central Texas Retreat with Unmatched Amenities - Perfect for Family, Recreation, or Commercial Use

Welcome to **Lucky Old Sun**- an extraordinary **20-acre property** nestled in **Colorado County**, just 1 hour from Katy and ideally positioned between **Houston, Austin, and San Antonio**. Whether you're searching for a weekend escape, full-time family retreat, or unique commercial venture, this property checks every box.

At the heart of the land is a **custom-built 7,822 sqft Barndominium**, meticulously crafted for both **comfort and entertainment**, featuring upscale finishes and an expansive, flexible layout ideal for hosting gatherings, events, or relaxing in style.

Main Residence Highlights:

- Spacious **upstairs owner's suite** with open living area, kitchenette, and spa-style bath
- Versatile **downstairs entertainment area** with full kitchen, wet bar, karaoke stage, and separate men's/women's restrooms
- Elevator, private office, insulated garage with lift, outdoor kitchen, fireplace, and more

Additional Improvements:

- **5,000 sqft insulated Metal Building** (built in 2018) with 7 overhead doors, 220 welder outlet, and large concrete apron
- **1,872 sqft Brick Home** (built in 1983) with 3 beds, 2 baths, a wood-burning fireplace, and stone patio with fire pit- ideal for guests or extended family
- A nearly **1-acre stocked pond** with fountain, gazebo, covered fishing pier, and swim access- fully fenced and beautifully landscaped

Land & Infrastructure:

- **Unrestricted and wildlife-exempt**—the property qualifies for a wildlife management property tax valuation, helping reduce your property tax burden
- Home to **abundant native wildlife**, including **whitetail deer**, songbirds, and more- perfect for nature lovers and outdoor enthusiasts
- Sandy soil, no floodplain, and shaded by mature live oaks
- Perimeter fencing in place for livestock
- Two water wells (one for improvements, one for pond), aerobic septic system
- Stone column entry with automatic gate and **paved frontage on Hwy 90A & CR 255 South**
- **RV hook-up** with 30/50 amp service
- Landscaped grounds with irrigation system and outdoor stone fire pit area

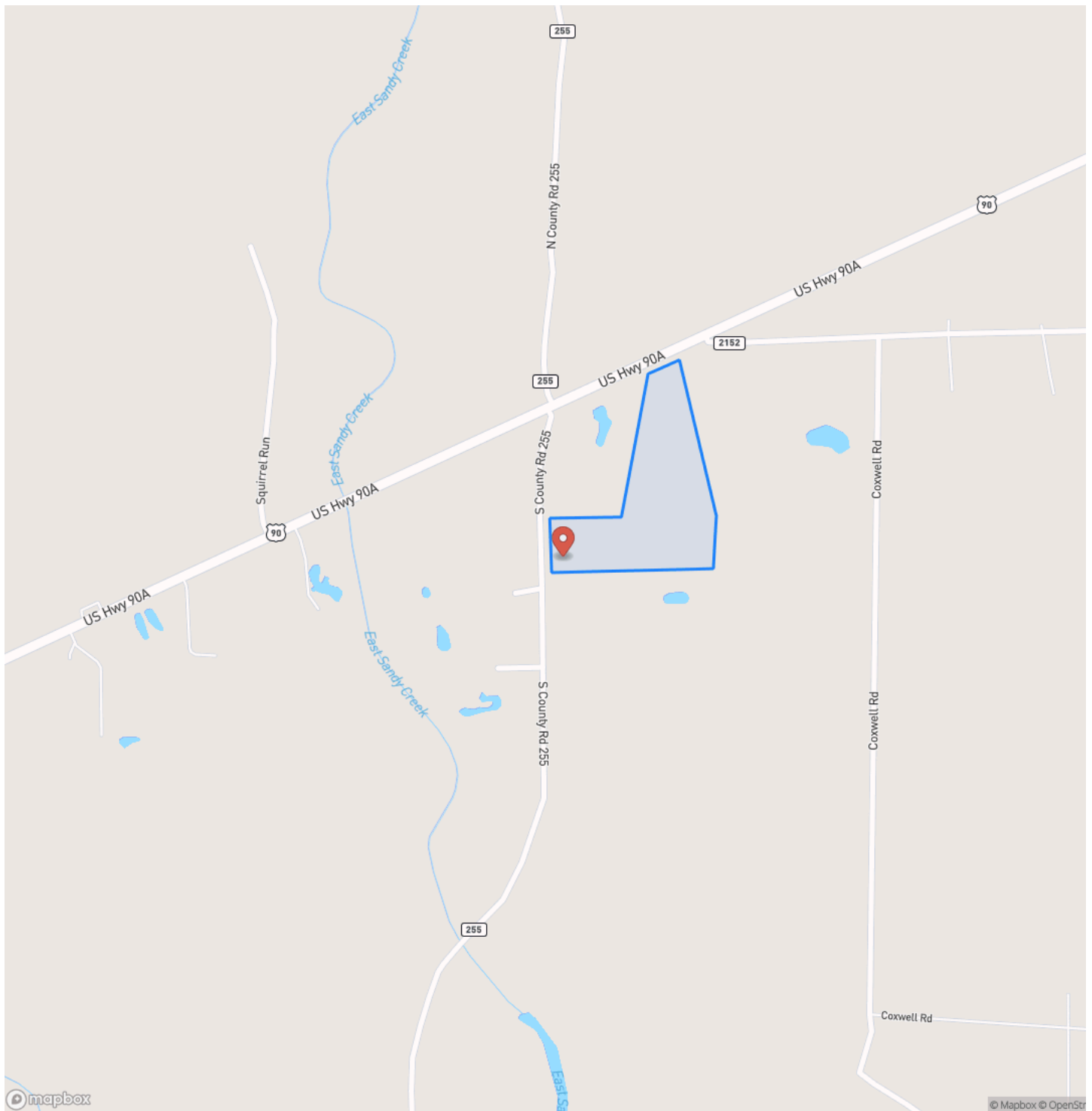
Just **5 minutes from Splashway Waterpark & Campground**, this property blends **residential comfort, recreational appeal, and commercial opportunity**- perfect for a **family compound, weekend ranch**, or future **event venue, Airbnb, or RV park**.

This is your chance to own a **truly turnkey Texas gem** with premium improvements, outstanding infrastructure, and room to grow- ready for your vision!

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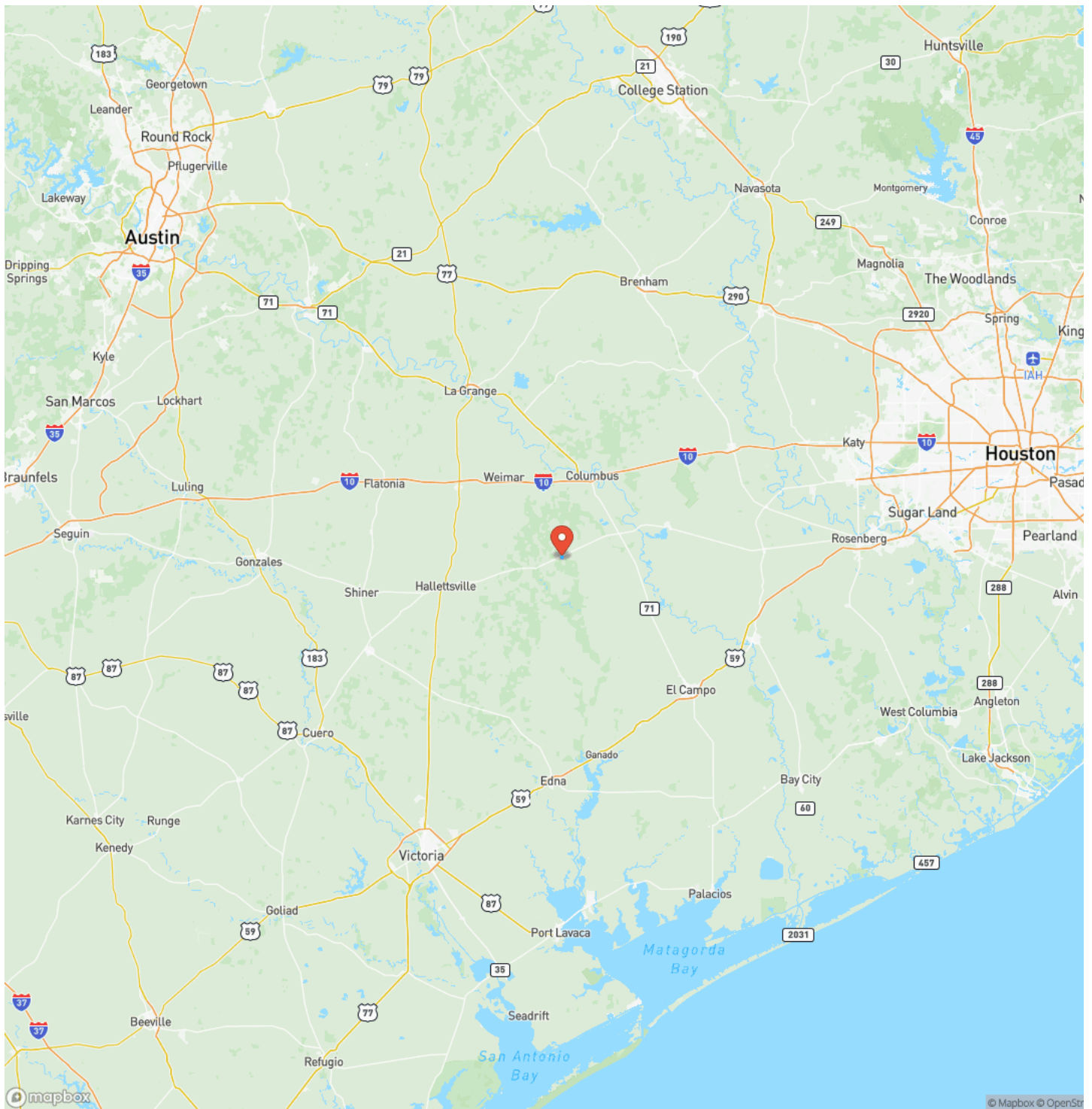


Locator Map



Sheridan, TX / Colorado County

Locator Map



MORE INFO ONLINE:

tricountyrealestate.com

Satellite Map



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LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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