

Secluded 11± Acres in Sheridan, TX – Colorado County
TBD Hwy 90A
Sheridan, TX 77475

\$229,000
11.280± Acres
Colorado County



Secluded 11± Acres in Sheridan, TX – Colorado County
Sheridan, TX / Colorado County

SUMMARY

Address

TBD Hwy 90A

City, State Zip

Sheridan, TX 77475

County

Colorado County

Type

Recreational Land, Undeveloped Land, Hunting Land

Latitude / Longitude

29.488461 / -96.707009

Taxes (Annually)

42

Acreage

11.280

Price

\$229,000

Property Website

<https://tricountyrealestate.com/property/secluded-11-acres-in-sheridan-tx-colorado-county-colorado-texas/87063/>



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PROPERTY DESCRIPTION

Tucked away just 600 feet north of Hwy 90A via a quiet, dead-end gravel road, this 11± acre tract offers privacy, natural beauty, and convenience. Located less than 5 minutes from Splashway Water Park, the property features sandy soil, a small pond, and is heavily wooded with beautiful Live Oak trees—creating the perfect weekend retreat or recreational escape.

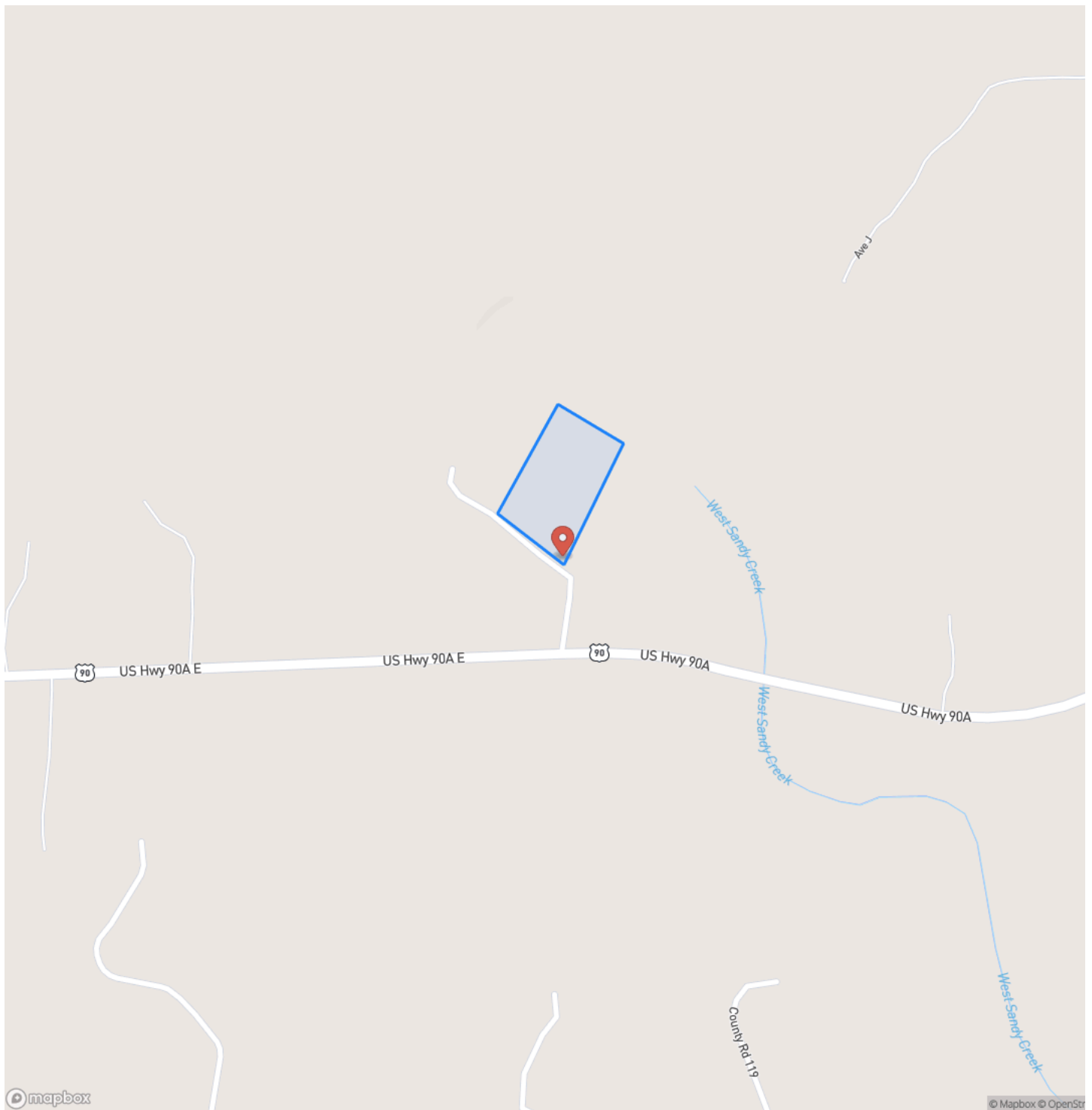
With a rectangular shape, existing survey, and 235'–245' elevation, the land is ag-exempt and primarily outside the floodplain (only 0.20± acre affected along the eastern edge). Native wildlife is abundant, including whitetail deer, making it ideal for outdoor enthusiasts.

Property is being sold as-is, including two portable trailers/campers and an abandoned vehicle (see last three photos). Priced below the appraisal district value, this peaceful, secluded setting is a rare find in Colorado County.

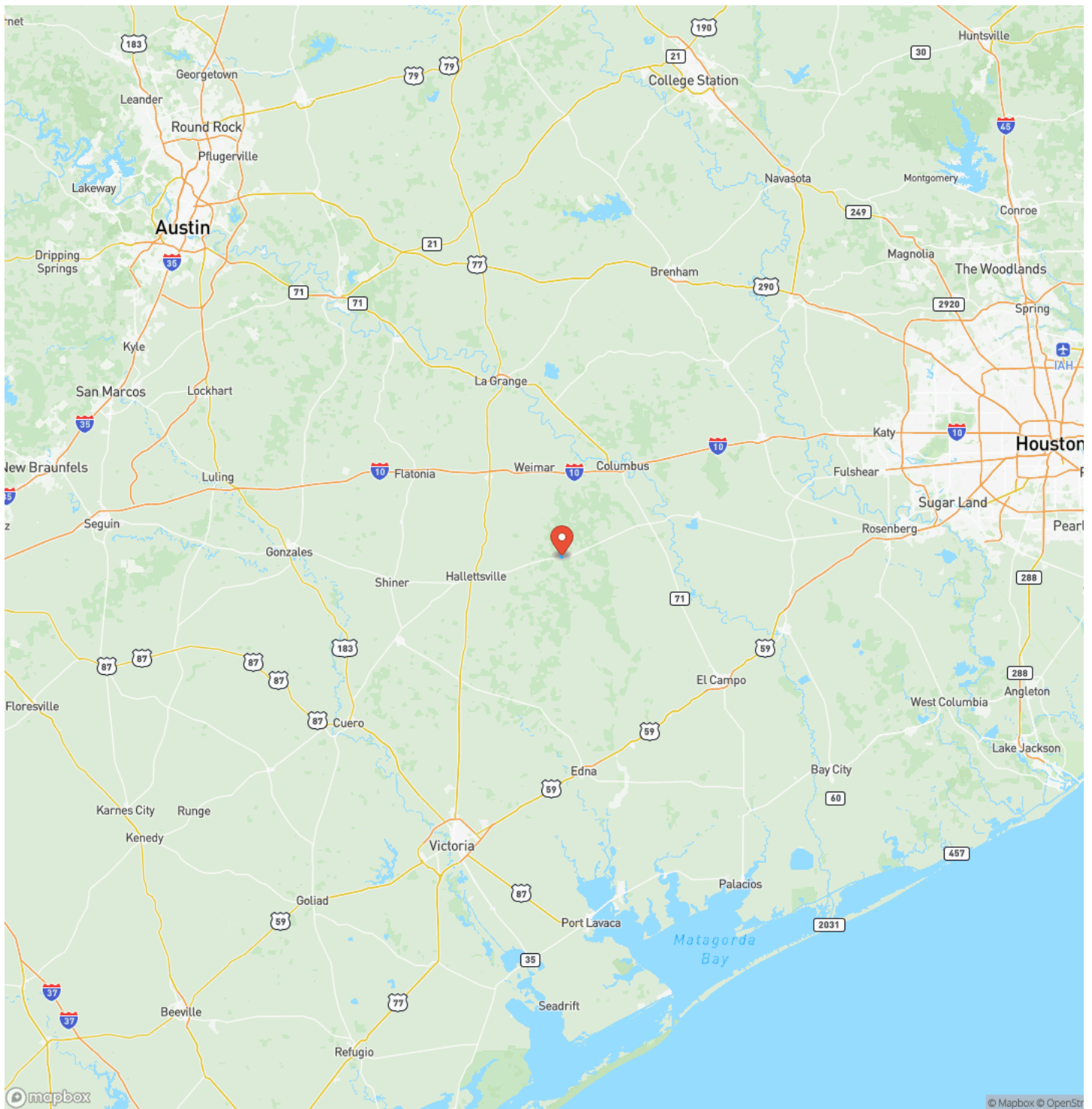
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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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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