

10+ Acres | Home | Metal Bldg. | Pond | Wildlife
1760 Hwy 90A
Sheridan, TX 77475

\$499,000
10.490± Acres
Colorado County



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Sheridan, TX / Colorado County

SUMMARY

Address

1760 Hwy 90A

City, State Zip

Sheridan, TX 77475

County

Colorado County

Type

Recreational Land, Residential Property

Latitude / Longitude

29.510172 / -96.631008

Dwelling Square Feet

1848

Bedrooms / Bathrooms

3 / 2

Acreage

10.490

Price

\$499,000

Property Website

<https://tricountyrealestate.com/property/10-acres-home-metal-bldg-pond-wildlife-colorado-texas/70231/>



PROPERTY DESCRIPTION

Are you looking to move from the hustle and bustle of city life? This 3-bedroom 2-full-bath home has a large family room with a fireplace for a warm feeling during the cooler winters. The primary bedroom and primary bath are located on one side of the home to give the owners privacy while the 2 additional bedrooms and bath are located off from the dining/office. The kitchen overlooks the family room so the chef can also be a part of the family activities. The home has a huge front porch where you can sit and have your coffee in the morning while watching the fish in the small pond by the porch. Want to sit on the back patio and enjoy the hot tub and your drink of choice while watching birds, deer, and other wildlife, this is your place. Are you needing a place for all your toys? There is a 30x50 steel metal building with a concrete slab located just next to the home. The 10 acres has an agriculture exemption with a bee exemption located on the property. There is a small pond located just to the north of the home that is nestled in the middle of trees which would be great for livestock or fishing (has to be stocked). This property is conveniently located just minutes from Splashway for all your summer enjoyment or enjoy dining at Splashway and all the events they have planned throughout the year. This home is located about 25 minutes from Columbus or 1 hour and 15 minutes from Katy. Don't miss out on the chance of owning a piece of heaven. Call today and set up a appointment!

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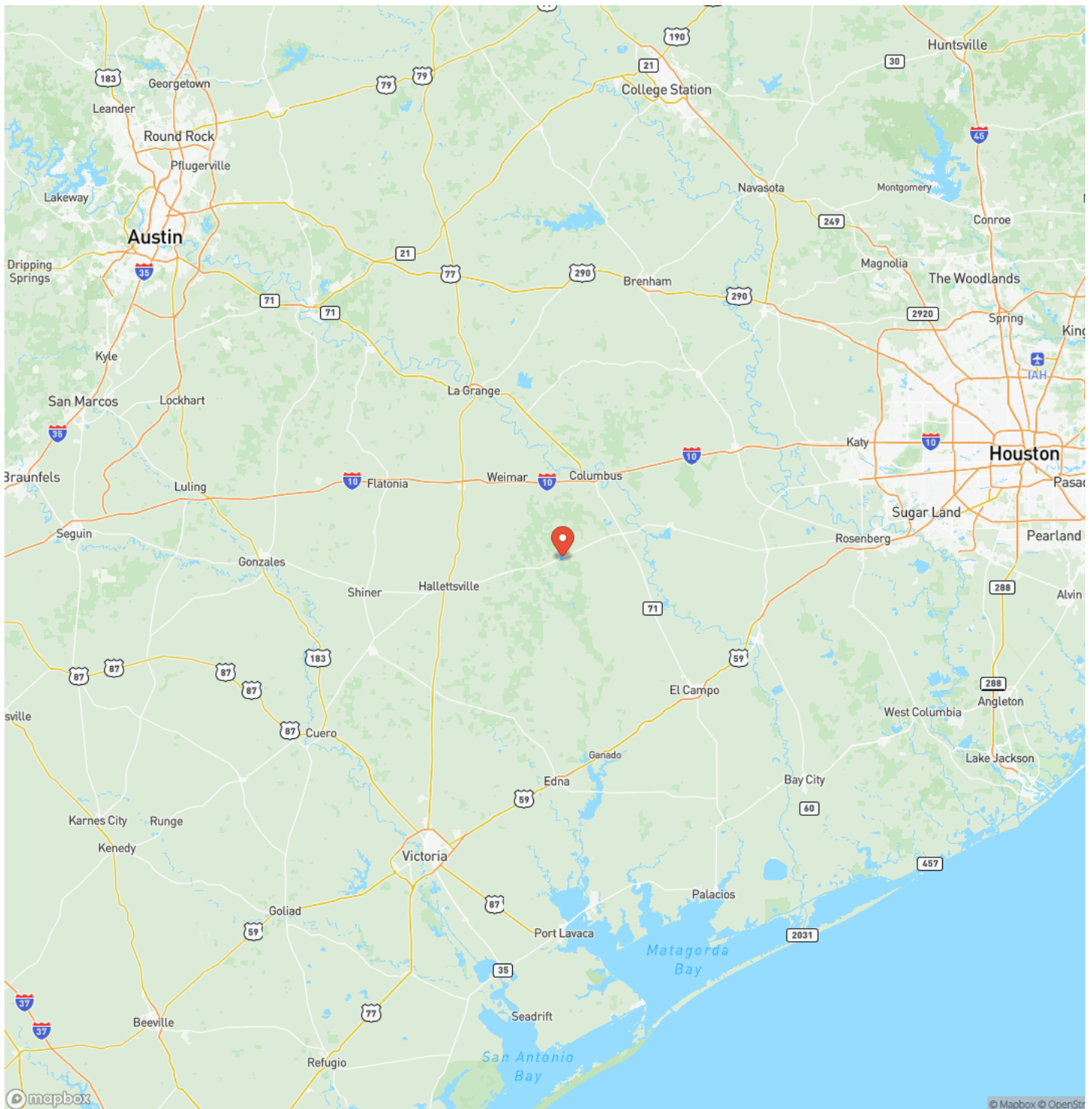


Locator Map

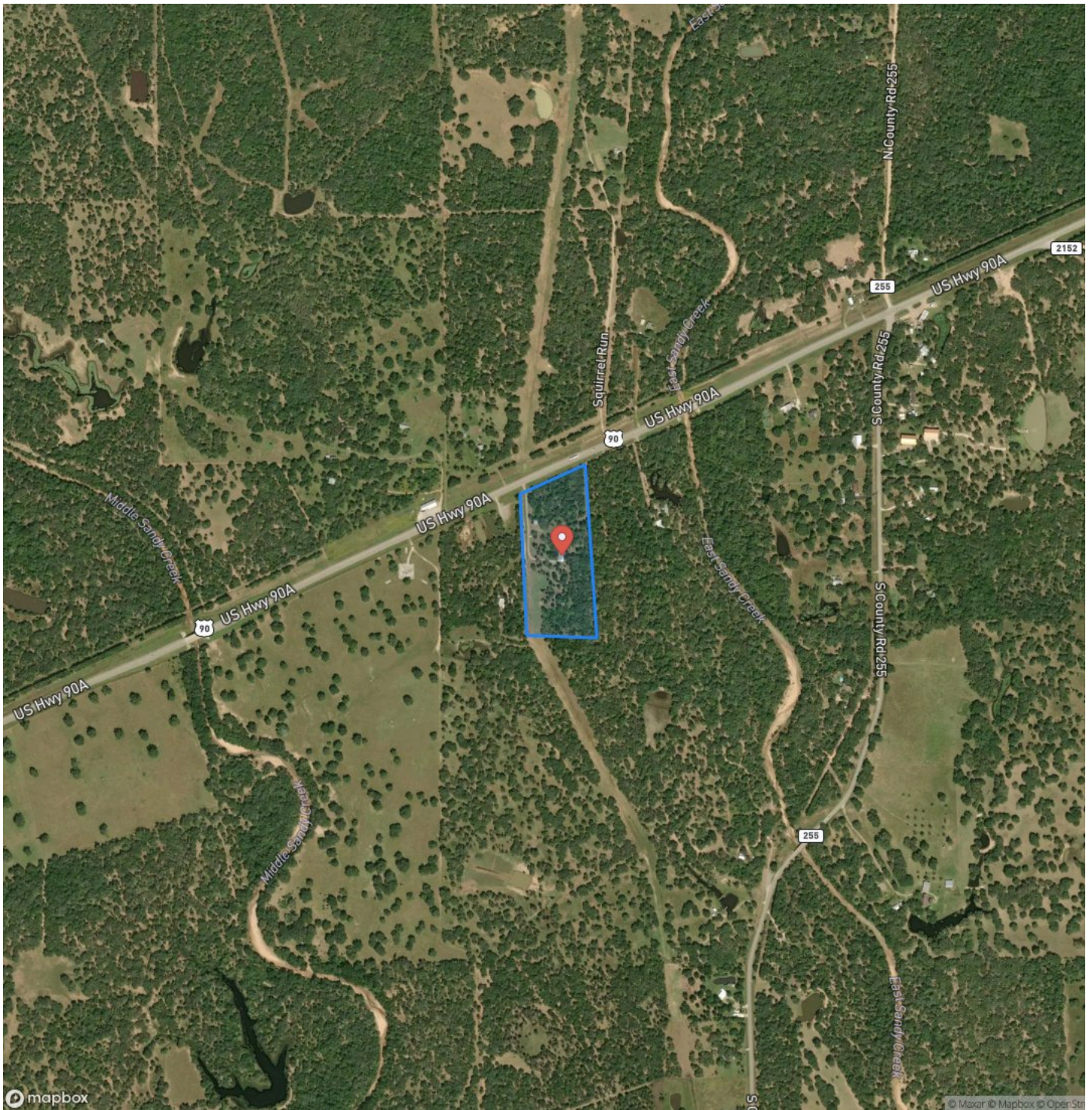


Sheridan, TX / Colorado County

Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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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

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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