

For Sale on Market

**\$219,000**

Call 9797256006 Today!

## COUNTRY HOMES/ACREAGE

Secluded 11± Acres in Sheridan, TX – Colorado County! 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.

### GENERAL DESCRIPTION

**Subdivision:** N/A

**Property Type:** Country Homes/Acreage

**Lotsize:** 491,226 / Survey

**MLS# / Area:** 436244 / 56



Get in touch  
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TBD Hwy 90A, Sheridan, TX 77475

Visit <https://www.har.com/436244> for more information