

23+/- Acres | Sheridan, TX | Colorado County
1105 Lakewood Lane
Sheridan, TX 77475

\$419,000
22.860± Acres
Colorado County



23+/- Acres | Sheridan, TX | Colorado County
Sheridan, TX / Colorado County

SUMMARY

Address

1105 Lakewood Lane

City, State Zip

Sheridan, TX 77475

County

Colorado County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

29.509509 / -96.668058

Taxes (Annually)

46

Acreage

22.860

Price

\$419,000

Property Website

<https://tricountyrealestate.com/property/23-acres-sheridan-tx-colorado-county-colorado-texas/103533/>



PROPERTY DESCRIPTION

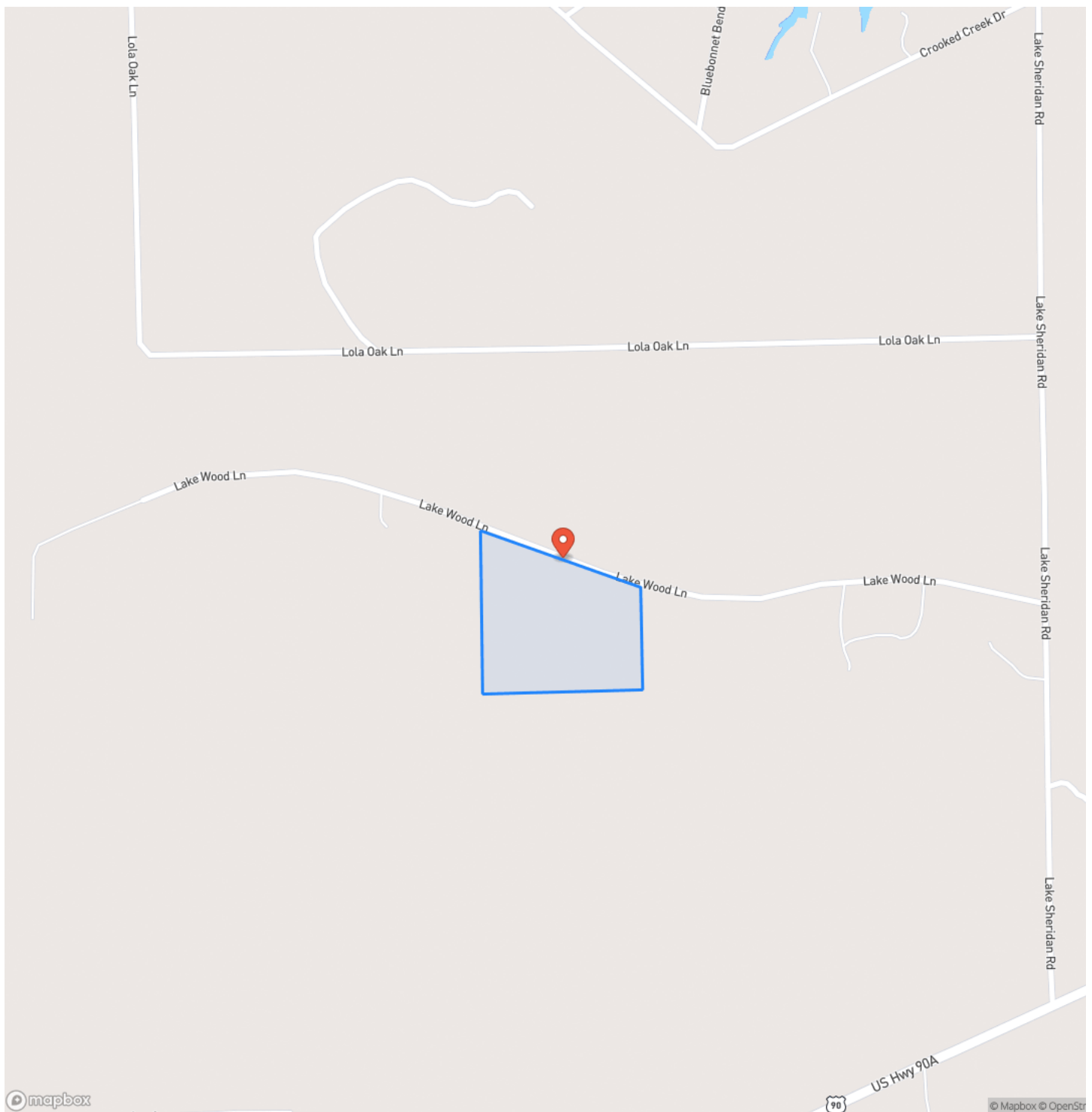
Beautiful 23± acre tract located approximately 2 miles from Splashway Waterpark just north of Hwy 90A. This secluded property offers a private setting ideal for a future homesite or weekend getaway. The land features a balanced mix of open areas with mature trees and heavily wooded sections, with ATV trails throughout for easy access and recreation.

Improvements include water, electricity, RV hookup, pond, fencing, established entrance, good drainage, wildlife exemption, over 1,000 feet of road frontage, wildlife feeder, and fire pit. The property also offers an excellent additional pond site where multiple ravines converge.

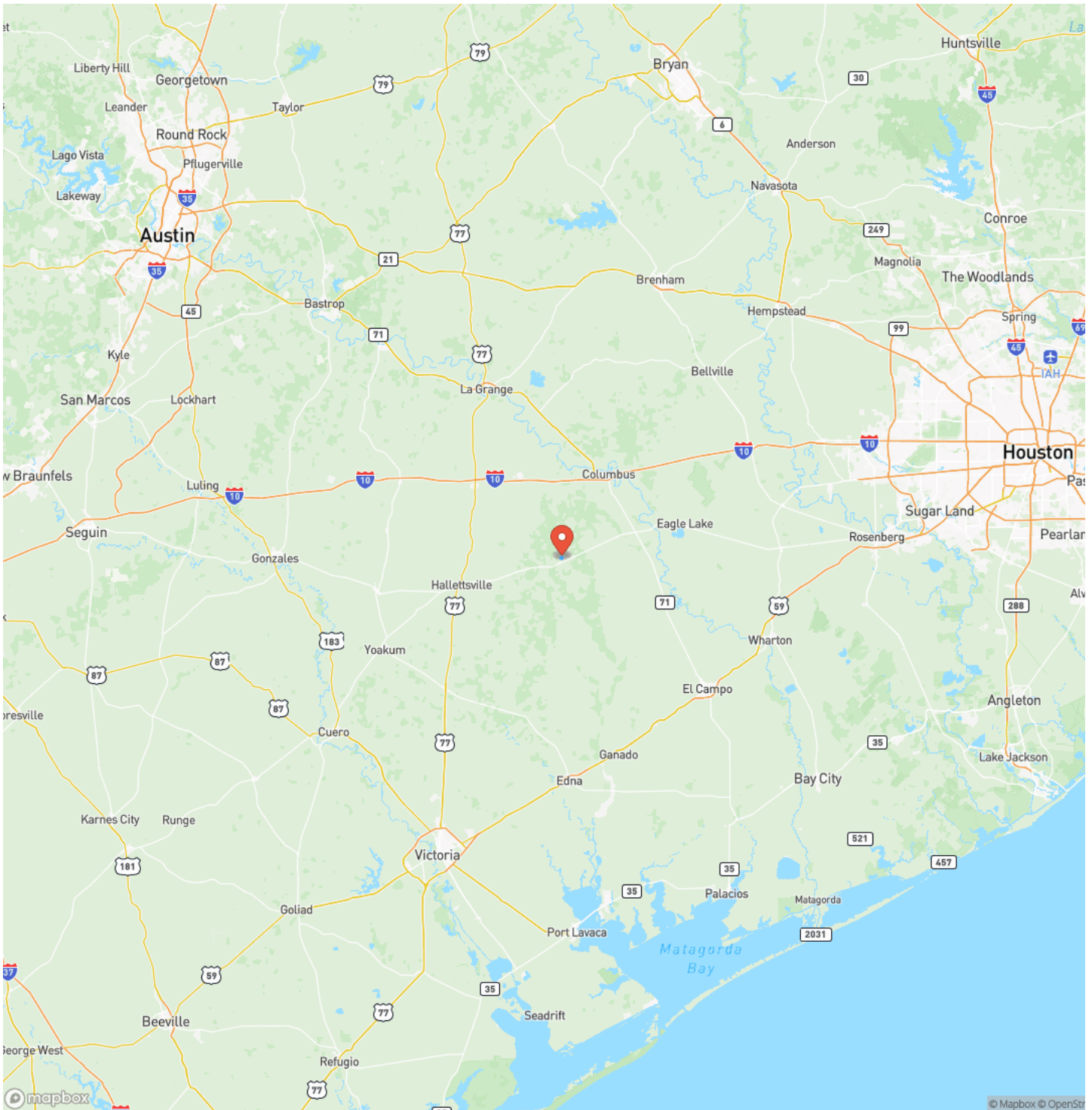
Well-shaped tract with abundant wildlife, including deer, hogs, turkey, and small game-ready to enjoy with strong homesite and recreational appeal.



Locator Map



Locator Map



MORE INFO ONLINE:

<https://tricountyrealestate.com/>

Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Gary Helmcamp

Mobile

(979) 732-0592

Office

(979) 725-6006

Email

gary@tricountyrealestate.com

Address

707 S. Eagle

City / State / Zip

NOTES

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This image shows a single 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.

Tri-County Realty, LLC
707 S. Eagle
Weimar, TX 78962
(979) 725-6006
<https://tricountyrealestate.com/>
