

Texas Star REALTY

Presents

1203 Highway 90 A, Sheridan, Texas 77475



What More Could You Ask For? Offered at \$215,000!

20 acres, beautiful canopy of oak trees, ½ acre pond at the entrance, a creek that meanders through the middle of the property, another tank on the other side of the creek, ag exempt, a home that is almost completely furnished, storage buildings - one of which could be easily used for guest quarters ... What More Could You Ask For? That's just for starters! This has to be one of the prettiest properties in the area. The manufactured home is immaculate and one of the most appealing you've seen with rounded corners and a beautiful arch from the living room to the dining room. Front and back porches that are spacious and inviting. 5 Outbuildings: tack room, horse stalls, implement/hay barn, square bale storage and the most unique building is separated into three rooms for storage, 4 wheelers/lawn equipment, and implements. The property is completely fenced and cross fenced for your grazing needs. Excellent gravel crowned road to the middle of the property with plenty of trails for exploring. Deer, turkey and dove on the property.

Sq. Ft.:	1568	Exterior:	Brick	Sewer:	No
Year Built:	1998	Foundation:		Water:	No
Stories:	1	Fence: %	100	Restrictions:	No
Bedrooms:	4	AC:	Yes	Schools:	RISD
Baths:	2	Range:	No	Taxes:	490.11
Formal Living:	No	Oven:	No	Warranty:	No
Formal Dining:	No	Fireplace:	No	Pond:	Yes
Game room:	No	Street:	Paved	Barn:	Yes
Breakfast area:	No				
Roof:	Comp				

Formal Living Room:	20 x 13
Formal Dining Room:	13 x 11
Den:	x
Kitchen:	13 x 11
Breakfast:	x
Bedroom:	15 x 13
Bedroom 2:	15 x 10
Bedroom 3:	13 x 10
Bedroom 4:	13 x 10
Bedroom 5:	x
Study/Office:	x
Utility/Mud Room:	06 x 06
Other:	x
Other:	x



Directions: On Hwy 90A in Sheridan,
1 miles west on the right.

Professionally Marketed By:

Dee Brabham (979) 733-8200 or 979-733-2424



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www.texasstarrealty.com

All information provided is deemed reliable but is not guaranteed and should be independently verified.