

# Texas★Star REALTY

Presents

**2262 Highway 90 A Sheridan, TX 77475**



**Just Bring Your Clothes!!!**

**Offered at \$95,000**

**FANTASTIC WEEKEND GET-AWAY!!! Just bring your clothes. This very accessible 9.797 acre parcel conveniently fronts paved Highway 90A and gravel access on CR2152, between Rock Island and Sheridan, making an easy commute to Houston, Austin, or San Antonio. The 1997 Mobile Scout aluminum travel trailer will remain on the property and is in immaculate condition. Nice decking off the travel trailer and small fenced in yard. Parcel also has an Aerobic Septic System, water well, power, telephone line, and two storage buildings. Gorgeous sprawling live oak trees and trails for the four wheelers. Come and see this gem and see if this one meets your standards for a weekend get-away. Perimeter fenced on three sides. Call Nicky at (979) 733-4594 to schedule your private showing today.**

Sq. Ft.:	N/A	Exterior:	N/A	Sewer:	No
Year Built:	N/A	Foundation:	N/A	Water:	No
Stories:	N/A	Fence: %	75	Restrictions:	No
Bedrooms:	N/A	AC:	N/A	Schools:	Rice
Baths:	N/A	Range:	N/A	Taxes:	1493
Formal Living:	N/A	Oven:	N/A	Warranty:	N/A
Formal Dining:	N/A	Fireplace:	N/A	Pond:	No
Game room:	N/A	Street:	Paved	Barn:	No
Breakfast area:	N/A				
Roof:	N/A				

Formal Living Room: N/A  
 Formal Dining Room: N/A  
 Den: N/A  
 Kitchen: N/A  
 Breakfast: N/A  
 Bedroom: N/A  
 Bedroom 2: N/A  
 Bedroom 3: N/A  
 Bedroom 4: N/A  
 Bedroom 5: N/A  
 Study/Office: N/A  
 Utility/Mud Room: N/A  
 Other: N/A  
 Other: N/A



**Directions:** From Columbus: Head south on Highway 71 to stop sign at Altair and take a right. Coninue and property will be on your left 2.5 mines past the sign for the Rock Island Post Office. Yellow flagging on gate. NO SIGN.

*Professionally Marketed By:*

**Nicola Hammett (979) 733-8200 or (979) 733-4594**

**Linda Woodward (979) 733-8200 or (979) 733-6409**



**930 Walnut St. Columbus, Tx 78934**

**Office: (979) 733-8200 Fax: (979) 733-9009**

[www.texasstarrealty.com](http://www.texasstarrealty.com)

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