

# Texas Star REALTY

Presents

**Exceptional Hunting!**



**Offered at \$174,265.00**

**Old Boars Lane, Sheridan, Texas**

Incredible piece of hunting property situated between Lake Sheridan and Oakridge Ranch. Accessed by way of a deeded easement shared by fellow hunters. This 26 acres parcel is secluded and heavily wooded. Completely fenced, nice size pond, electricity available, less than a hour from Katy, agricultural exemption, with a new, survey. Surrounded by large parcels with a abundance of wildlife. This parcel is a hunters dream.

**LAND FEATURES**

Acres:  
Road Surface:  
Road Frontage: **Private**  
% Wooded:  
% Fenced:  
Restricted: **No**  
Barn: **No**  
Storage Shed: **Yes**  
Horse Stalls:  
Tack Room **No**

Living Quarters: **None**  
Water Well: **No**  
Septic: **No**  
Public Water/Sewer: **No/No**  
Airstrip: **No**  
Deer Stand: **No**  
Deer Feeder: **No**  
Pond: **No**  
Creek: **None**  
Soil: **Sand**

**TOPOGRAPHY**

Level **No**  
Sloped **Yes**  
Roll **No**  
River **No**

**OTHER**

School District: **Rice ISD**  
Taxes: **48.46**  
Other:

**Directions:** From Hwy 90A at Altair travel west to Lake Sheridan Road. Take Lake Sheridan road north to gate on the left at Old Boars Lane.



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

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

*Professionally Marketed By:*

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