

# Texas Star REALTY

Presents

**\*\*Amazing Hunting and Recreational Property\*\***



**Over 1300 feet on Sandie's creek with wildlife galore!**

**\*\*\*\*\*\$149,385.00\*\*\*\*\***

This 27.16 acres is loaded with character. Having over 1300 feet of Sandy's Creek, wildlife abounds. With nice elevation changes and combination of open areas and deep lush woods this is a must see! Other awesome characteristics include: \*Minerals available and negotiable\*Paved road frontage with electric\*A pond with water\*New survey\*Mostly fenced\*Towering oak trees\*Wildlife galore\*Great price

**LAND FEATURES**

Acres: 27.16  
 Road Surface: Paved  
 Road Frontage: Farm to Market  
 % Wooded: 90  
 % Fenced: 85  
 Restricted: No  
 Barn: No  
 Storage Shed: No  
 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: Yes  
 Creek: Live  
 Soil: Sand

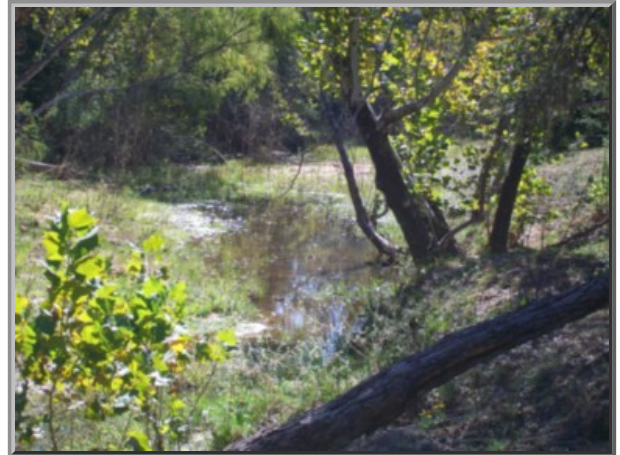
**TOPOGRAPHY**

Level Yes  
 Sloped Yes  
 Roll Yes  
 River No

**OTHER**

School District: Rice ISD  
 Taxes: 55.  
 Other:

**Directions:** From Columbus travel south on HWY 71 to Altair. Take HWY 90A west to Sheridan. Take FM 2437 south. Property will be on the right.



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