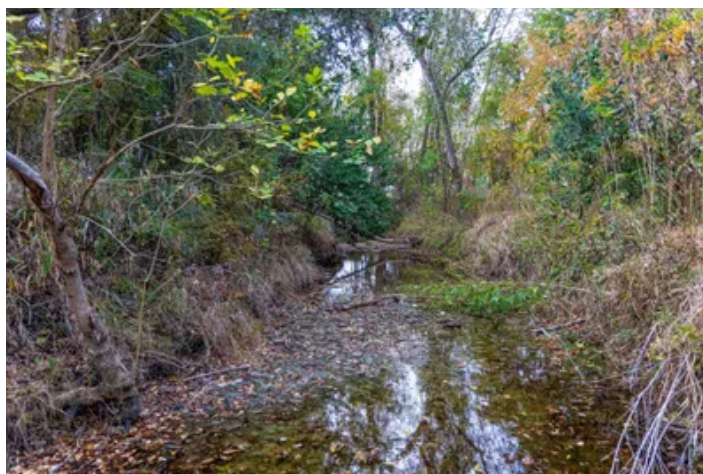


1250 Lagewig Ln, Schulenburg - Tract 1 at Water's Edge
at Rocky Creek
1250 Lagewig Lane (Tract 1)
Schulenburg, TX 78956

\$319,500
19.35± Acres
Fayette County



1250 Lagewig Ln, Schulenburg - Tract 1 at Water's Edge at Rocky Creek
Schulenburg, TX / Fayette County

SUMMARY

Address

1250 Lagewig Lane (Tract 1)

City, State Zip

Schulenburg, TX 78956

County

Fayette County

Type

Farms, Recreational Land, Hunting Land

Latitude / Longitude

29.702033 / -97.038346

Taxes (Annually)

\$30

Acreage

19.35

Price

\$319,500

Property Website

<https://bubelarealestate.com/property/1250-lagewig-ln-schulenburg-tract-1-at-water-s-edge-at-rocky-creek-fayette-texas/118944/>



1250 Lagewig Ln, Schulenburg - Tract 1 at Water's Edge at Rocky Creek Schulenburg, TX / Fayette County

PROPERTY DESCRIPTION

Tract 1 — Rocky Creek | 19.35± Acres

Water's Edge at Rocky Creek – Tract 1 | Schulenburg, Texas

Welcome to Tract 1 at Water's Edge at Rocky Creek, a 19.35± acre property offering a combination of open pasture, mature trees, recreational appeal, and frontage along picturesque Rocky Creek in southern Fayette County.

Located in the peaceful Engle area just north of I-10 between Schulenburg and Flatonia, this tract provides the country setting buyers are searching for while remaining convenient to the I-10 corridor.

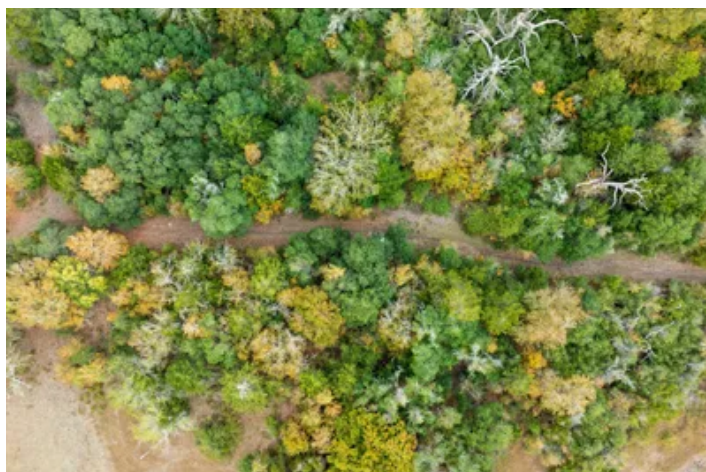
The defining feature of Tract 1 is Rocky Creek, which forms the northern boundary and creates a natural wildlife corridor with mature tree cover and a beautiful recreational component. The property transitions from open pasture to the wooded creek bottom, offering opportunities for hunting, hiking, wildlife watching, livestock, or simply enjoying a private piece of the Texas countryside.

Portions of the property are located within the floodplain along Rocky Creek; however, the tract retains higher ground offering potential for a future homesite and improvements. Buyers should independently verify floodplain boundaries and suitability for their intended improvements.

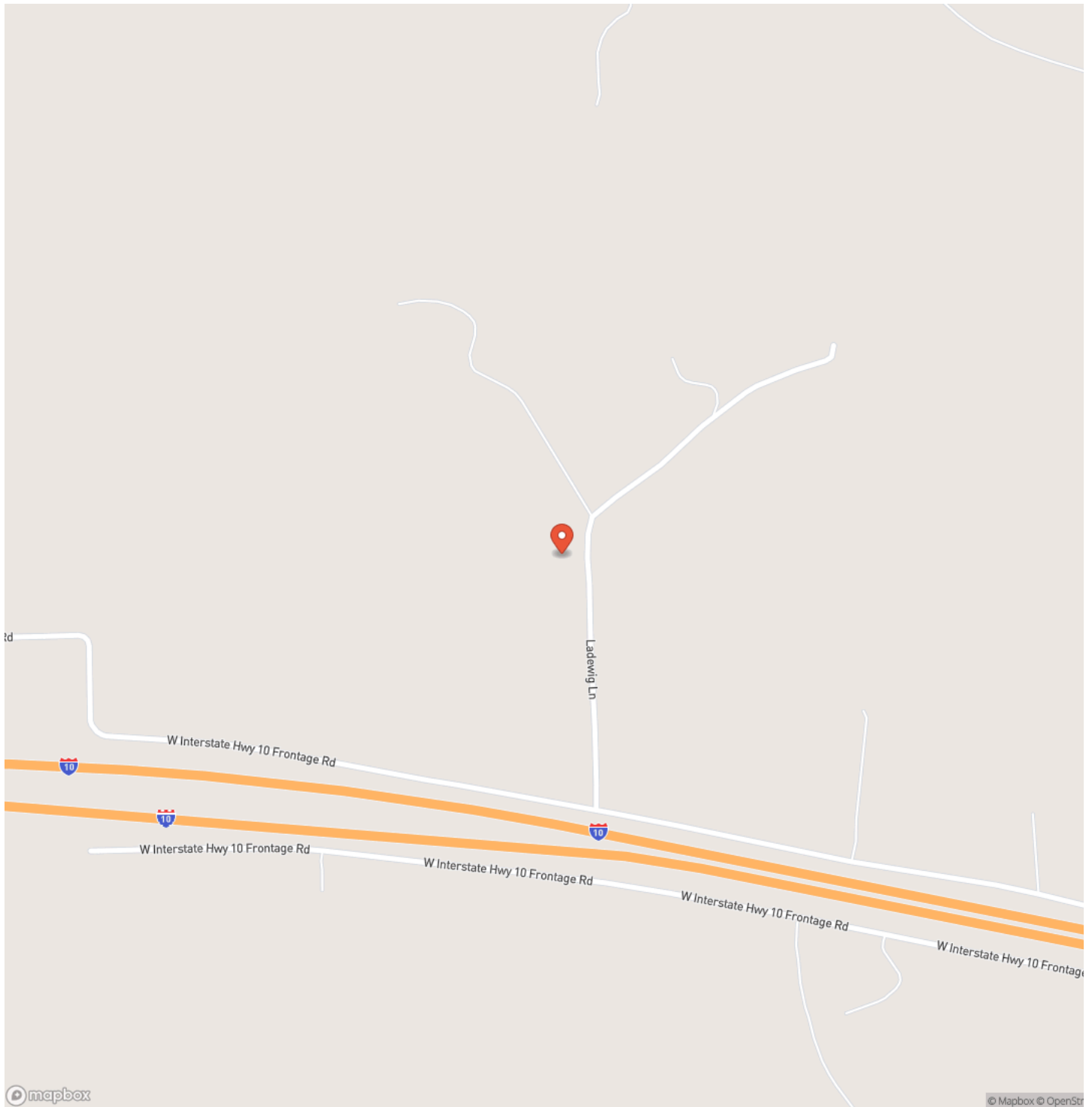
The parent property has benefited from clearing of invasive vegetation and disking, giving the next owner a head start in developing the property to fit their vision. The property also currently benefits from an agricultural valuation.

Whether you're searching for a weekend retreat, recreational property, small cattle place, or a future country homesite surrounded by nature, Tract 1 at Water's Edge offers the increasingly hard-to-find combination of manageable acreage and creek frontage in Fayette County.

1250 Lagewig Ln, Schulenburg - Tract 1 at Water's Edge at Rocky Creek
Schulenburg, TX / Fayette County

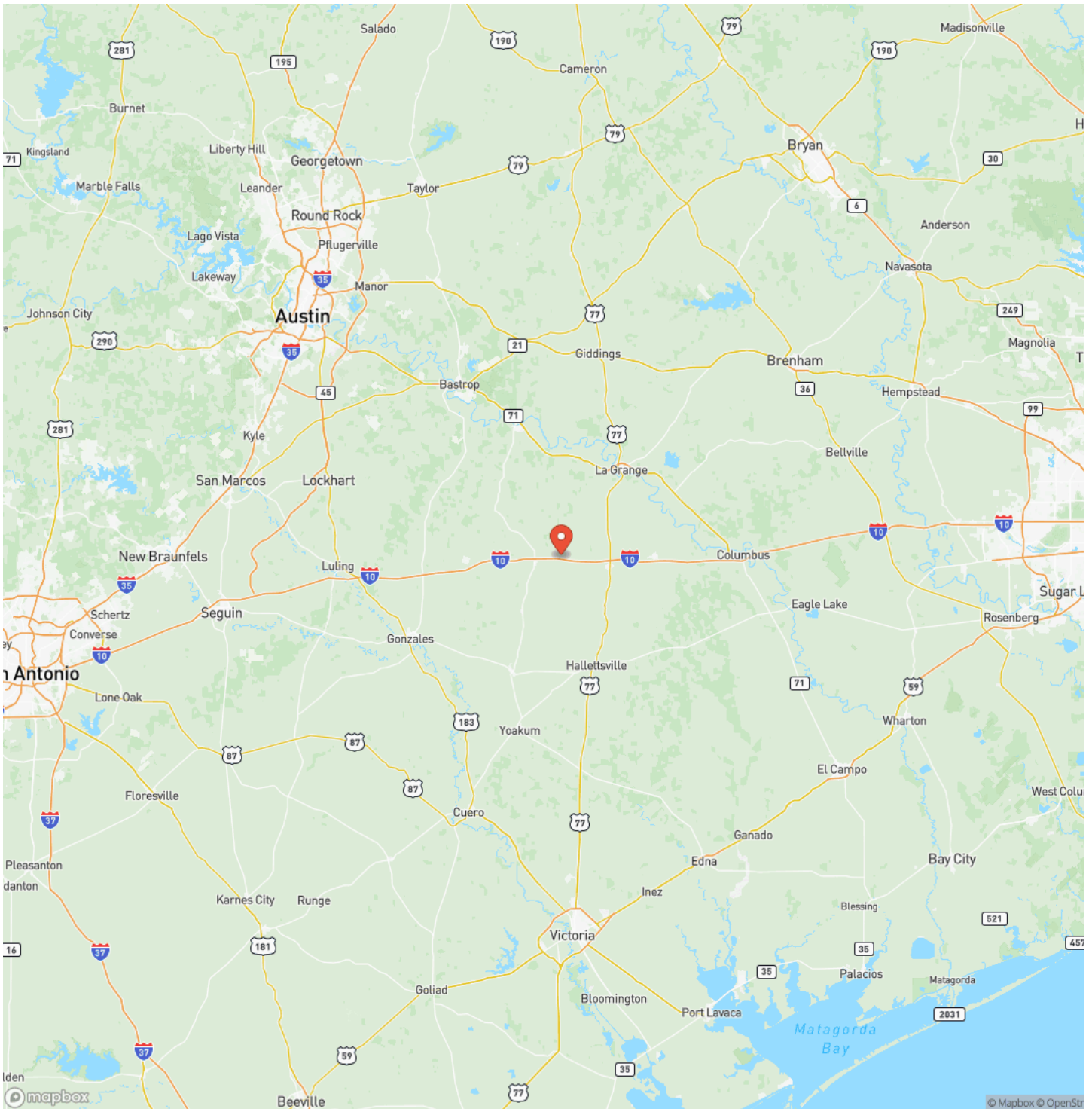


Locator Map



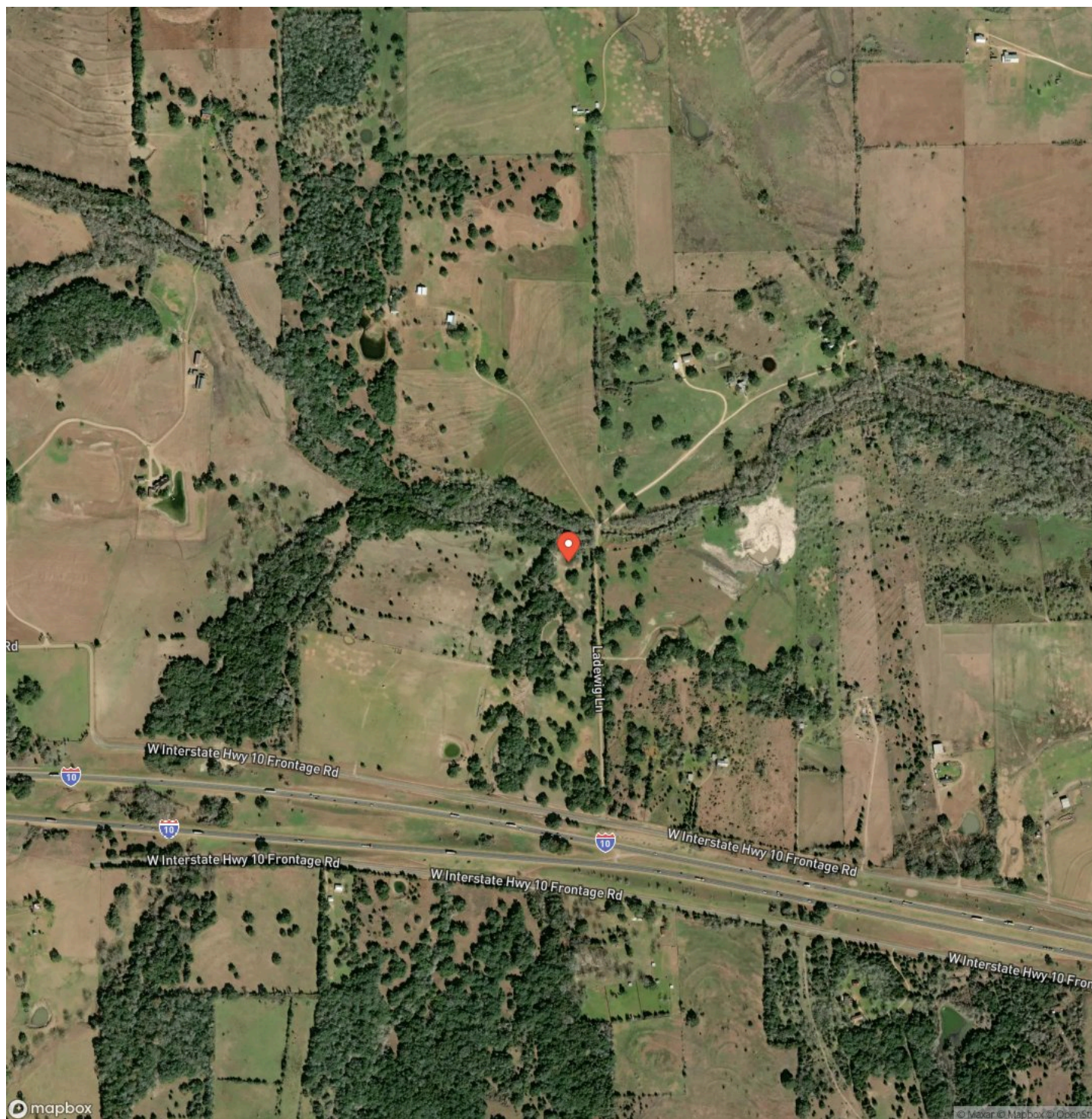
Schulenburg, TX / Fayette County

Locator Map



1250 Lagewig Ln, Schulenburg - Tract 1 at Water's Edge at Rocky Creek
Schulenburg, TX / Fayette County

Satellite Map



**1250 Lagewig Ln, Schulenburg - Tract 1 at Water's Edge at Rocky Creek
Schulenburg, TX / Fayette County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Chip Bubela

Mobile

(979) 743-4555

Office

(979) 743-4555

Email

Chip@BubelaRealEstate.com

Address

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City / State / Zip

Schulenburg, TX 78956

NOTES

[illegible]

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.

Bubela Real Estate
603 N Main
Schulenburg, TX 78956
(979) 743-4555
<https://bubelarealestate.com/>
