

7835 Berger Rd, Schulenburg, TX
7835 Berger Rd
Schulenburg, TX 78956

\$995,000
18± Acres
Fayette County



7835 Berger Rd, Schulenburg, TX
Schulenburg, TX / Fayette County

SUMMARY

Address

7835 Berger Rd

City, State Zip

Schulenburg, TX 78956

County

Fayette County

Type

Farms, Horse Property, Single Family, Recreational Land, Hunting Land

Latitude / Longitude

29.78857 / -96.879287

Taxes (Annually)

4000

Dwelling Square Feet

2541

Bedrooms / Bathrooms

4 / 4

Acreage

18

Price

\$995,000

Property Website

<https://bubelarealestate.com/property/7835-berger-rd-schulenburg-tx-fayette-texas/105176/>



PROPERTY DESCRIPTION

Located in the countryside near Schulenburg and rooted in the history of Ammannsville, this custom 4-bedroom, 4-bath home blends modern comfort with timeless character. Built in 2017-18 with beautiful crystallized limestone, the home features a warm central wood-burning fireplace with a custom cedar mantle sourced from a tree on the property.

Throughout the home, pieces of the past have been thoughtfully preserved. Reclaimed materials from the original Lednicky family homestead are featured in the wood trim, accent walls, sliding barn doors, custom closet doors, and tin paneling. A custom glass wall in the cigar room was created using old glass panels sourced from Baumgarten Matula Company, adding another unique layer of local history. The original hand-dug well remains as a decorative feature, honoring the property's early roots.

Inside, the home offers knotty alder cabinetry, granite countertops, concrete flooring downstairs, bamboo flooring upstairs, soft-close drawers, oversized 6-foot soaking tubs upstairs, and a custom metal catwalk connecting the second-floor bedrooms. The home was designed for comfort and efficiency with two tankless water heaters, zoned HVAC, fiber optic internet, and additional CAT/dish wiring.

Outside, the property offers open pasture, wooded privacy, a scenic 1.2-acre pond, a new 250-foot well, septic, two 200-amp electrical services, and a 500-gallon buried propane tank.

The land also includes a fruit orchard with apple, peach, plum, pear, pomegranate, and nectarine trees.

Outdoor living is just as special, with covered porches, a screened porch, and a dedicated fire pit lounge surrounded by agave and yucca landscaping. A recently installed spa conveys with the sale, and additional stone and brick materials remain on-site for future improvements such as an outdoor kitchen.

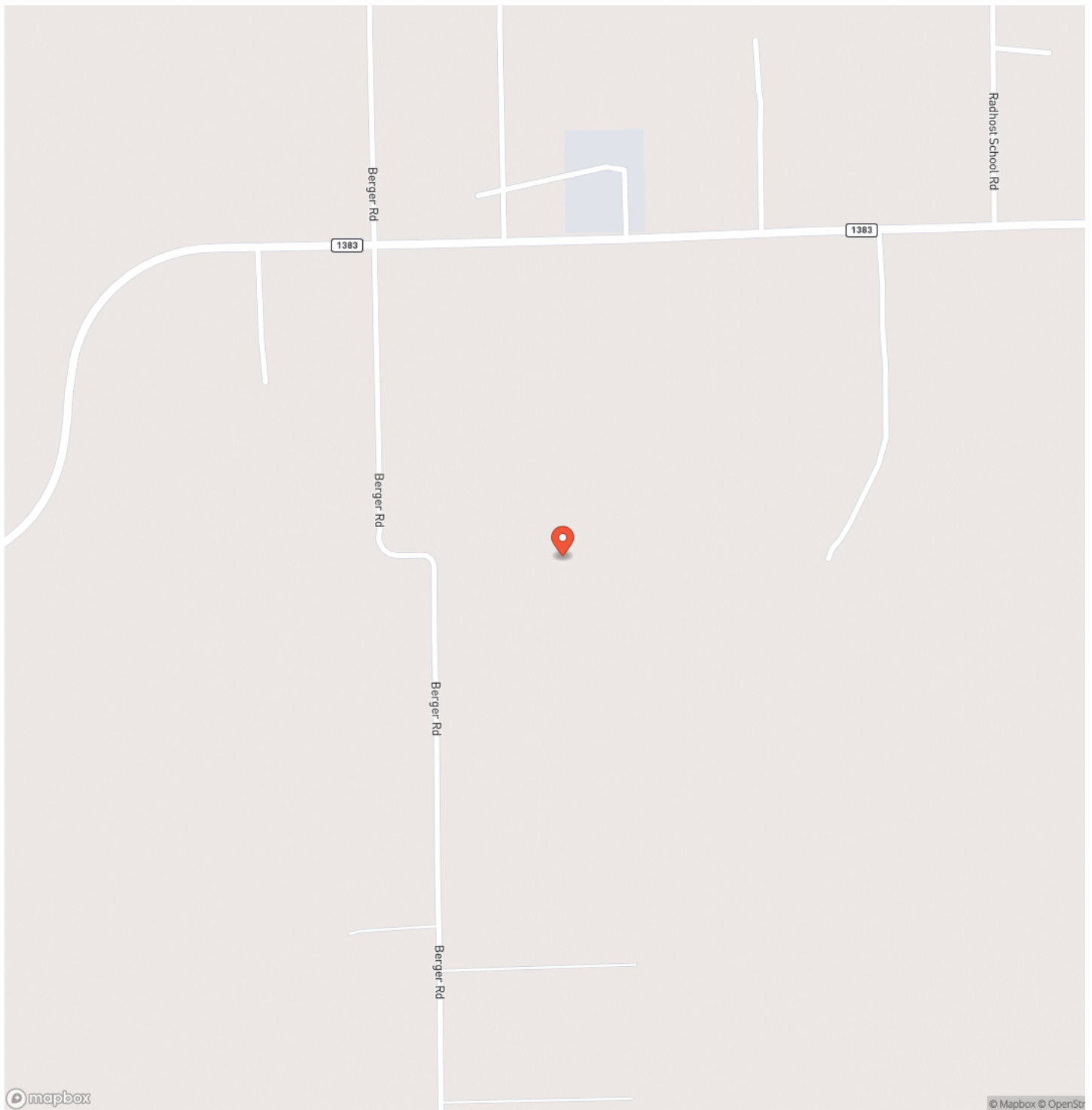
With 25% mineral rights included, an agricultural exemption in place, and the potential to lease an adjoining 29 acres, this property offers a rare combination of history, craftsmanship, comfort, and rural utility.

A true legacy property-where modern country living meets the heritage of Fayette County.

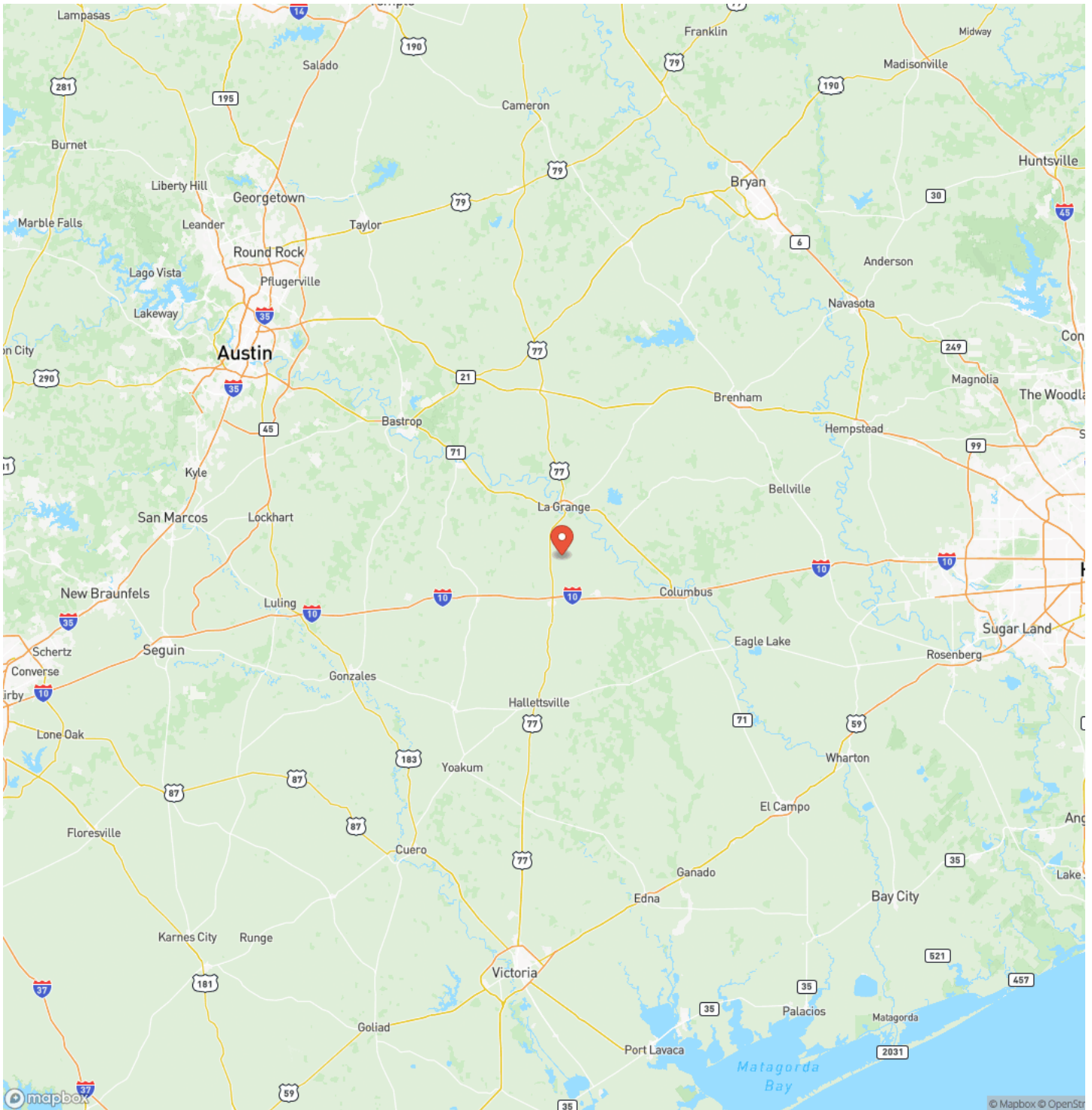
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Locator Map



Locator Map



Satellite Map



7835 Berger Rd, Schulenburg, TX
Schulenburg, TX / Fayette County

LISTING REPRESENTATIVE

For more information contact:



Representative

Steve Janda

Mobile

(832) 906-9878

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steve@bubelarealestate.com

Address

City / State / Zip

NOTES

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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.

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