

7835 Berger Rd, Schulenburg (Option 2)
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Schulenburg, TX 78956

\$845,000
8± Acres
Fayette County



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Schulenburg, TX / Fayette County

SUMMARY

Address

7835 Berger Rd (Option 2)

City, State Zip

Schulenburg, TX 78956

County

Fayette County

Type

Farms, Single Family

Latitude / Longitude

29.788888 / -96.877444

Dwelling Square Feet

2,541

Bedrooms / Bathrooms

4 / 4

Acreage

8

Price

\$845,000

Property Website

<https://bubelarealestate.com/property/7835-berger-rd-schulenburg-option-2-fayette-texas/116636/>

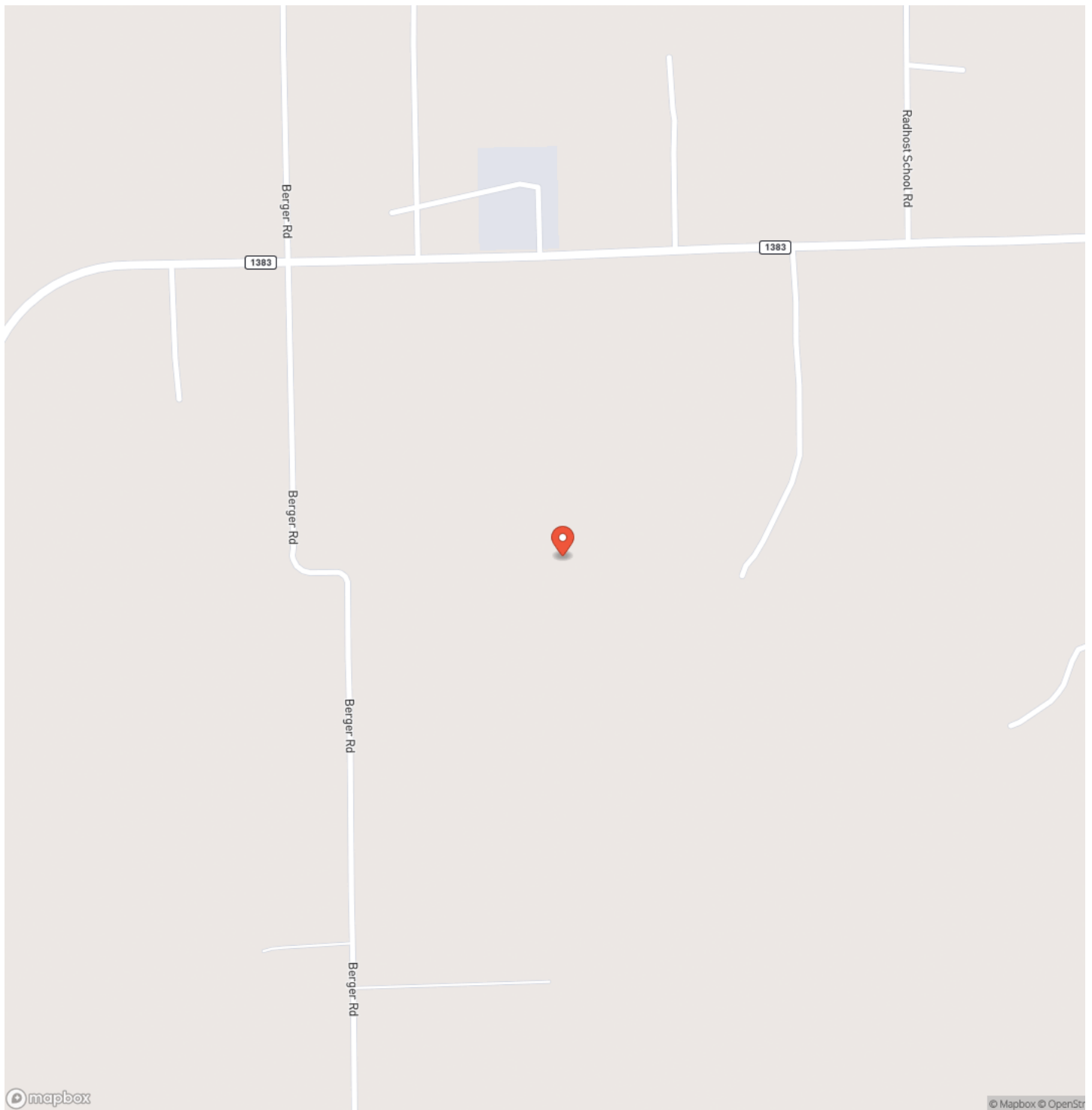


PROPERTY DESCRIPTION

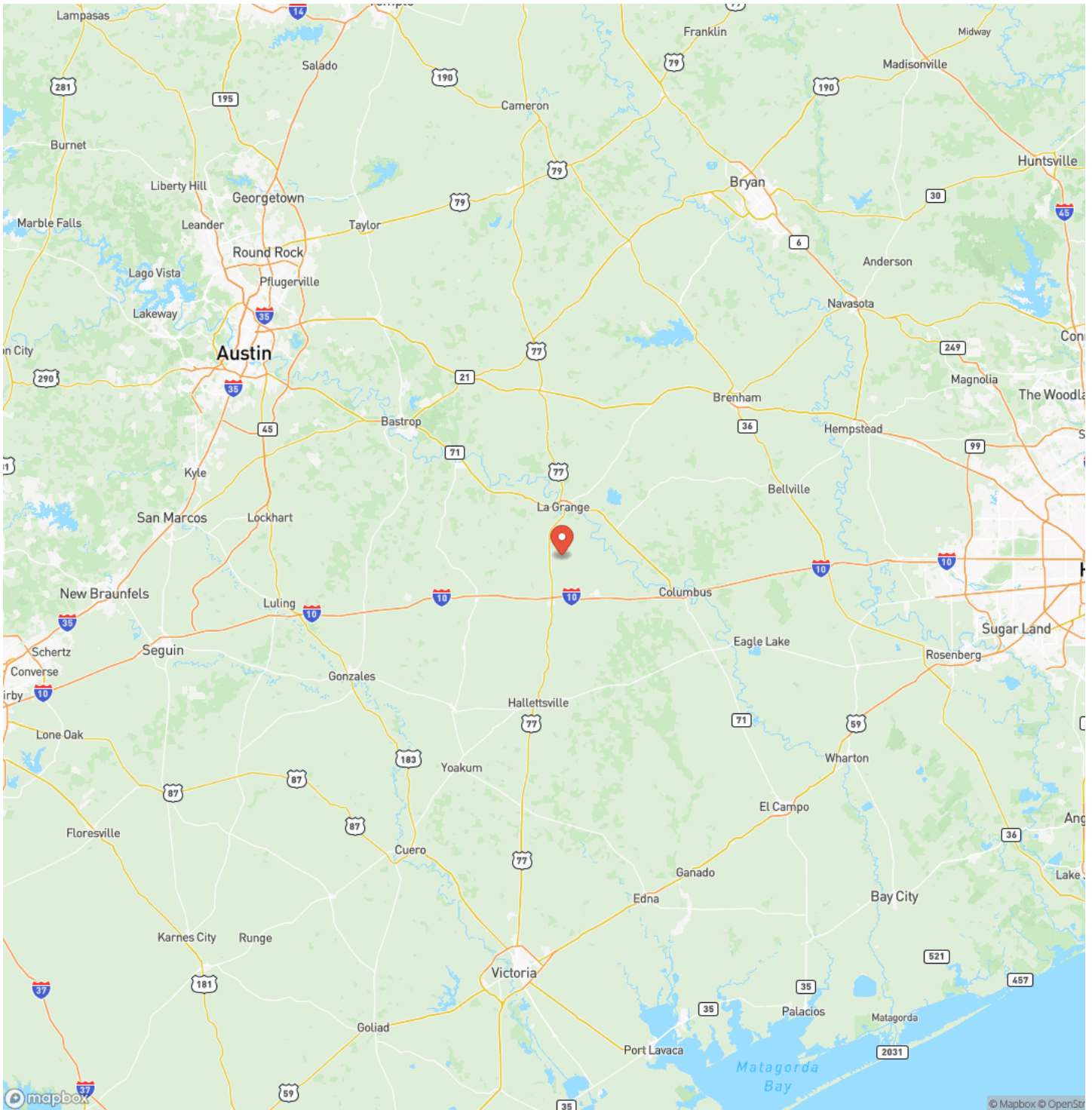
Located near Schulenburg and rooted in the history of Ammannsville, this custom 4-bedroom, 4-bath home sits on approximately 8 +/- acres with a scenic 1.2-acre pond. Built in 2017-18 with crystallized limestone, it features a central wood-burning fireplace with a custom cedar mantle, reclaimed materials from the original Lednicky homestead, and historic glass panels from Baumgarten Matula Company. Interior highlights include knotty alder cabinetry, granite countertops, concrete and bamboo flooring, oversized soaking tubs, and a custom metal catwalk. The property also offers open pasture, wooded privacy, a fruit orchard, private well, septic, zoned HVAC, fiber internet, covered and screened porches, a fire pit lounge, and spa. Acreage is subject to survey. The remaining acreage, cattle pens, and troughs are available with the full 18-acre offering. See MLS attachments for full property details.



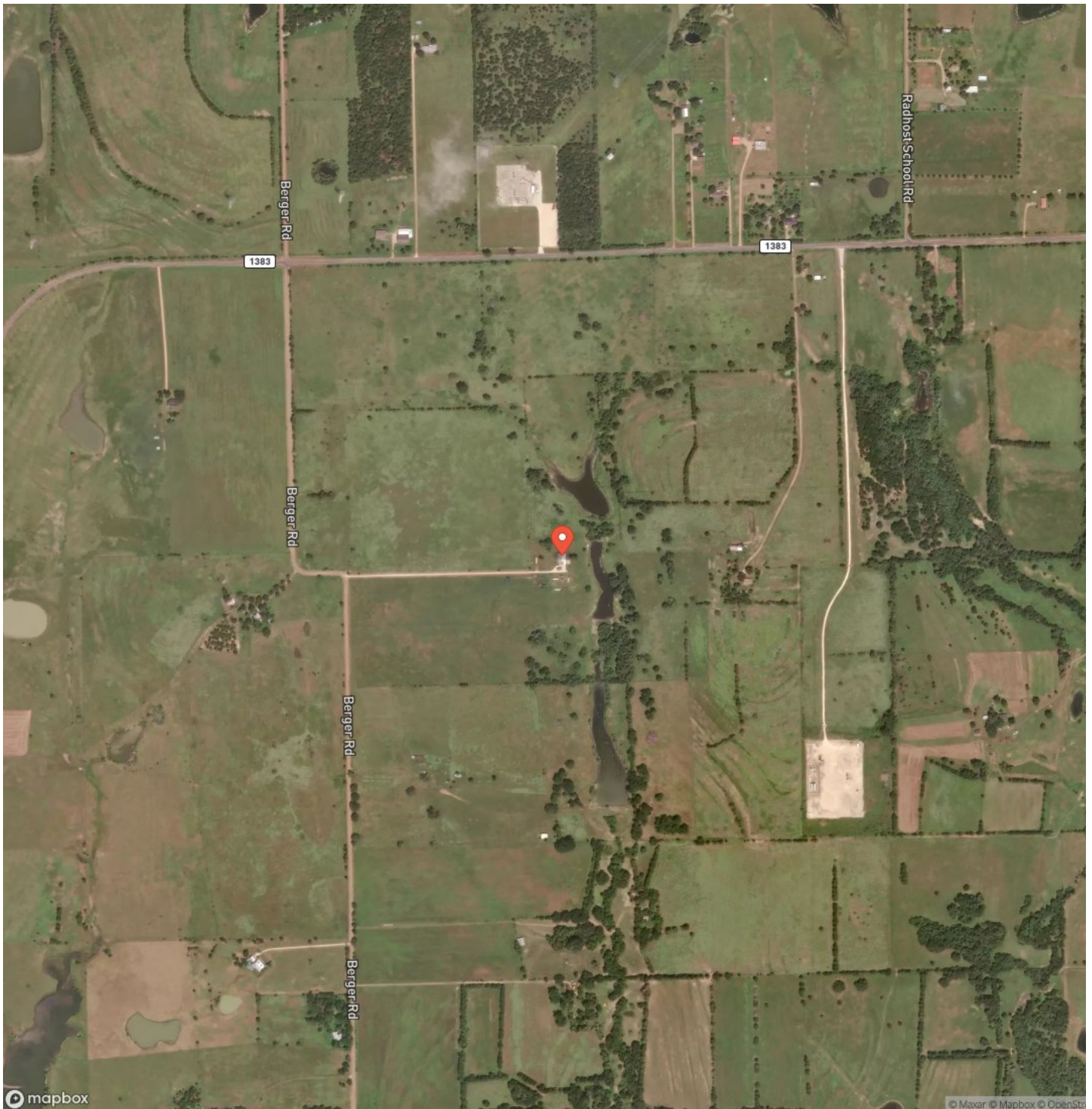
Locator Map



Locator Map



Satellite Map



7835 Berger Rd, Schulenburg (Option 2)
Schulenburg, TX / Fayette County

LISTING REPRESENTATIVE

For more information contact:



Representative

Steve Janda

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Email

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Address

City / State / Zip

La Grange, TX 78945

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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