

3061 FM 956 (Lot 6), Freyburg Area - Schulenburg
3061 FM 956 (Lot 6)
Schulenburg, TX 78956

\$199,000
5.04± Acres
Fayette County



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Schulenburg, TX / Fayette County

SUMMARY

Address

3061 FM 956 (Lot 6)

City, State Zip

Schulenburg, TX 78956

County

Fayette County

Type

Farms, Lot

Latitude / Longitude

29.758344 / -96.955961

HOA (Annually)

\$5,285

Acreage

5.04

Price

\$199,000

Property Website

<https://bubelarealestate.com/property/3061-fm-956-lot-6-freyburg-area-schulenburg-fayette-texas/116814/>



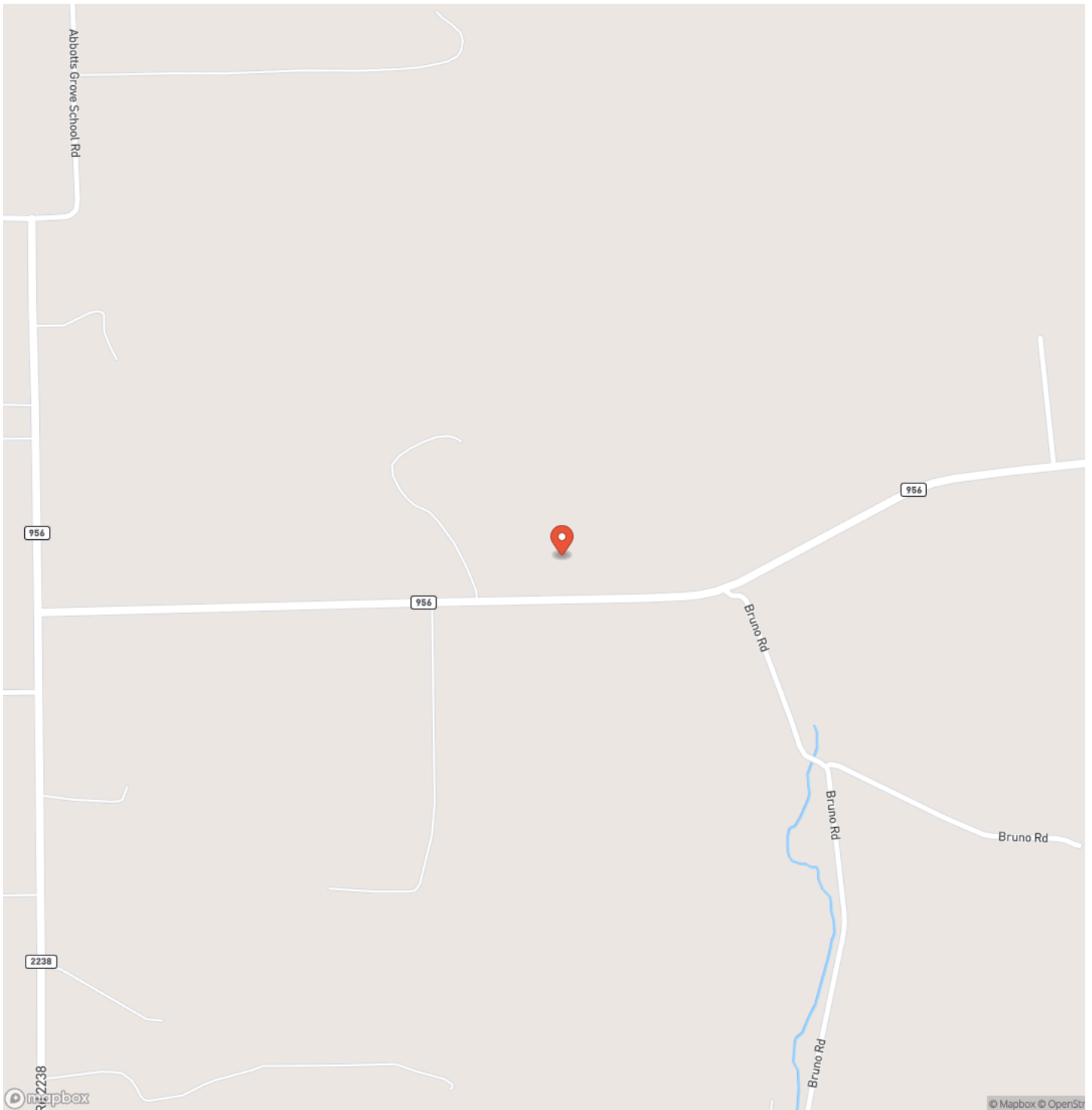
PROPERTY DESCRIPTION

Homestead 6 at The Homesteads at Walker Branch — a Wildlife Community by Land Within Reach — is 5.05 acres fronting the six-acre wetland pond, with a wide-open building site, long prairie views, and a mature oak motte to site a house around. One of five homesteads with pond shoreline. A community of 11 total homesteads on 88 acres in Fayette County, professionally restored and managed as native habitat. Certified Texas Prairie. Eligible for ag property tax valuation under wildlife management. Electricity and fiber/Starlink available; well and septic yours to install. Owner financing available, 20 years fixed, no deadline to build. Tours by appointment.

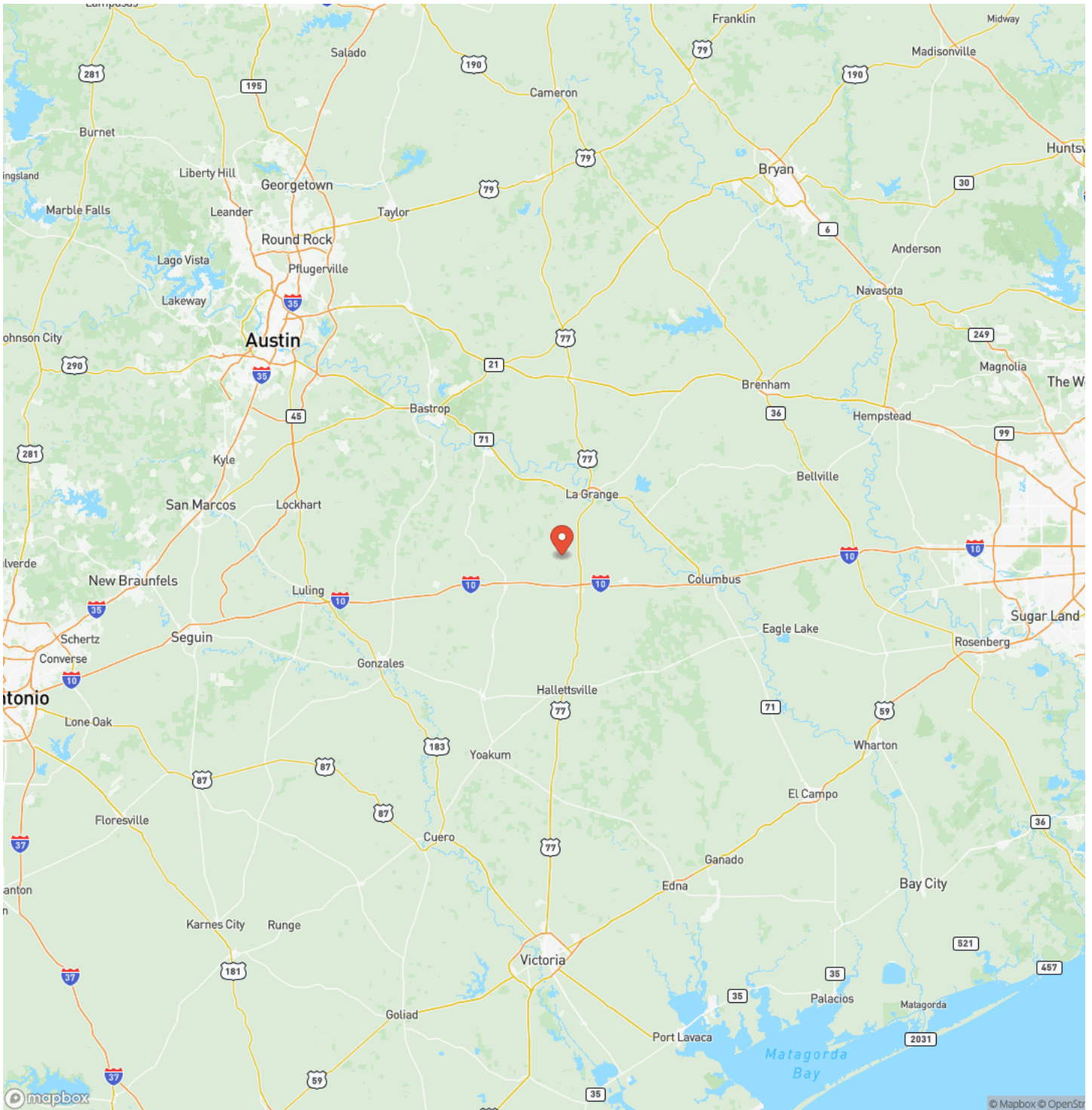
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Locator Map



Locator Map



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Satellite Map



3061 FM 956 (Lot 6), Freyburg Area - Schulenburg
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LISTING REPRESENTATIVE

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City / State / Zip

Schulenburg, TX 78956

NOTES

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
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Schulenburg, TX 78956
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