

1250 Ladewig Lane, Schulenburg - Tract 2 at Water's
Edge at Rocky Creek
1250 Ladewig Lane - Tract 2
Schulenburg, TX 78956

\$349,500
19.35± Acres
Fayette County



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Schulenburg, TX / Fayette County

SUMMARY

Address

1250 Ladewig Lane - Tract 2

City, State Zip

Schulenburg, TX 78956

County

Fayette County

Type

Farms, Recreational Land, Hunting Land

Latitude / Longitude

29.700626 / -97.038164

Taxes (Annually)

\$30

Acreage

19.35

Price

\$349,500

Property Website

<https://bubelarealestate.com/property/1250-ladewig-lane-schulenburg-tract-2-at-water-s-edge-at-rocky-creek-fayette-texas/118947/>



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PROPERTY DESCRIPTION

19.35± Acres | Rocky Creek | Recreational | Homesite Potential | Agricultural Valuation
Tract 2 — The Pond Tract | 19.35± Acres

Water's Edge at Rocky Creek – Tract 2 | Schulenburg, Texas

Welcome to Tract 2 at Water's Edge at Rocky Creek, a beautiful 19.35± acre property designed for the buyer searching for a manageable country tract with a pond, attractive homesite potential, and convenient access to Schulenburg, Flatonia, and I-10.

Situated in the quiet Engle area of southern Fayette County, Tract 2 features open pasture, scattered mature trees, gently changing elevation, and a private pond, creating an inviting setting for a custom home, weekend retreat, small ranch, or recreational getaway.

Unlike the neighboring Rocky Creek tract, Tract 2 has no floodplain, providing greater flexibility when planning a home, barn, shop, pool, or other improvements. The property's open character also gives a future owner multiple possibilities for orienting a homesite to take advantage of the pond and surrounding countryside.

Water has always been one of the defining characteristics of Water's Edge. The parent property includes two existing water wells, including one located near the pond; the working condition of the wells should be independently verified by the buyer.

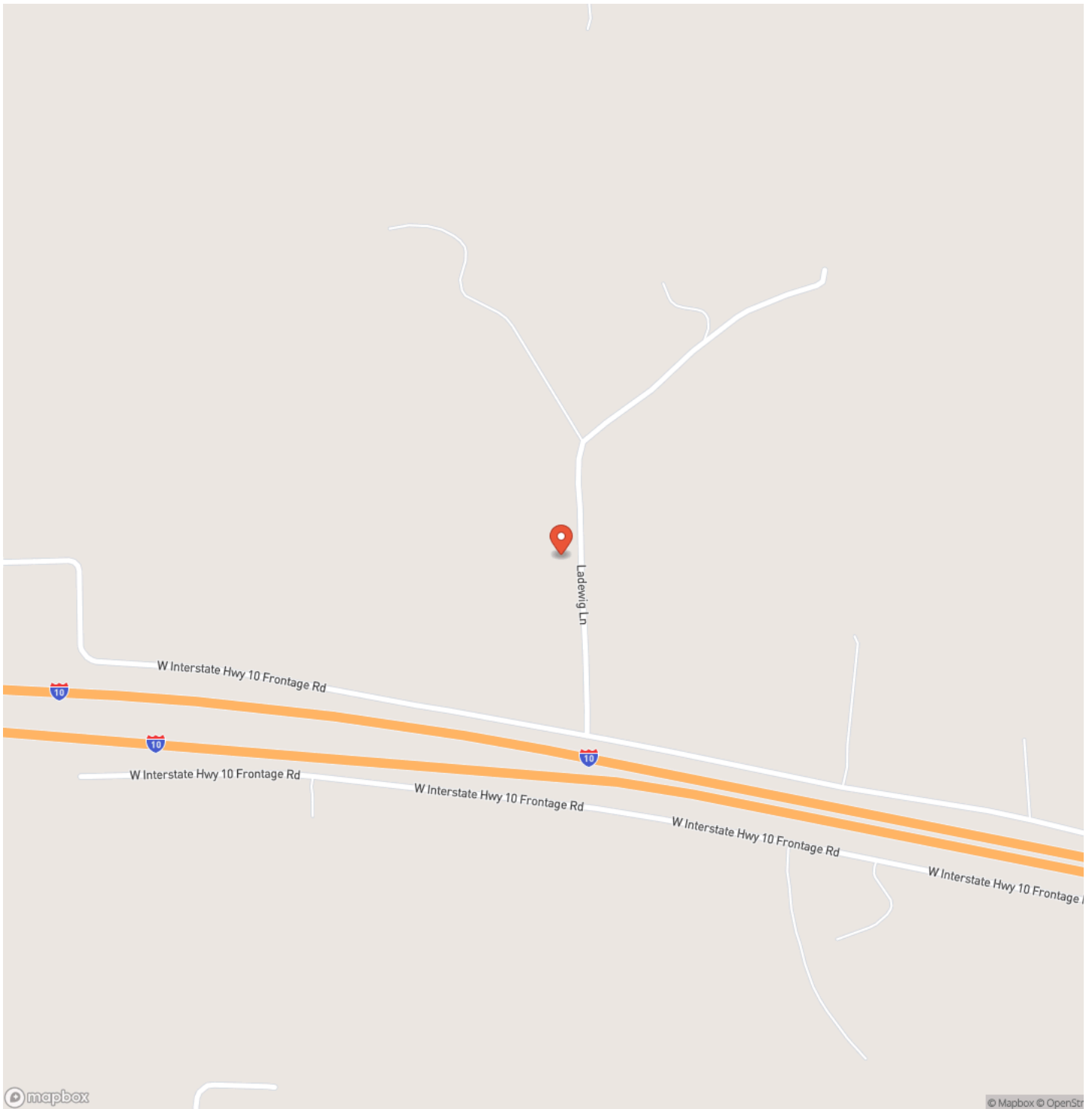
The land has also benefited from clearing invasive vegetation and disking, helping create a clean canvas for the next owner.

With approximately 19 acres, a pond, usable terrain and an agricultural valuation, Tract 2 offers the scale many buyers want — enough land to create a true country property without the maintenance and price of a much larger ranch.

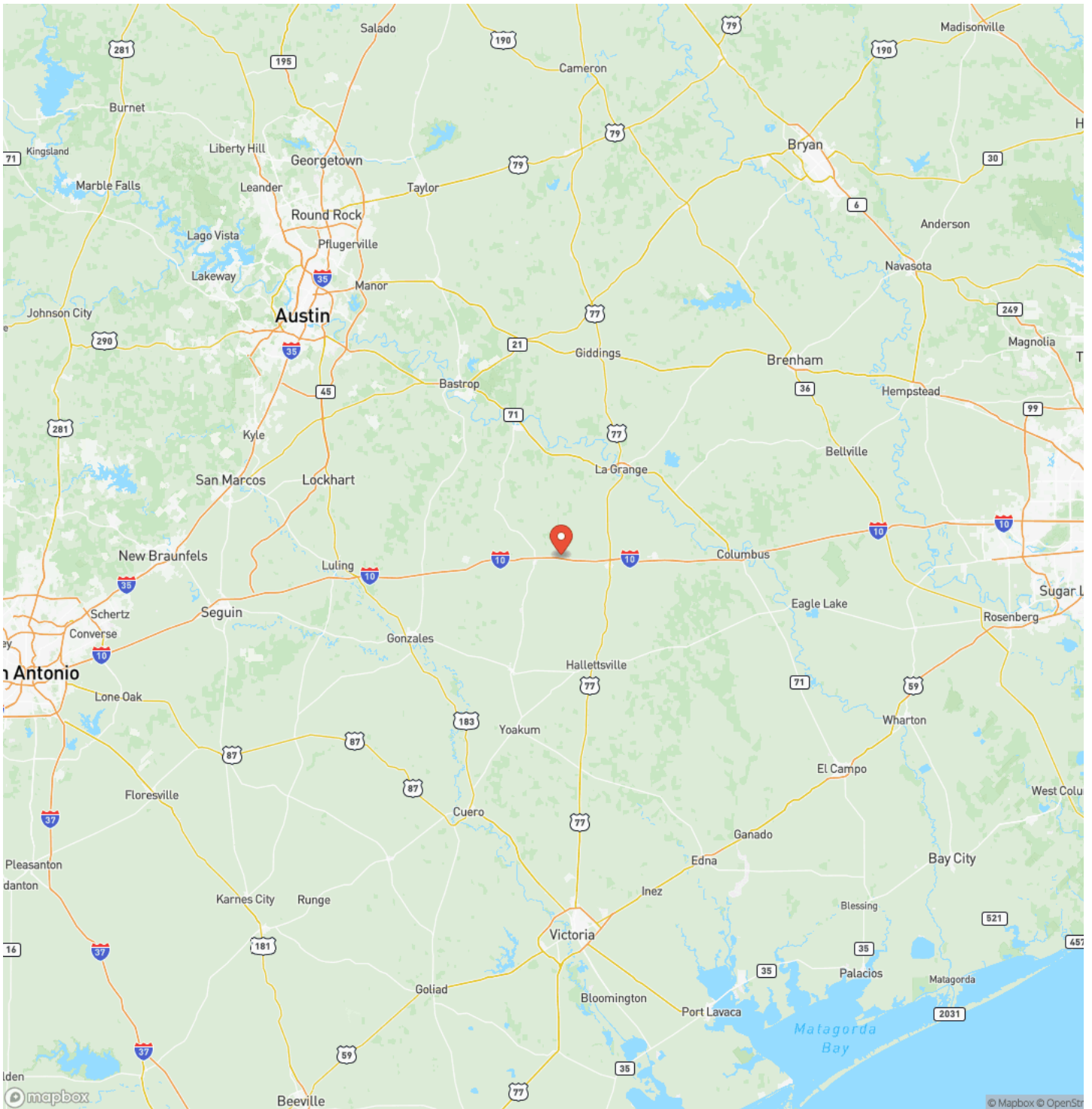
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Locator Map



Locator Map



Satellite Map



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Schulenburg, TX / Fayette County**

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Schulenburg, TX 78956

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.

Bubela Real Estate
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Schulenburg, TX 78956
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