1928 FM 1579, Schulenburg
1928 Farm To Market Rd 1579
Schulenburg, TX 78956

$1,295,000
59.61± Acres
Fayette County







BUBELA
REAL ESTATE

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SUMMARY

Address
1928 Farm To Market Rd 1579

City, State Zip
Schulenburg, TX 78956

County
Fayette County

Type
Farms, Ranches, Single Family, Horse Property

Latitude / Longitude
29.682103 / -96.871330

Taxes (Annually)
$3,588

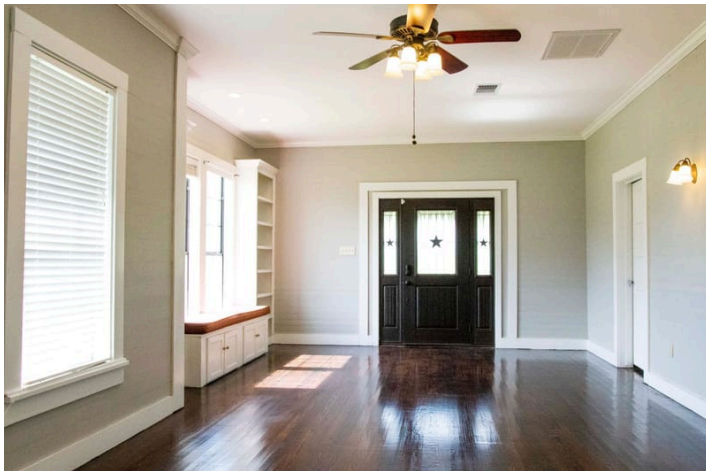
Dwelling Square Feet
1,384

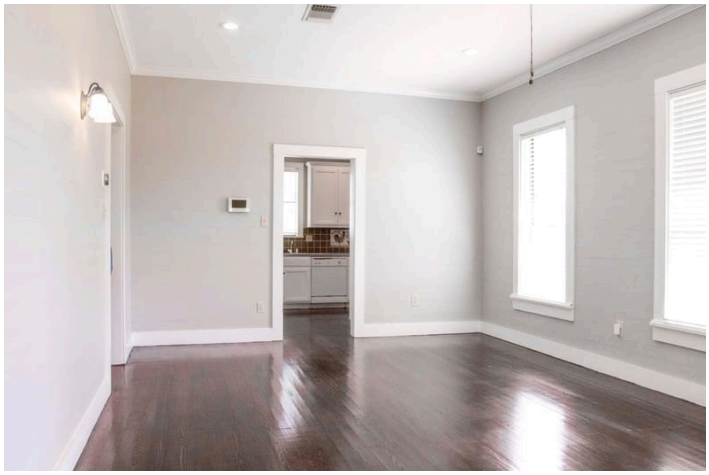
Bedrooms / Bathrooms
2 / 2

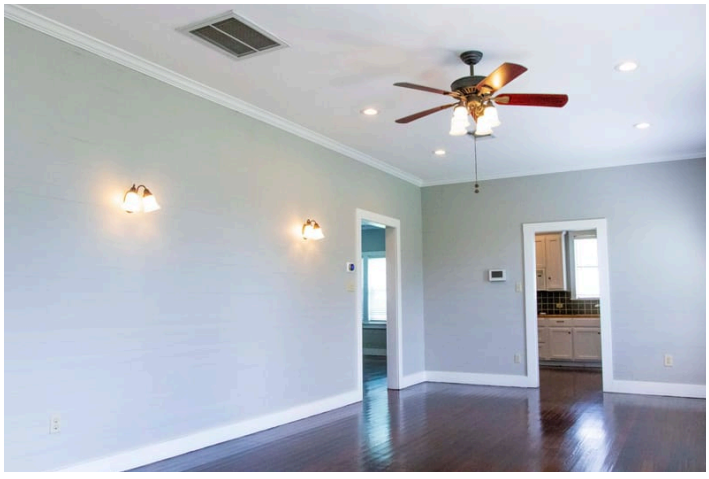
Acreage
59.61

Price
$1,295,000

Property Website
bubelarealestate.com







PROPERTY DESCRIPTION

Discover a remarkable opportunity on this expansive 59.61-acre property located just minutes from Schulenburg, Texas. Positioned on FM 1579, this parcel of land offers a prime location, with Schulenburg conveniently situated 105 miles from San Antonio, 93 miles from Houston, and 75 miles from Austin. Nestled in the breathtaking southern Fayette County, this property provides easy access to the county seat of La Grange in just 17 minutes, while the charming town of Round Top is a mere 30-minute drive away.

The site itself is a pristine tract, boasting a clean and appealing rectangular shape. With zero flood plain, optimal slope, and topography featuring elevation changes of approximately +/- 30 feet, this property offers a versatile environment for a range of activities. The soils consist predominantly of Carbengle sandy clay loam, with 3 to 5 percent slopes, and Hallettsville fine sandy loam, with 1 to 3 percent slopes. These fertile soils open up possibilities for crops, pasture, range, woodland, and wildlife.

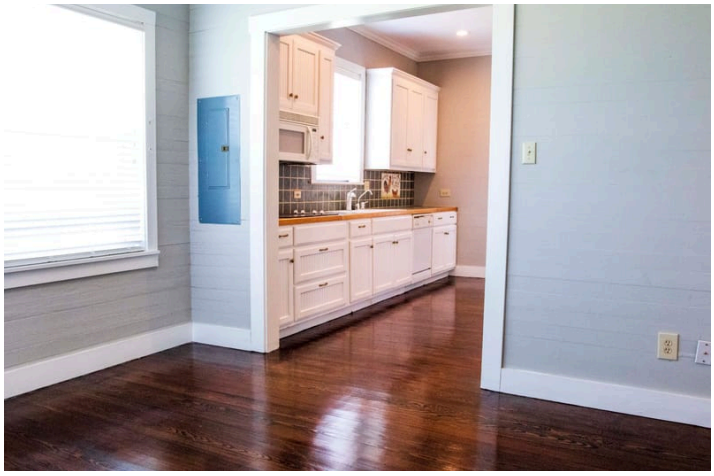
As you explore the property, you'll be captivated by the natural beauty that surrounds you. Majestic 100-year-old oak trees and over 100 pecan trees, ranging from ten to twenty-five years old, create a serene atmosphere. The landscape is further enhanced by the presence of two sizable deep ponds/tanks and a reliable water well, ensuring a plentiful water supply for both the house and potential cattle.

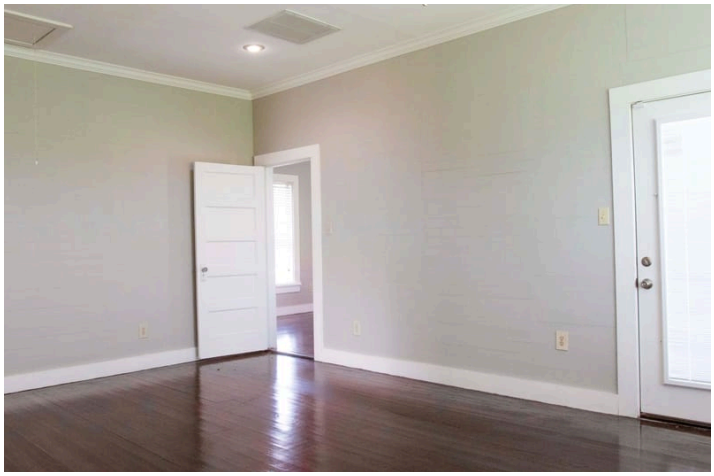
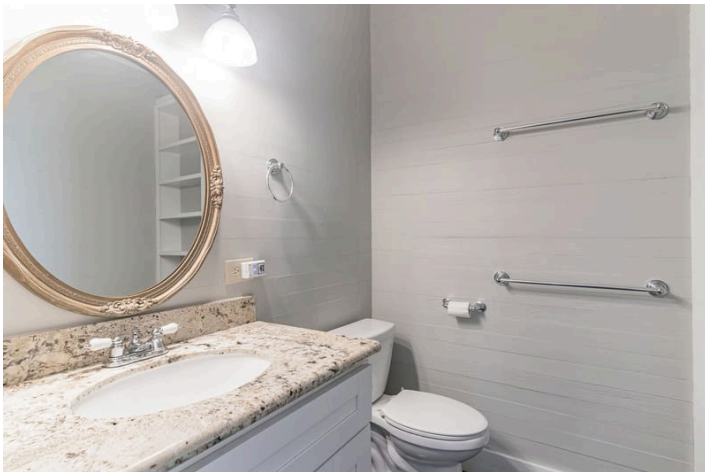
Among the many improvements on the property, a restored 2-bedroom, 2-bath home built in the 1920s takes center stage. Meticulously refurbished from the ground up, this historic gem seamlessly blends its original charm with modern amenities. Alongside the house, a spacious 60 x 40 air-conditioned shop offers ample storage and an entertainment area. From both the house and shop, picturesque views of the stunning countryside unfold, courtesy of the property's multiple elevation changes. Delight in the captivating vistas and refreshing breezes from the large front porch and rear deck, where you can savor memorable sunrises and sunsets.

The property's potential extends beyond its captivating features. The current leasing arrangements allow for cattle grazing and recreational use, making it an ideal primary residence or tranquil getaway. Additionally, the property's versatility presents an opportunity for those seeking a VRBO investment. The owners have successfully entertained weddings and operated vacation rentals, showcasing the immense potential of this remarkable location.

In terms of mineral estate, none will be conveyed with the property. However, buyers can rest assured knowing they will have sufficient surface control, allowing them to maximize the property's potential.

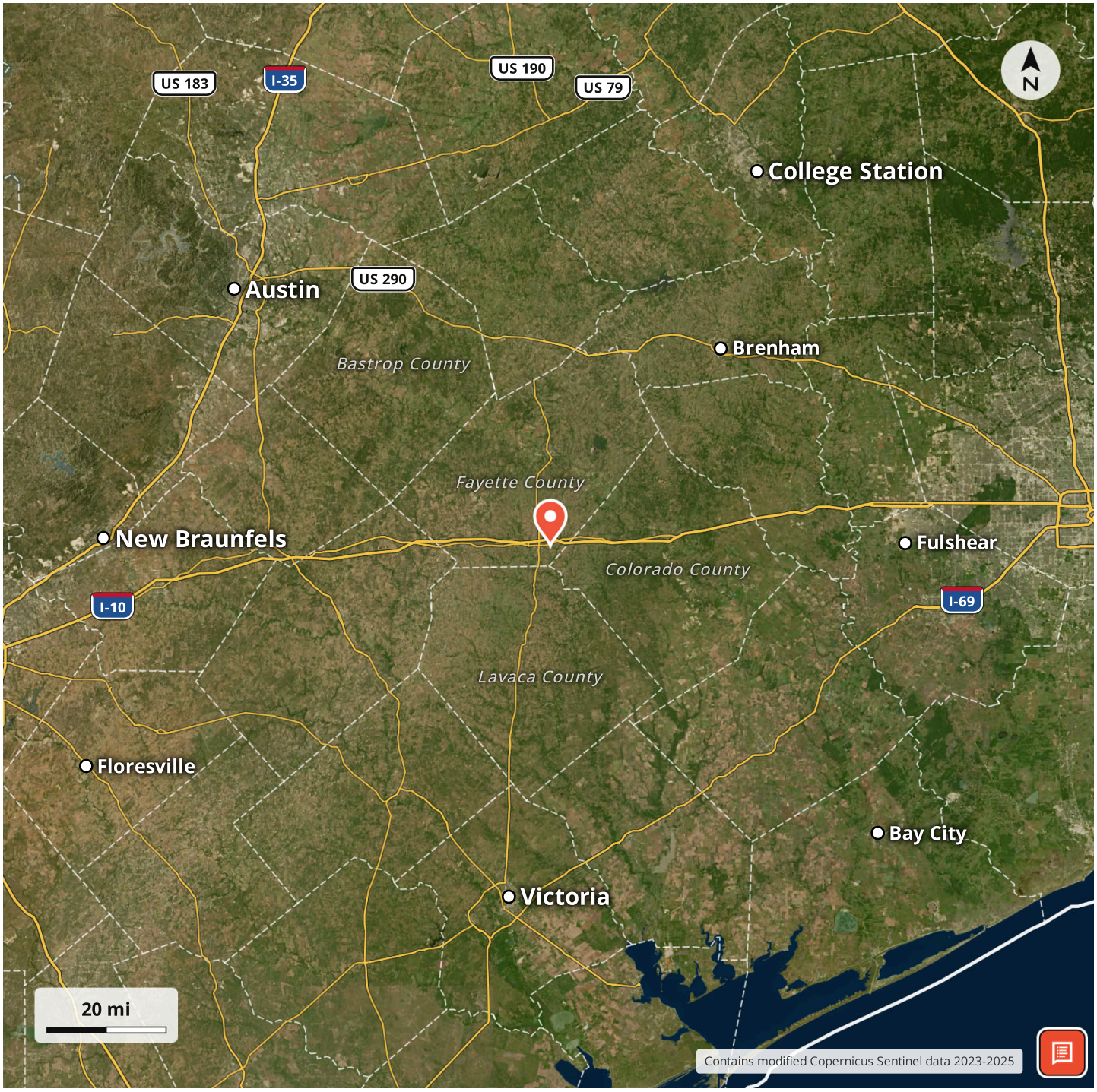
Don't miss the chance to own this extraordinary 59.61-acre property with endless possibilities. Embrace the serene beauty of southern Fayette County, minutes away from Schulenburg and a short drive from major cities. Explore the potential this tract offers, whether you envision it as your dream residence or an investment opportunity. Act now and seize this remarkable piece of Texas countryside.





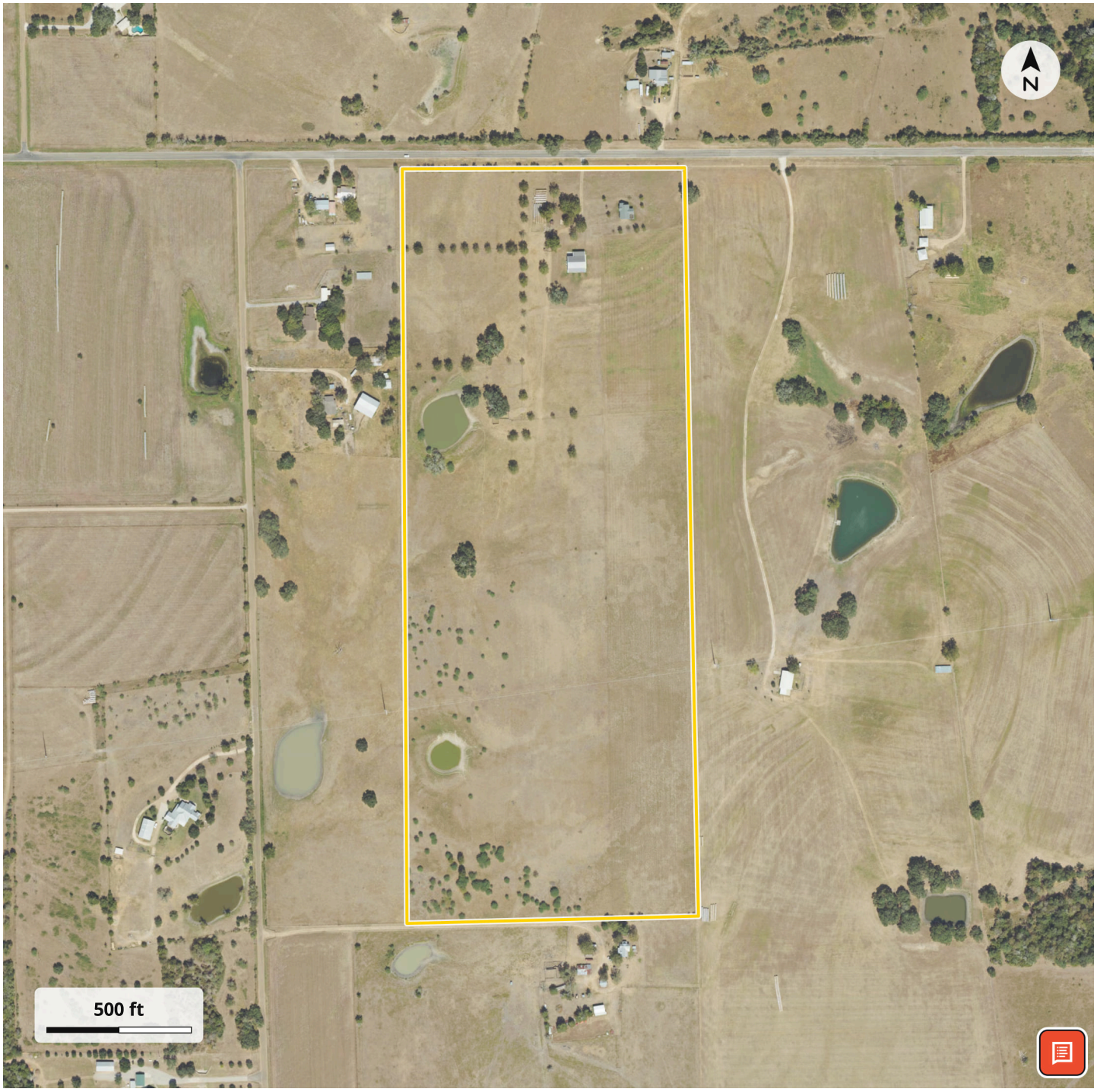
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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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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