

10338 FM 2437, Hallettsville
10338 FM 2437
Hallettsville, TX 77964

\$1,075,000
33.420± Acres
Lavaca County



10338 FM 2437, Hallettsville
Hallettsville, TX / Lavaca County

SUMMARY

Address

10338 FM 2437

City, State Zip

Hallettsville, TX 77964

County

Lavaca County

Type

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

Latitude / Longitude

29.446649 / -96.675197

Taxes (Annually)

2724

Dwelling Square Feet

1924

Bedrooms / Bathrooms

3 / 1.5

Acreage

33.420

Price

\$1,075,000

Property Website

<https://bubelarealestate.com/property/10338-fm-2437-hallettsville-lavaca-texas/115158/>



PROPERTY DESCRIPTION

The Fitzroy in Sheridan

33.42 Acres | 10338 FM 2437 | Hallettsville, Texas | Offered at \$1,075,000

Welcome to The Fitzroy in Sheridan, a distinctive 33.42-acre Texas property offering beautiful land, century-old oak trees, extensive road frontage, a well-maintained country home, agricultural improvements, recreational opportunities, and exciting investment potential. Located just 3.2 miles south of Splashway Waterpark in Sheridan, The Fitzroy offers an exceptional setting for a full-time country residence, weekend retreat, hunting and recreational property, or potential income-producing investment.

One of the property's most distinguishing features is its extensive frontage and accessibility. The tract offers approximately 1,100+ feet of frontage along FM 2437, along with approximately 1,200 feet of additional frontage along an easement access road leading toward the residence. This unique configuration adds versatility and potential that can be difficult to find in a tract of this size.

The land itself is impressive, featuring improved grasses, open pasture, and beautiful century-old oak trees that provide the classic character buyers seek in South Central Texas. The combination of mature trees, usable acreage, attractive homesites, excellent frontage, and existing improvements makes The Fitzroy a truly special property.

Hunting and recreation are another part of The Fitzroy's appeal. The property's combination of mature oaks, improved grasses, open pasture, and natural cover provides habitat for area wildlife, with whitetail deer, wild hogs, and turkey found throughout this part of South Central Texas. Whether enjoying an early morning hunt, watching wildlife beneath the old oaks, or simply spending time outdoors with family and friends, the 33.42 acres provide plenty of room to experience the land beyond the homesite.

The approximately 1,924-square-foot home offers 3 bedrooms and 1.5 baths and is believed to have been extensively remodeled approximately 10 years ago. Interior features include warm knotty pine walls, Silestone kitchen countertops with tile backsplash, laminate wood-plank flooring, a spacious living room, formal dining room, breakfast area, and large mud/utility room. The full bath features a generously sized walk-in shower. The home also offers central heating and air, a metal roof, Hardie-style exterior siding with vinyl siding beneath the front covered patio area, a private water well, aerobic septic system, and San Bernard Electric service.

Additional improvements provide tremendous functionality. A separate approximately 440-square-foot one-car garage includes an attached two-car carport and additional art/hobby room. A detached 12' x 12' hot tub room in the backyard offers additional possibilities as a hobby space, office, exercise room, or other recreational use. Agricultural improvements include an approximately 1,620-square-foot equipment shed/barn and an additional approximately 1,220-square-foot pole barn, providing ample space for tractors, equipment, livestock, and storage.

Beyond its residential, agricultural, and recreational appeal, The Fitzroy's location and FM 2437 frontage create an intriguing investment and income-producing opportunity. With approximately 1,100+ feet of frontage along FM 2437 and Splashway Waterpark only 3.2 miles away, a future owner could explore developing a collection of rental cabins, cottages, or weekend accommodations along the FM 2437 frontage, while potentially retaining the existing residence and much of the acreage as part of the overall property.

Imagine a thoughtfully designed collection of country cabins tucked among the property's mature oaks, providing accommodations for families and visitors traveling to Splashway and the Sheridan area. Other possibilities could include a family or corporate retreat, event lodging, cabin/RV concept, or an owner-occupied residence combined with income-producing accommodations. The existing 3-bedroom home could potentially serve as a vacation rental, manager's residence, owner's retreat, or centerpiece of a larger hospitality concept.

The combination of hunting and recreation during the cooler months, proximity to Splashway and area attractions during the warmer months, and the potential for short-term accommodations gives The Fitzroy an interesting year-round investment story. Few properties of this size combine this level of frontage, mature oak trees, improved pasture, an existing residence, barns, utilities, recreational opportunities, and proximity to a major family attraction.

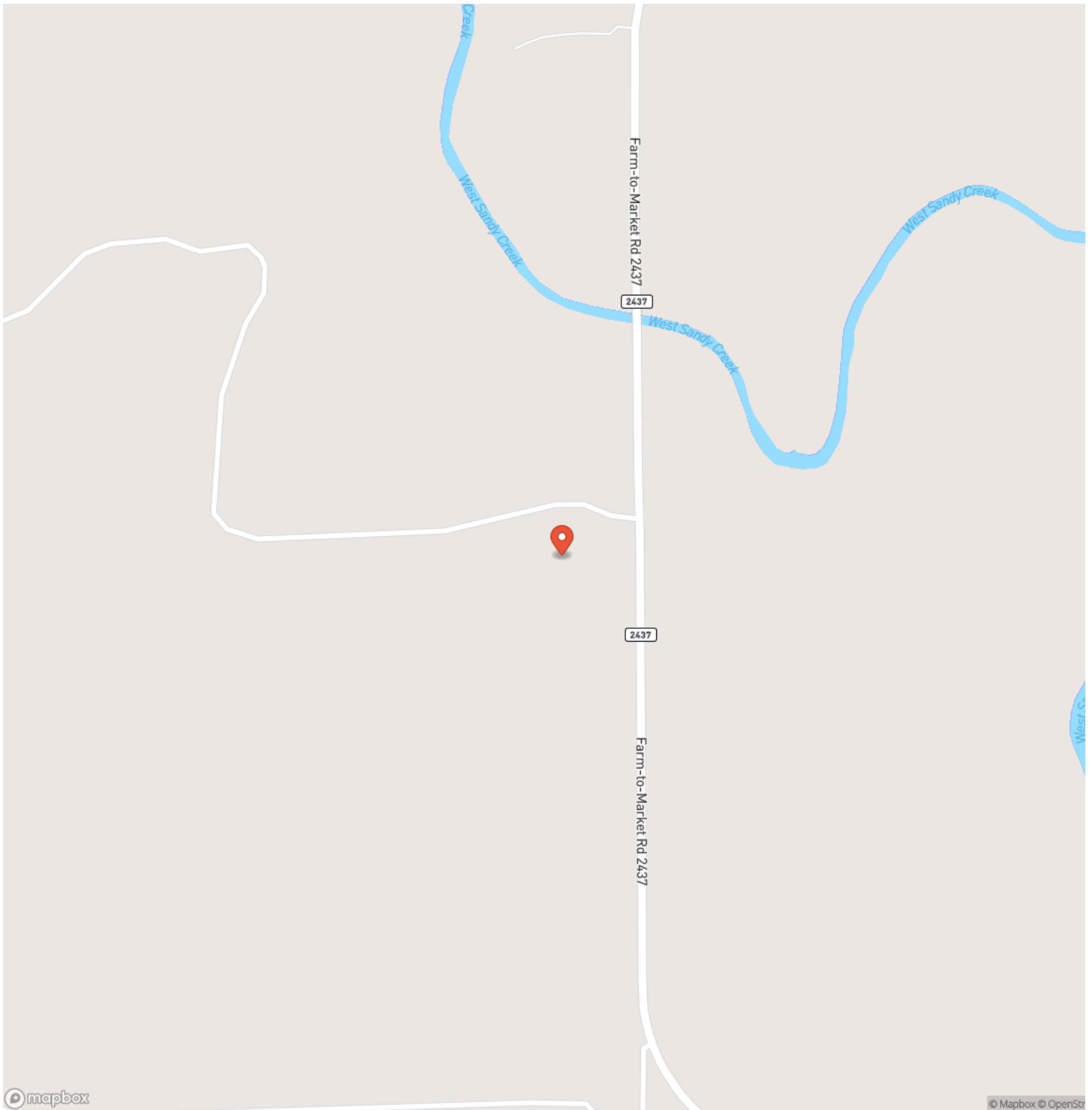
Whether you're searching for a permanent country residence, hunting property, recreational getaway, weekend retreat, investment opportunity, or a beautiful piece of Texas land with the potential for something more, The Fitzroy in Sheridan offers a compelling

combination of location, frontage, century-old oaks, usable acreage, existing improvements, recreation, and future possibilities.

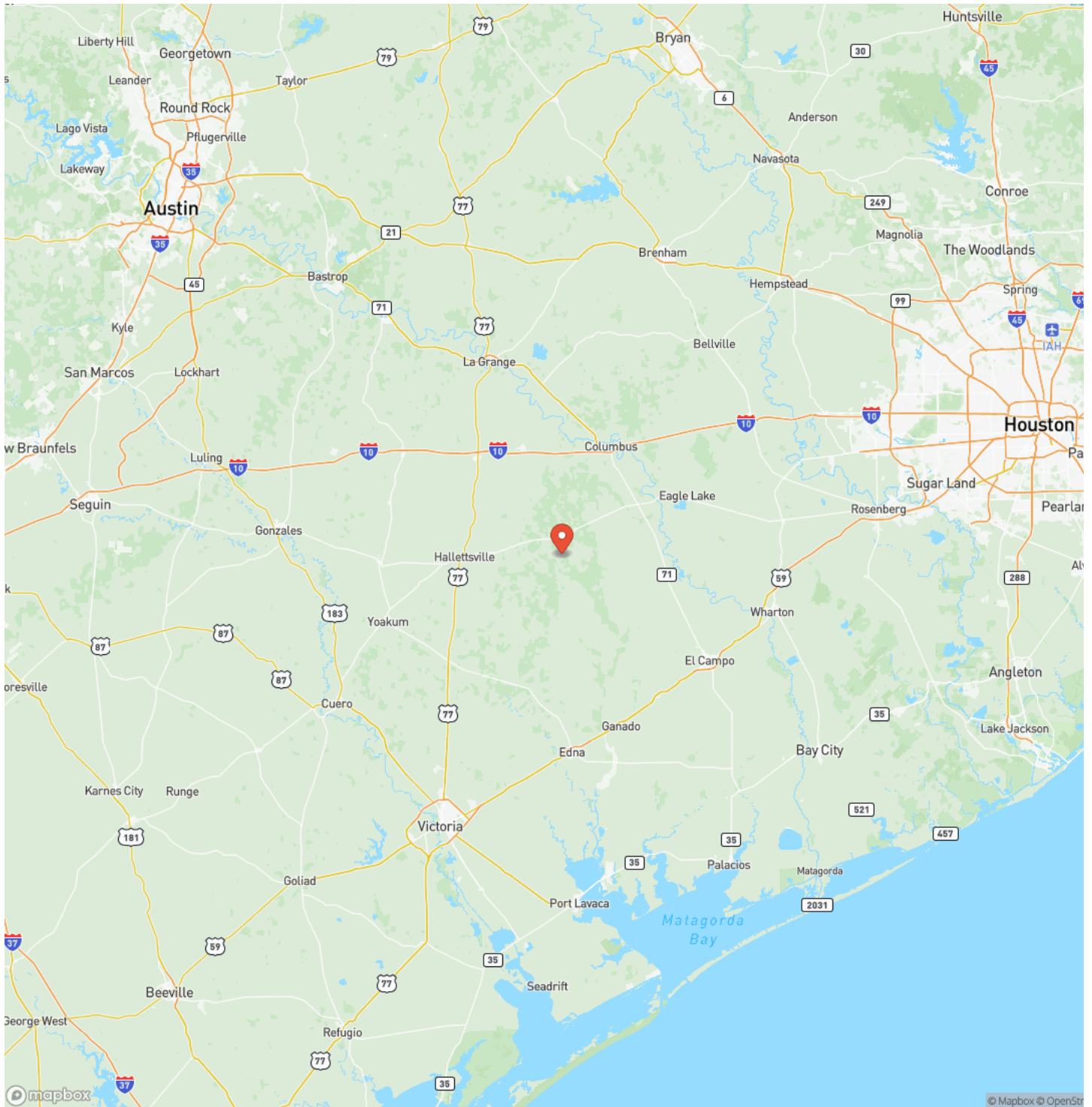
(No representation is made regarding development approval, short-term rental eligibility, subdivision potential, wildlife populations, or projected rental income. Any subdivision, additional dwellings, commercial use, short-term rental use, utility expansion, or future development should be independently verified by the buyer and is subject to applicable governmental requirements, easements, deed restrictions, utility availability, and buyer due diligence.)



Locator Map



Locator Map



Satellite Map



10338 FM 2437, Hallettsville
Hallettsville, TX / Lavaca County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chip Bubela

Mobile

(979) 743-4555

Office

(979) 743-4555

Email

Chip@BubelaRealEstate.com

Address

603 N. Main St,

City / State / Zip

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
603 N Main
Schulenburg, TX 78956
(979) 743-4555
<https://bubelarealestate.com/>
