

2210 Hermis Rd, Schulenburg - 56.22-Acre
2210 Hermis Rd
Schulenburg, TX 78956

\$590,310
56.22± Acres
Fayette County



**2210 Hermis Rd, Schulenburg - 56.22-Acre
Schulenburg, TX / Fayette County**

SUMMARY

Address

2210 Hermis Rd

City, State Zip

Schulenburg, TX 78956

County

Fayette County

Type

Ranches, Farms

Latitude / Longitude

29.651808 / -96.934606

Acreage

56.22

Price

\$590,310

Property Website

<https://bubelarealestate.com/property/2210-hermis-rd-schulenburg-56-22-acre/fayette/texas/88649/>



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Schulenburg, TX / Fayette County**

PROPERTY DESCRIPTION

Hermis Road Ranch offers tranquility and investment potential with a 56.22 acre tract located just outside the charming town of Schulenburg in the Saint John Area. Enjoy approximately 748.18 feet of road frontage along Hermis Road, featuring a well-maintained gravel road entry that sets the stage for your future homestead or recreational retreat.

This property boasts improved pastureland and a +/- 7.5 acre potential homesite on Hermis Road, making it an ideal canvas for your home or weekend getaway. The natural beauty of the area and the peaceful surroundings offer a serene lifestyle in the country.

A feature of the property is the existing oil and gas pad site, which is currently held in production. An empty frac pond sits on the property and provides an opportunity for conversion into additional pastureland or an exciting recreational area.

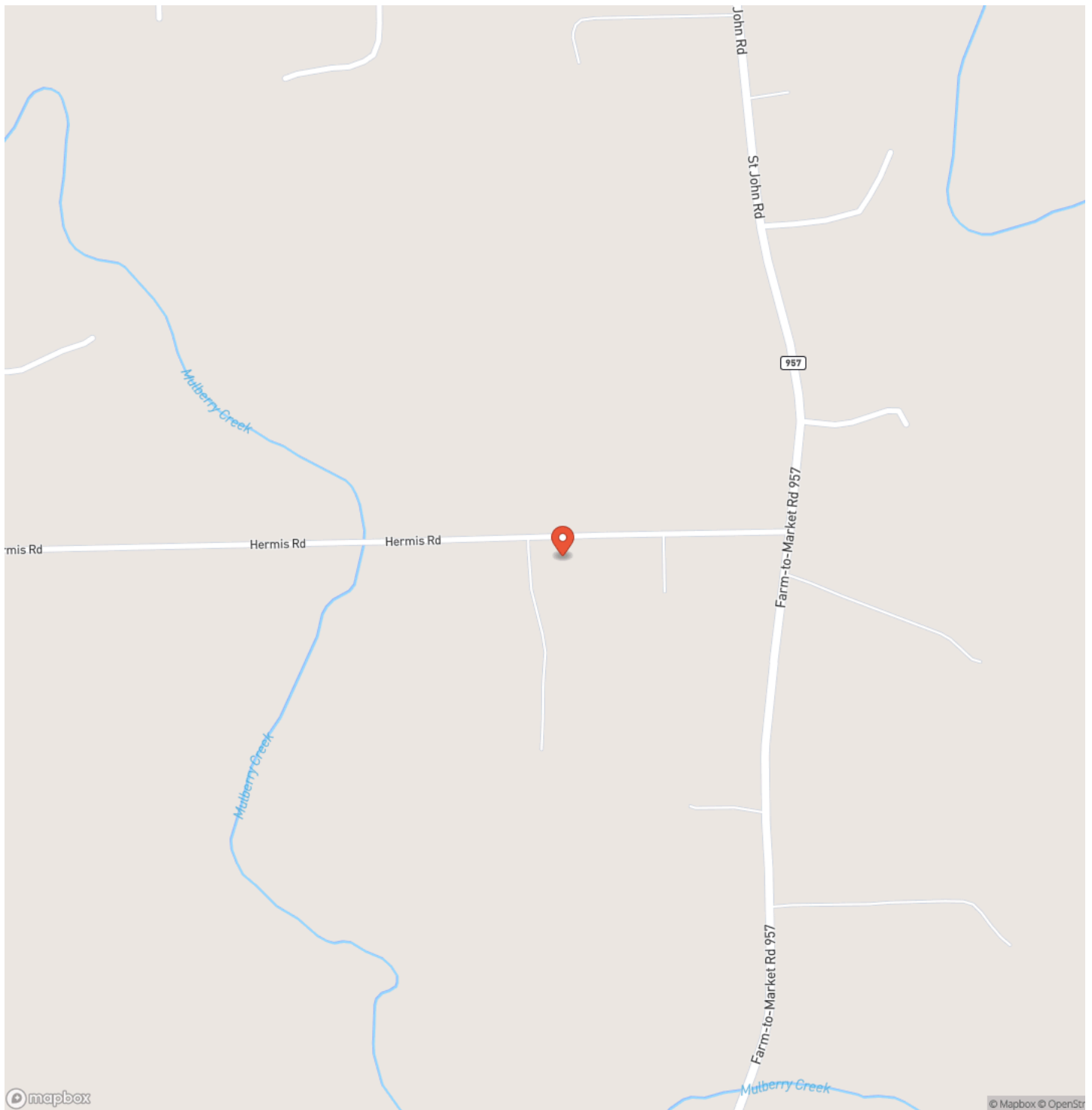
The property is fully fenced and comes equipped with electricity and two water wells, ensuring a versatile and convenient setup for any future development. Property has a county appraised value of \$808,200, enhancing the property's investment appeal.

As an added bonus, the current owner is the operator of the oil and gas well on-site and is willing to offer an attractive agreement: a 2% override on any royalties generated from the well, plus a monthly payment of \$500 for the use of the gravel road to access the pad site. This presents an immediate income-generating opportunity for the buyer.

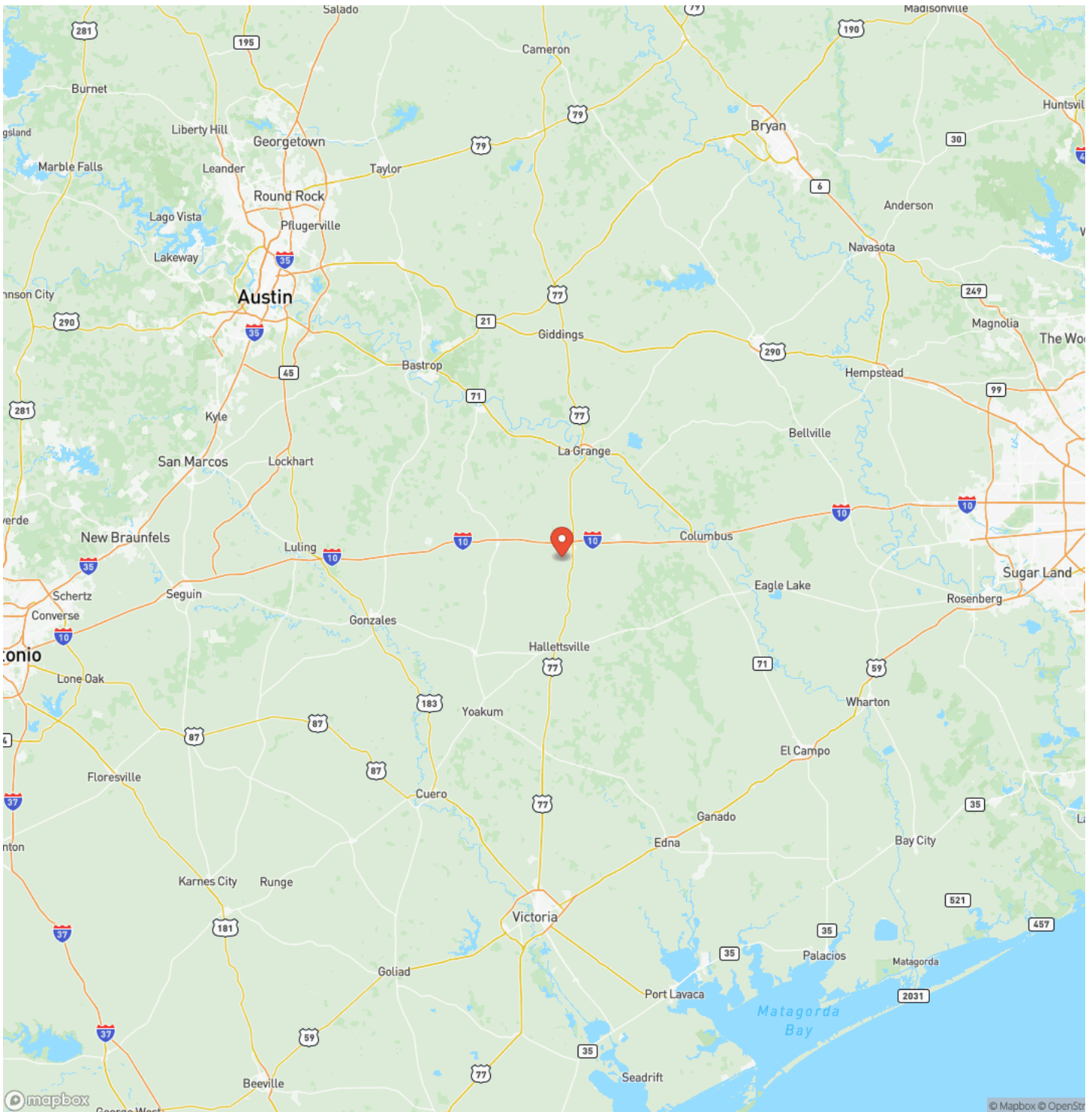
Don't miss out on this exceptional opportunity that combines rural living with investment potential. Contact us today to schedule a viewing and explore the opportunities that await at 2210 Hermis Rd!



Locator Map



Locator Map



Satellite Map



**2210 Hermis Rd, Schulenburg - 56.22-Acre
Schulenburg, TX / Fayette County**

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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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.

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