

1250 Ladewig Ln. in Schulenburg  
1250 Ladewig Ln  
Schulenburg, TX 78956

**\$745,000**  
39± Acres  
Fayette County





**1250 Ladewig Ln. in Schulenburg**  
**Schulenburg, TX / Fayette County**

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**SUMMARY**

**Address**

1250 Ladewig Ln

**City, State Zip**

Schulenburg, TX 78956

**County**

Fayette County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land, Horse Property

**Latitude / Longitude**

29.701554 / -97.040432

**Taxes (Annually)**

\$27

**Acreage**

39

**Price**

\$745,000

**Property Website**

<https://bubelarealestate.com/property/1250-ladewig-ln-in-schulenburg/fayette/texas/54920/>



**PROPERTY DESCRIPTION**

Welcome to Water's Edge at Rocky Creek

Property Highlights: 38.69 Acres of Beauty and Recreational Potential

Location: 1250 Ladewig Ln, Schulenburg, TX 78956

Are you in search of the perfect medium-sized tract of land that offers many water features and a wealth of outdoor possibilities? Look no further than this stunning 38.69-acre property, situated in the serene Engle Area, just north of I-10 between the charming towns of Schulenburg and Flatonia.

Features That Set This Property Apart:

- **Prime Location:** Enjoy over 1,000 feet of road frontage on Ladewig Ln, ensuring good access points while maintaining privacy lined with big, beautiful oak trees and a northern Rocky Creek boundary.
- **Rich Natural Landscape:** With picturesque Rocky Creek frontage, a tranquil pond, and diverse elevations throughout the property, relish breathtaking views of the scenic countryside.
- **Endless Recreational Opportunities:** The varied terrain is not only visually appealing but also perfect for various activities including hunting, fishing, hiking, and creating unforgettable adventures with family and friends.
- **Agricultural and Water Features:** Equipped with two water wells (buyer to verify the working condition), this property ensures potential water sources, with one well situated next to the lake where the water table is approximately 20-30 feet deep. The property has excellent cattle pens with an agricultural valuation which contributes to lower tax liability, making this an excellent investment opportunity.
- **Versatile Use Cases:** Whether you envision building a dream homesite, starting a small cattle operation, or simply seeking a peaceful retreat to enjoy the great outdoors, Water's Edge at Rocky Creek is an ideal canvas for your vision.

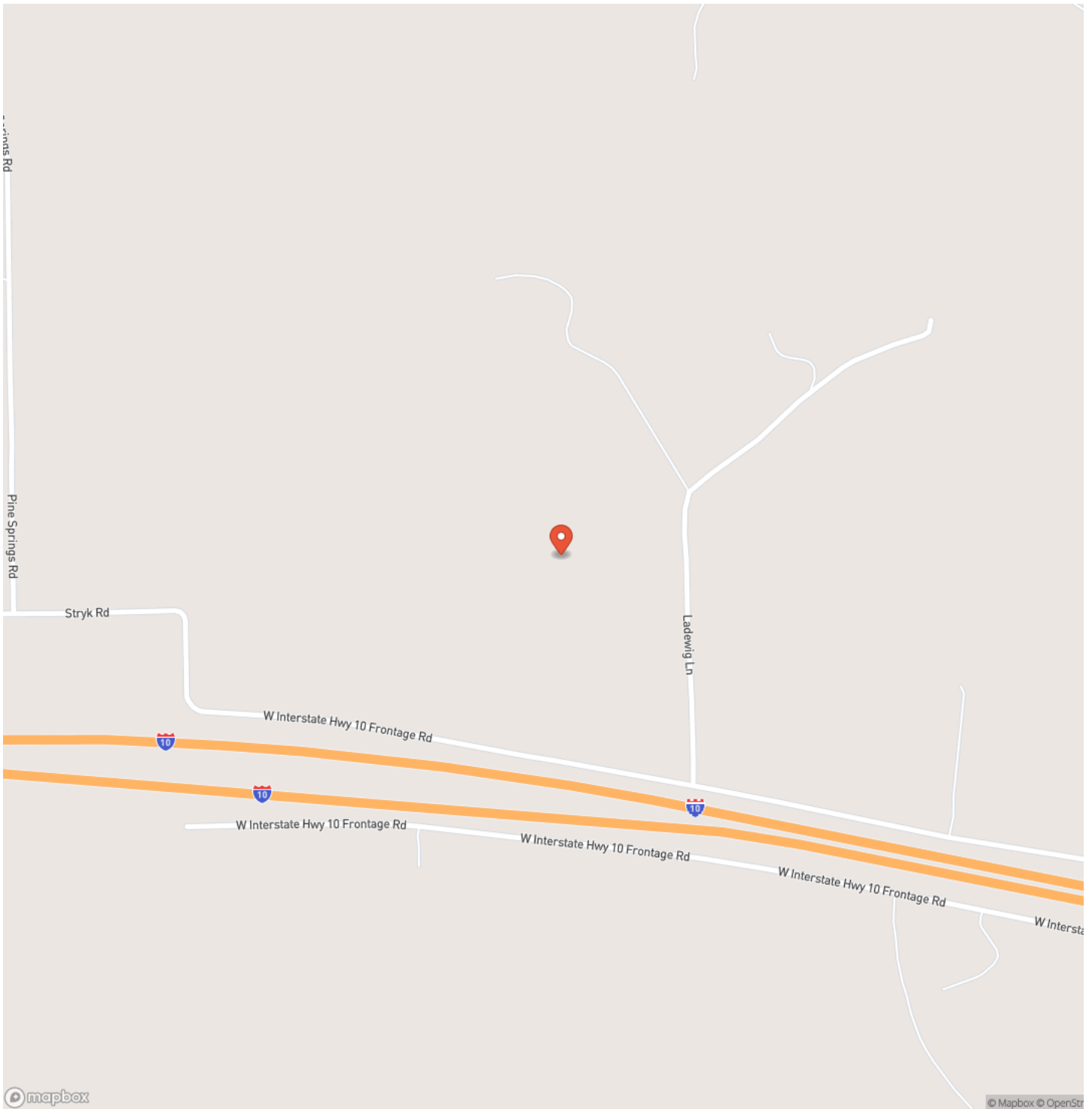
This exceptional piece of Southern Fayette County Texas has what so many are looking for. As a broker and a principal seller, I'm excited to bring this one to market as we have minimized the early work. Invasive plants and trees have been cleared, and the land has been disced, setting you up for a smooth start. Do not miss your chance to own a slice of Beautiful Southern Fayette County TX in what some call the gateway to the rolling hills!

Act Now! Schedule a visit today to explore the endless possibilities this property has to offer!



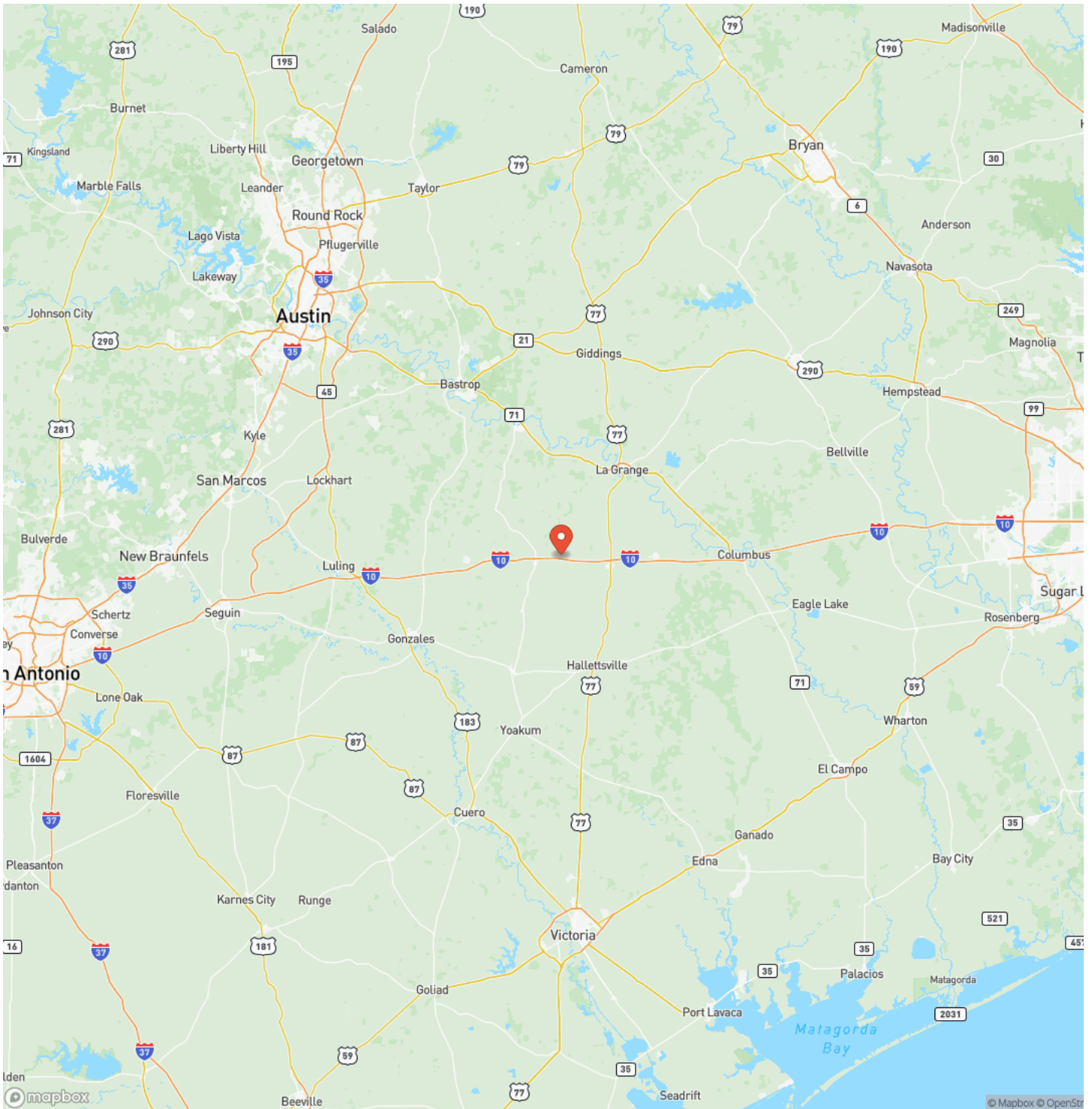


## Locator Map

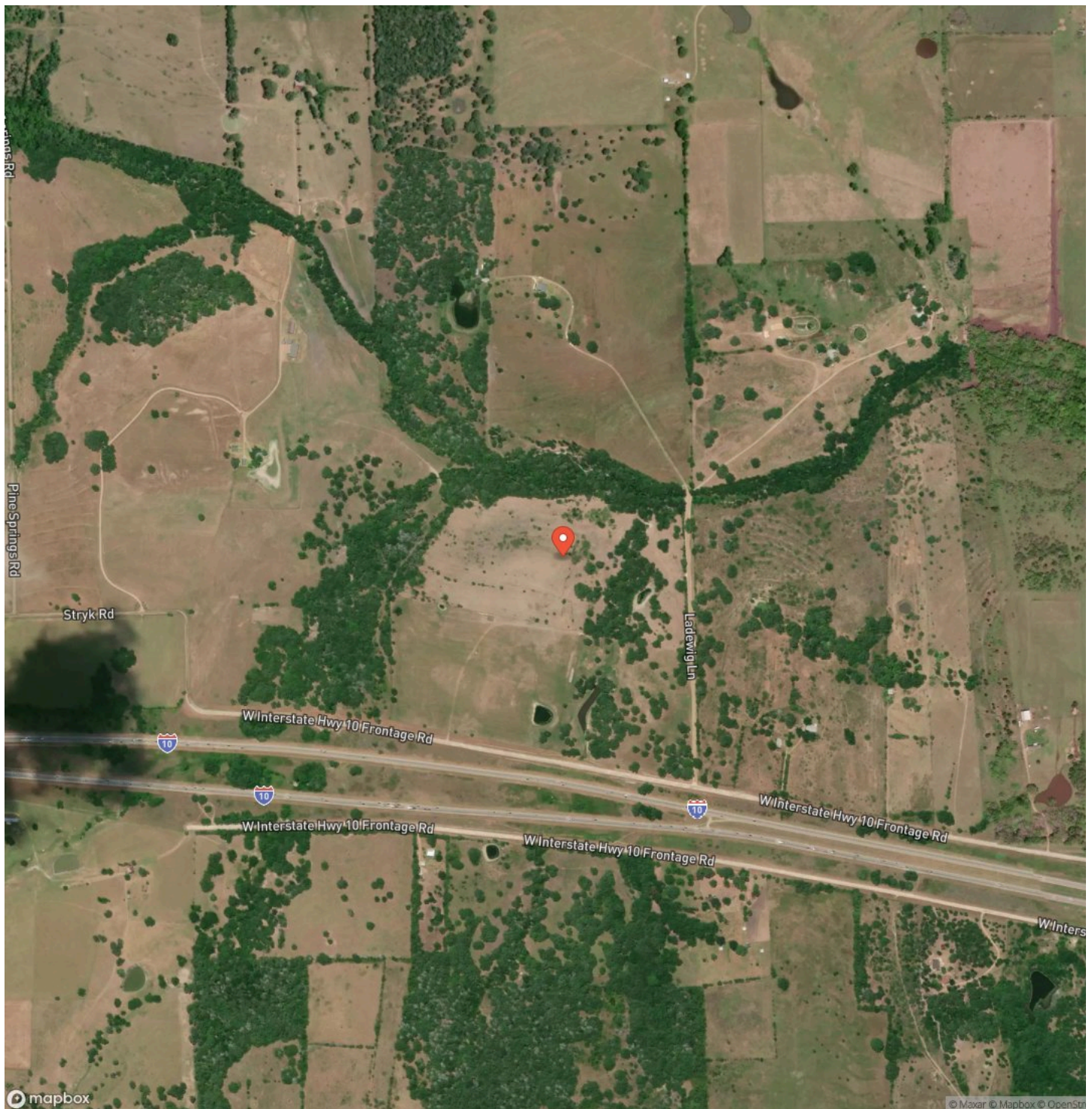




## Locator Map



## Satellite Map





**1250 Ladewig Ln. in Schulenburg  
Schulenburg, TX / Fayette 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

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.



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