

3147 FM 956 in Schulenburg
3147 FM 956
Schulenburg, TX 78956

\$1,703,295
103.230± Acres
Fayette County



3147 FM 956 in Schulenburg
Schulenburg, TX / Fayette County

SUMMARY

Address

3147 FM 956

City, State Zip

Schulenburg, TX 78956

County

Fayette County

Type

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

Latitude / Longitude

29.6819 / -96.903036

Acreage

103.230

Price

\$1,703,295

Property Website

<https://bubelarealestate.com/property/3147-fm-956-in-schulenburg-fayette-texas/58804/>



PROPERTY DESCRIPTION

Discover the epitome of serene country living with this sprawling 103.23-acre property. Nestled in a desirable location, this land offers a blend of natural beauty, fertile grounds, and practical amenities for a variety of agricultural and recreational pursuits.

As you enter the property, driving up the winding road, you will be greeted by the calming presence of a picturesque scene. The landscape is further enriched by a creek flanked by an array of trees, including pecans, walnuts, oaks, and elms. The land further entails a brushy area that serves as a haven for wildlife such as deer, hogs, doves, and various predators, making it a nature lover's paradise.

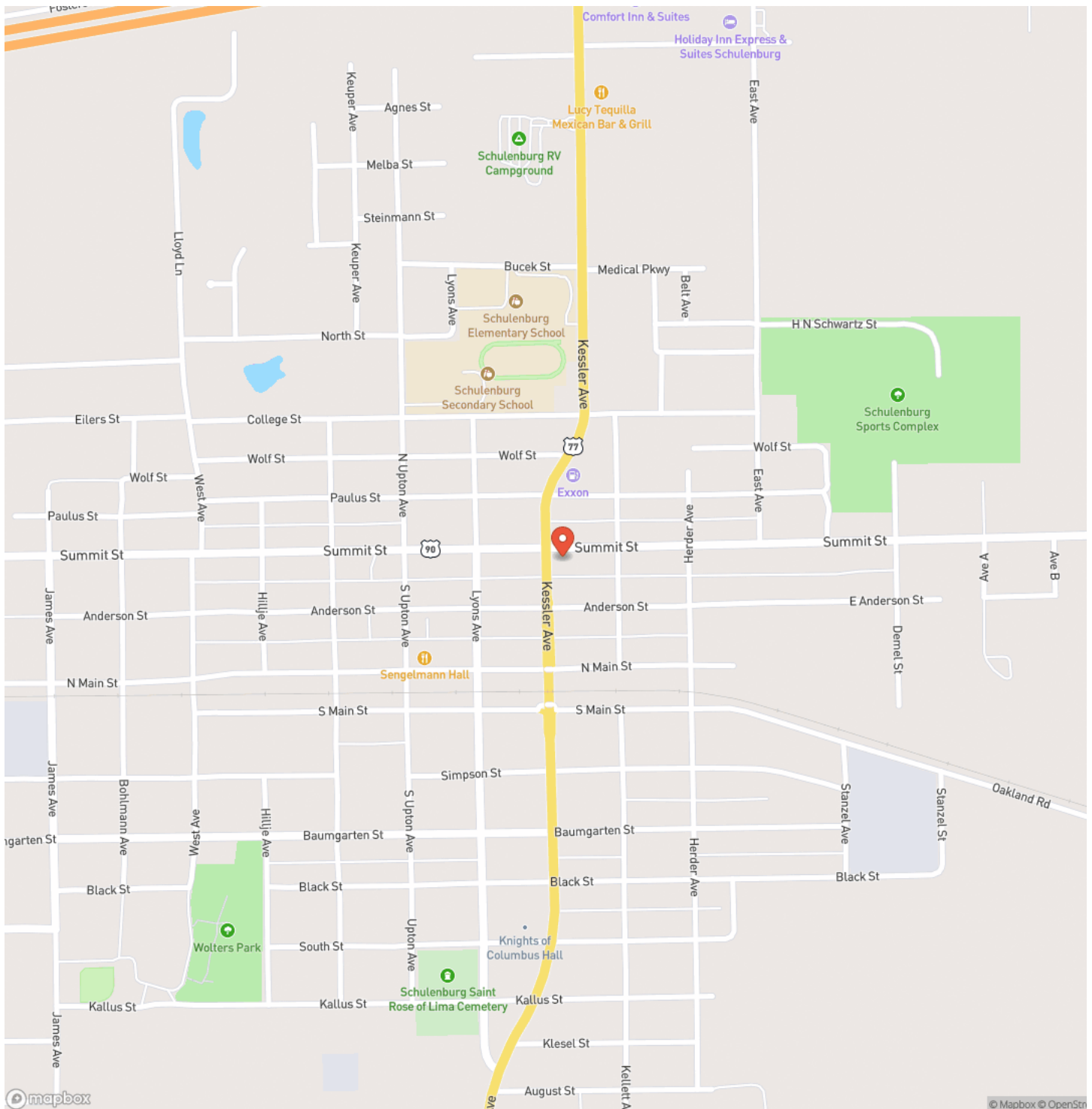
The property boasts fertile soil and native grass pastures, ideal for cattle grazing. It also has great potential for hay production or other farming operations, with ample space to accommodate horses. Two tranquil ponds provide scenic beauty and practical water sources, one of which features a pier, perfect for leisurely afternoons by the water.

Essential utilities are readily available, with a water well and electricity in place. The rolling topography of the land not only enhances its aesthetic appeal but also offers versatile terrain for various uses.

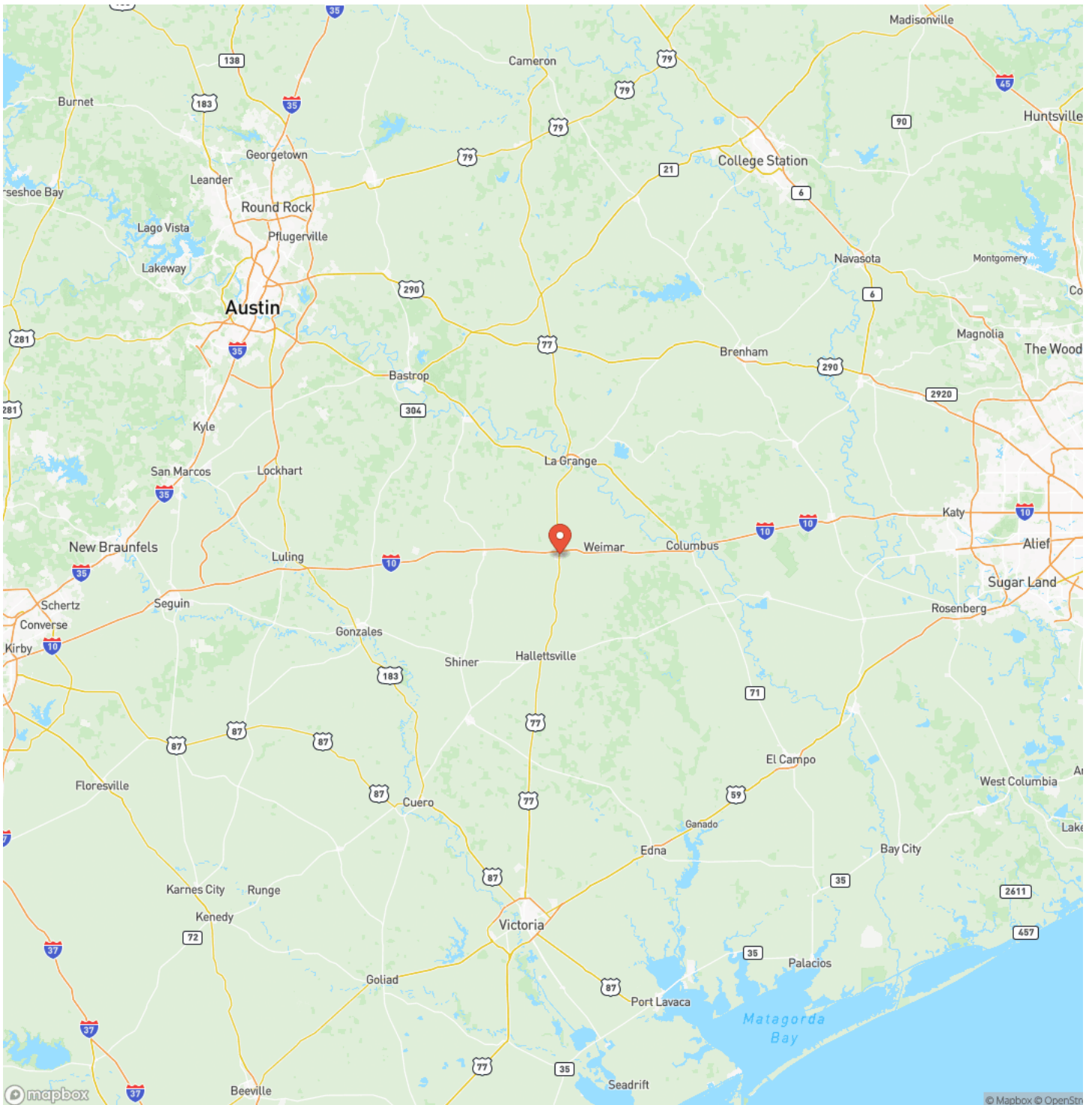
This exceptional piece of land presents a rare opportunity to embrace rural living while enjoying the conveniences of modern amenities. Whether you envision a thriving agricultural enterprise or a peaceful retreat, this property has the potential to fulfill your dreams.



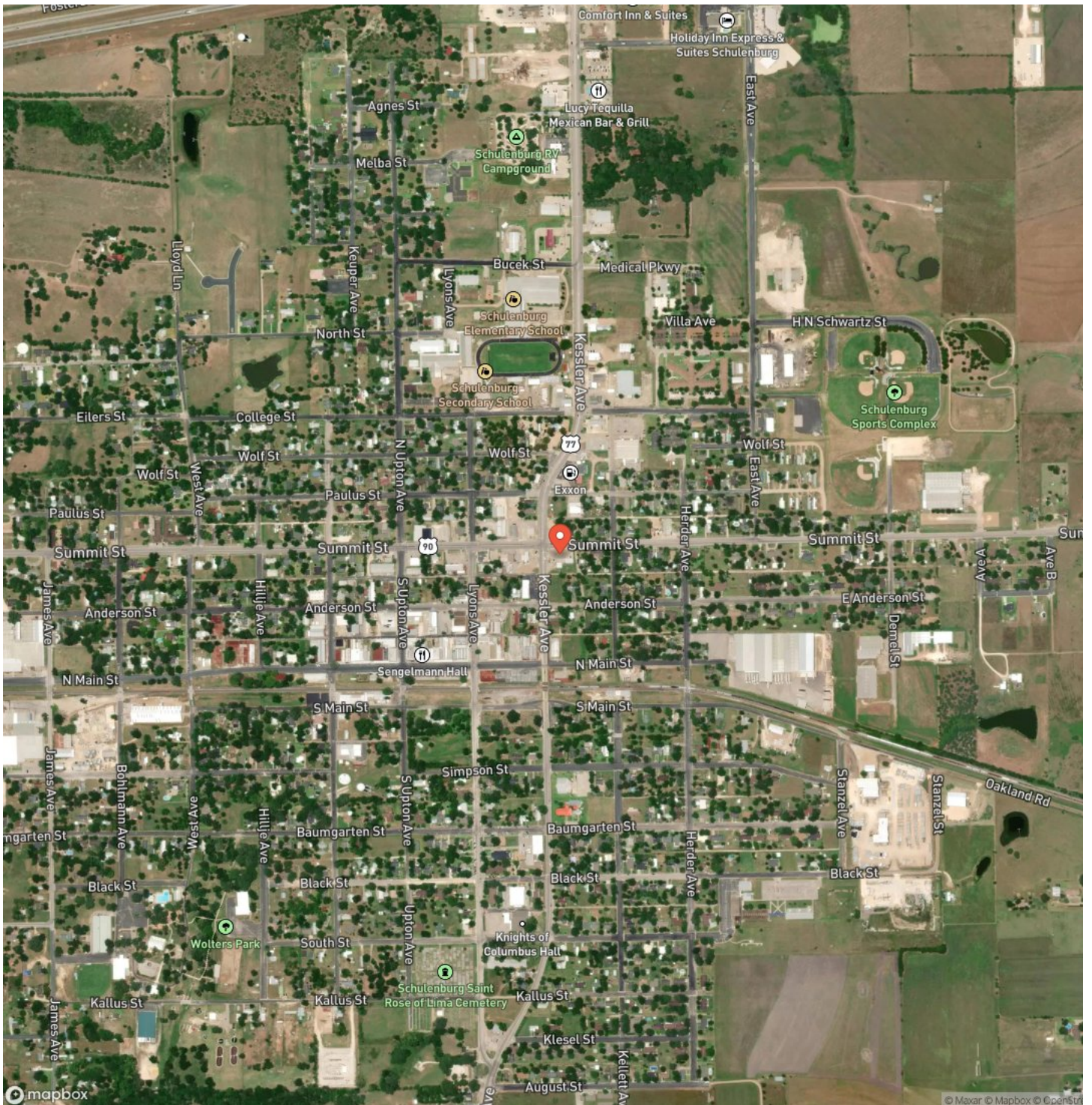
Locator Map



Locator Map



Satellite Map



**3147 FM 956 in Schulenburg
Schulenburg, TX / Fayette County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Betty Klesel

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Address

603 N. Main St,

City / State / Zip

Schulenburg, TX 78956

NOTES

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DISCLAIMERS

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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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