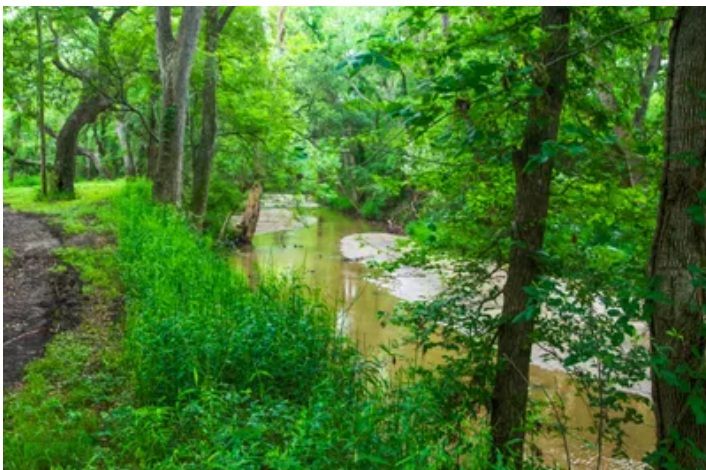


12134 US Hwy 77 in Schulenburg
12134 US Hwy 77
Schulenburg, TX 78956

\$649,000
14.130± Acres
Lavaca County



12134 US Hwy 77 in Schulenburg
Schulenburg, TX / Lavaca County

SUMMARY

Address

12134 US Hwy 77

City, State Zip

Schulenburg, TX 78956

County

Lavaca County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property, Riverfront, Single Family, Lot

Latitude / Longitude

29.623738 / -96.910984

Dwelling Square Feet

1440

Bedrooms / Bathrooms

3 / 2

Acreage

14.130

Price

\$649,000

Property Website

<https://bubelarealestate.com/property/12134-us-hwy-77-in-schulenburg-lavaca-texas/56617/>



PROPERTY DESCRIPTION

Discover your dream retreat nestled on a breathtaking 14.13-acre property that seamlessly blends modern comfort with rustic charm. As you drive through the automatic gate and along the paved driveway, you will be welcomed by a circle drive leading to a beautifully remodeled 1440 square foot home. This elegant residence features three spacious bedrooms and two bathrooms, carefully updated to meet all your needs.

Imagine waking up each morning to the sight of majestic oak, cypress, and elm trees, with a charming mini pecan orchard adding to the property's allure. Your mornings could be spent enjoying coffee on the side patio, a perfect spot for BBQs and get-togethers with family and friends. The well-thought-out landscaping not only enhances the home's beauty but is also designed for optimal drainage, ensuring a lush, irrigated yard all year round.

The property is a haven for outdoor enthusiasts, offering over 1500 feet of stunning frontage along the serene Navidad River. You can spend your days fishing or simply relaxing by the water's edge. For the avid adventurer, walking and ATV trails meander through the picturesque landscape, providing endless opportunities for exploration. At the heart of this paradise lies a stocked pond complete with a floating dock pier, inviting you to unwind and enjoy the tranquil surroundings.

Practicality meets luxury with extensive outbuildings that cater to your every need. Two separate two-door garages or workshops, both equipped with automatic openers, offer ample space for vehicles and projects. There's also an additional carport for more covered parking, an RV and boat storage cover port, and a convenient pole barn for housing tractors and implements.

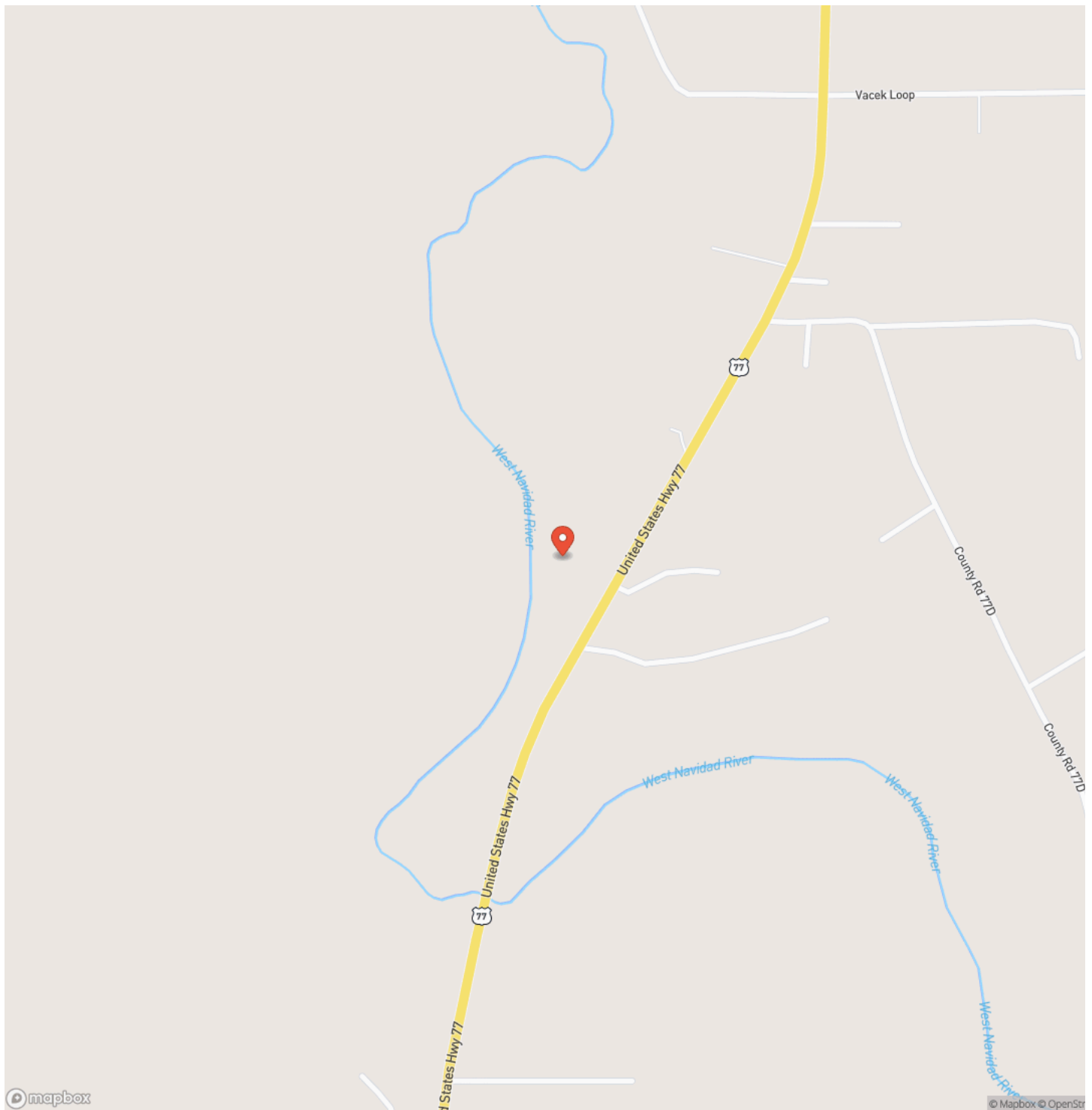
Your new home operates efficiently on a water well and septic system, with an above-ground propane tank ensuring you have all the essentials. This property is truly a sanctuary for hunting and fishing aficionados, providing ample opportunities to indulge in your hobbies without ever leaving your land.

In this serene yet well-appointed retreat, every detail has been considered to offer you a lifestyle of comfort, convenience, and adventure. Don't miss the chance to own this extraordinary property where you can live, work, and play to your heart's content. Contact us today to experience this slice of paradise firsthand.

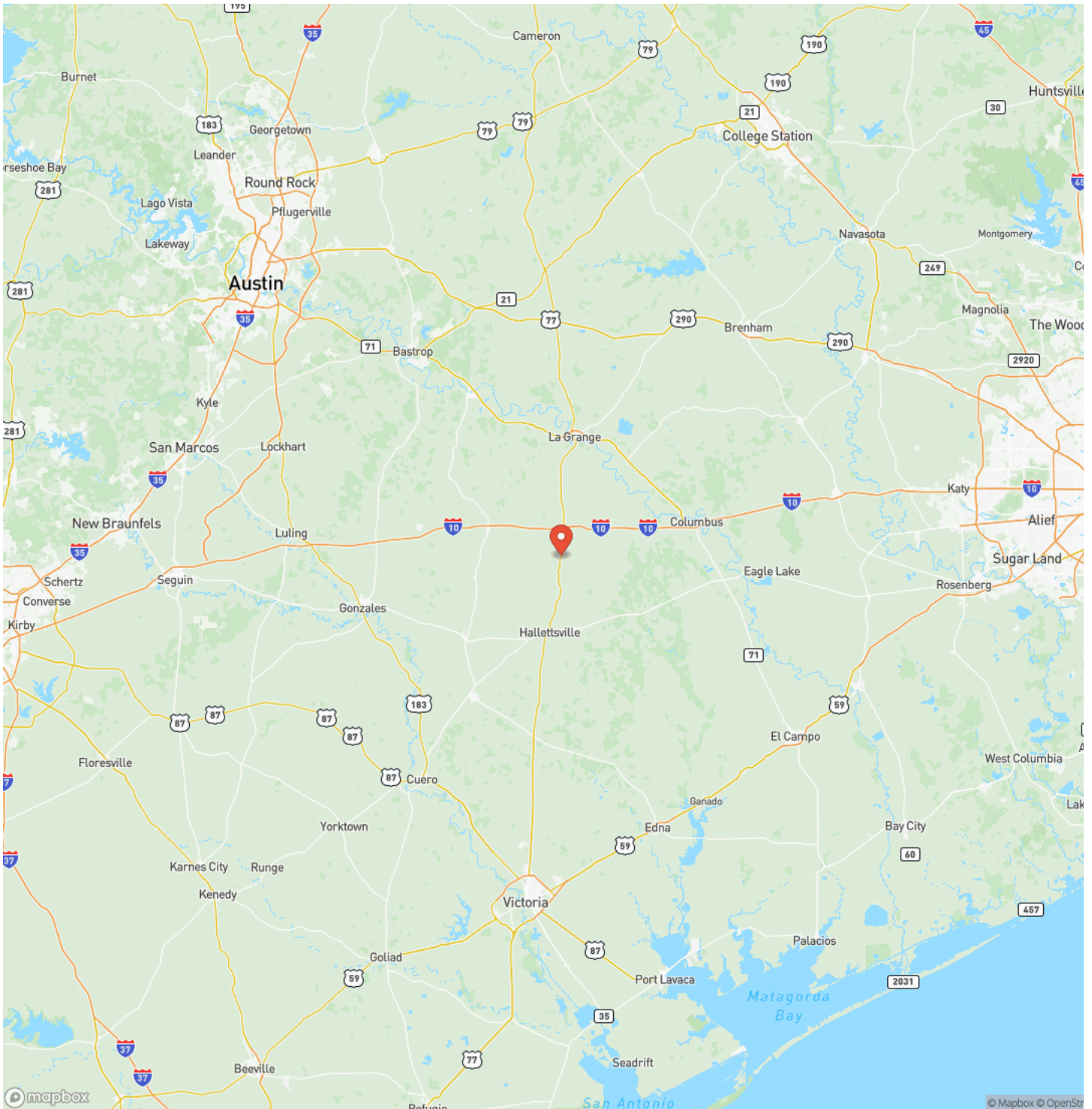
12134 US Hwy 77 in Schulenburg
Schulenburg, TX / Lavaca County



Locator Map

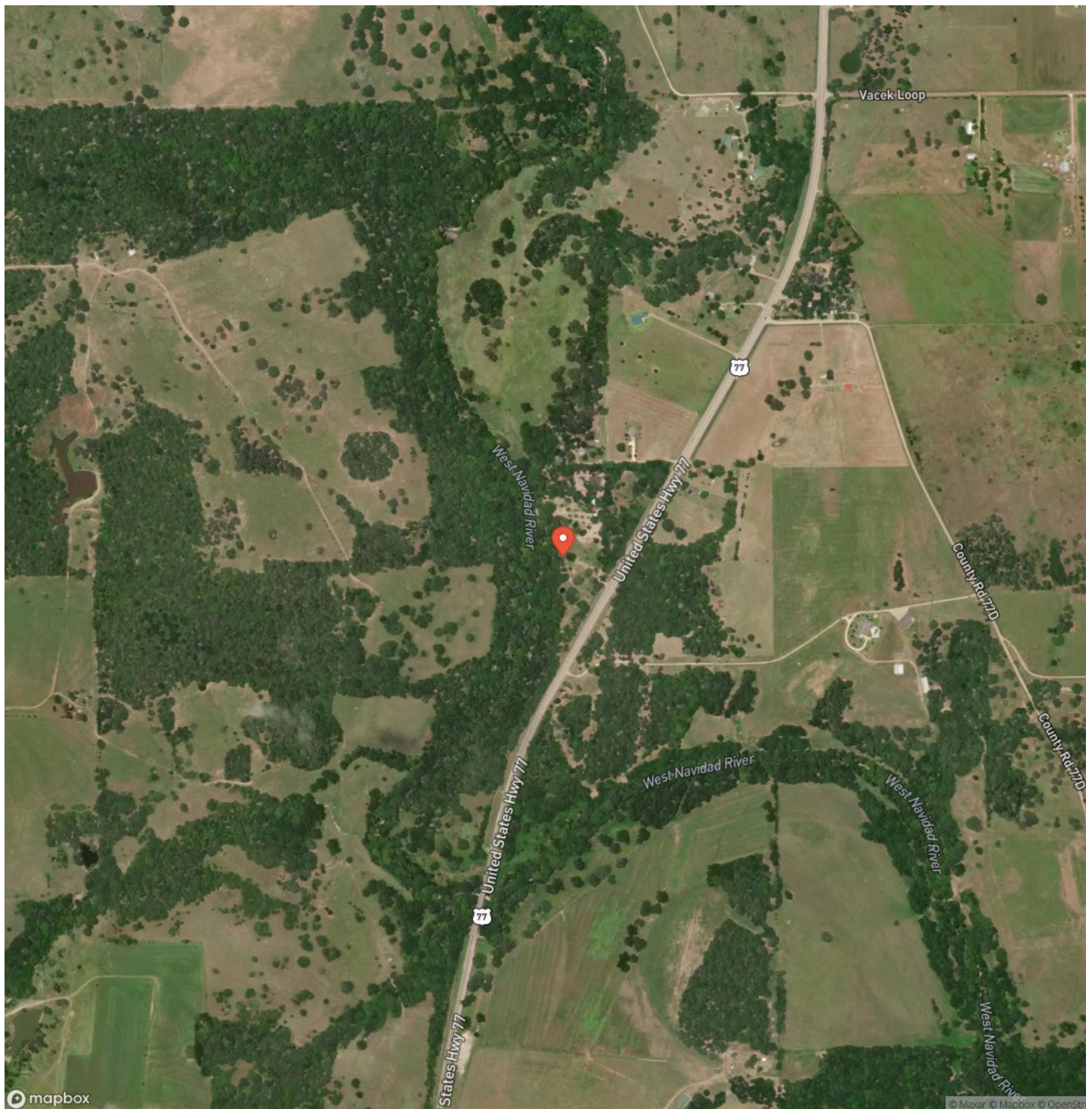


Locator Map



12134 US Hwy 77 in Schulenburg
Schulenburg, TX / Lavaca County

Satellite Map



**12134 US Hwy 77 in Schulenburg
Schulenburg, 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

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.

Bubela Real Estate
603 N Main
Schulenburg, TX 78956
(979) 743-4555
bubelarealestate.com
