

Freyburg Farm with Views and Wildlife Refuge
3521 Bryant Rd.
Schulenburg, TX 78956

\$1,792,195
117.520± Acres
Fayette County



Freyburg Farm with Views and Wildlife Refuge Schulenburg, TX / Fayette County

SUMMARY

Address

3521 Bryant Rd.

City, State Zip

Schulenburg, TX 78956

County

Fayette County

Type

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

Latitude / Longitude

29.731524 / -96.974432

Acreage

117.520

Price

\$1,792,195

Property Website

<https://bubelarealestate.com/property/freyburg-farm-with-views-and-wildlife-refuge-fayette-texas/43222/>



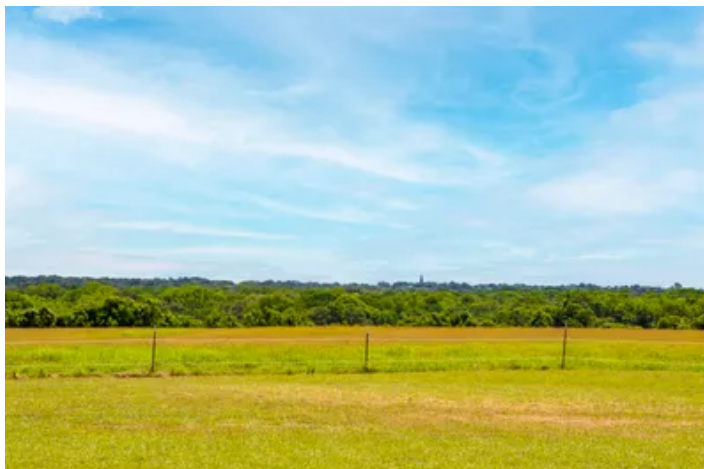
Freyburg Farm with Views and Wildlife Refuge

Schulenburg, TX / Fayette County

PROPERTY DESCRIPTION

Come enjoy picturesque views and a diverse 117.521 acres. Four miles from Schulenburg, Ten miles from Flatonia and 17 miles from La Grange, Texas. There is one three-bedroom and a one-bedroom house waiting to be turned into your perfect getaway for family, friends or rental income. There are so many festivals, fairs and church picnics to experience as well as concerts and great restaurants. There is new infrastructure. New pipe, pump, and tank on good well; and, new underground utilities to multiple sites including room for expansion. A new 1750 sq ft septic field is ready for any additional buildings which includes a 125' x 75' building pad positioned with the best views and underground utilities already in place. Additional hookups for two RV's with 30/50/110 amp, water, and septic dump. The property also has a cattle barn and outbuildings. This property is AG EXEMPT and currently holds a grazing and hay lease. The diverse terrain has abundant wildlife (deer, turkey, and pigs along the West branch of the Navidad River that runs through the property. Bass and Bluegill are stocked in one of the two ponds. Spectacular views are found in any direction throughout the property. Sit in the comfort of your own home on the hill with friends and watch the great fireworks display from the Painted Church St. Mary's High Hill on Labor Day weekend. Or, step around the corner and enjoy a headliner concert at the historic Freyberg Dance Hall. You won't want to leave this quiet place, but if you do you are close to everywhere. Halfway to everywhere. Houston, San Antonio, Austin, and Round Top.

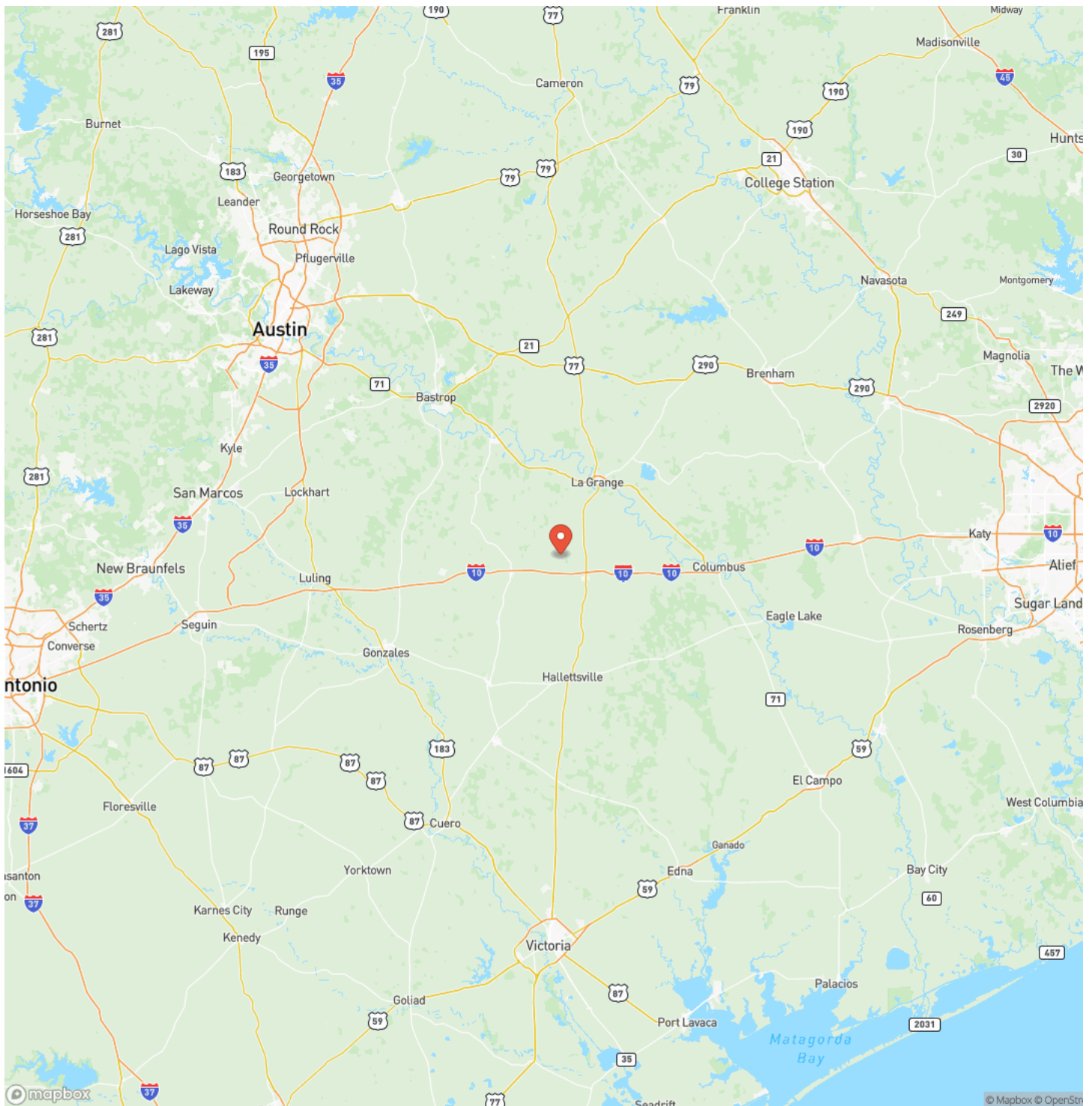
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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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.

Bubela Real Estate
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