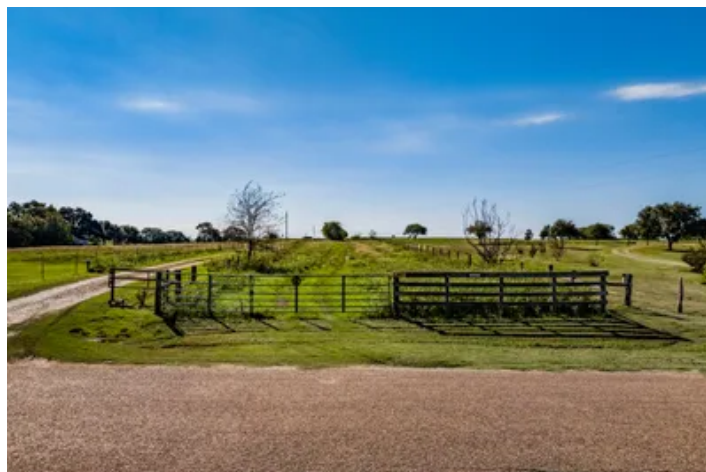


1625 CR 229 in Schulenburg
1625 CR 229
Schulenburg, TX 78956

\$650,000
43.334± Acres
Fayette County



1625 CR 229 in Schulenburg
Schulenburg, TX / Fayette County

SUMMARY

Address

1625 CR 229

City, State Zip

Schulenburg, TX 78956

County

Fayette County

Type

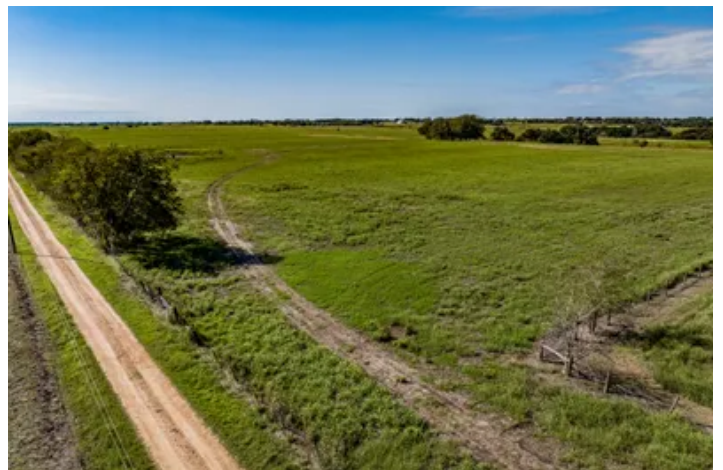
Farms, Ranches, Hunting Land, Recreational Land

Acreage

43.334

Price

\$650,000



PROPERTY DESCRIPTION

Beautiful 43.334 acres in Lavaca County just south of Schulenburg in the sought-after Moravia Area. The elevation changes from the southeast portion of the property to the northwest corner are +/- 30 feet from 390 to 360 with a $\frac{3}{4}$ acre sized lake. Build a dream home overlooking the pastures and views of the stocked pond for family and friends fishing outings while still having enough land to farm and ranch to keep taxes low, keeping the agricultural exemption in place used for hay production currently. Many Czech and German immigrants settled in this area of South Texas in the 1870s and to this day there is the Moravia Store which takes you back to a time when things were much simpler. There are also wineries in the area, including Majek Winery which is less than a 5-minute drive away. Electricity is available, with water, and septic needed for improvements to build a home or shop.



Locator Map



Locator Map



Satellite Map



**1625 CR 229 in Schulenburg
Schulenburg, TX / Fayette County**

LISTING REPRESENTATIVE

For more information contact:



Representative

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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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