

7835 Berger Road — Upgrades, Improvements & Property Highlights

Property Overview

- Approximately 18 acres in the Ammannsville countryside near Schulenburg
- Custom-built 4-bedroom, 4-bath residence
- Approximately 2,541 square feet
- Constructed in 2017-18
- Two bedrooms downstairs and two bedrooms upstairs
- Primary bedroom located on the first floor
- Agricultural exemption currently in place
- 25% mineral rights included
- Potential opportunity to lease an adjoining 29 acres

Custom Construction & Historic Character

- Exterior constructed with beautiful crystallized limestone
- Reclaimed materials from the original Lednicky family homestead
- Reclaimed wood trim and accent walls
- Custom sliding barn doors and closet doors
- Preserved tin paneling incorporated throughout the home
- Original hand-dug well retained as a decorative historical feature
- Custom cigar-room glass wall created with historic panels from Baumgarten Matula Company
- Central wood-burning fireplace
- Custom cedar fireplace mantle sourced from a tree on the property
- Custom metal catwalk connecting the upstairs bedrooms

Interior Features & Finishes

- Knotty alder cabinetry
- Granite countertops
- Soft-close cabinets and drawers
- Under-cabinet lighting
- Concrete flooring downstairs
- Bamboo flooring upstairs
- Oversized 6-foot soaking tubs upstairs
- Primary bathroom with double sinks and separate shower

- Walk-in pantry
- Kitchen open to the living area
- Breakfast bar
- High ceilings
- Owned water-softener system

Comfort, Efficiency & Technology

- Zoned central HVAC system
- High-efficiency heating and cooling
- Two tankless water heaters
- Fiber-optic internet service
- Additional CAT and dish wiring
- Digital programmable thermostats
- Ceiling fans
- Gas range and oven
- Buried 500-gallon propane tank

Water, Septic & Electrical Improvements

- New approximately 250-foot private water well
- Private septic system
- Two 200-amp electrical services
- Infrastructure offering flexibility for future improvements or expansion

Land & Agricultural Features

- Approximately 18 acres of open pasture and wooded privacy
- Scenic approximately 1.2-acre pond
- Cattle pens
- Cattle troughs
- Fencing and gated access
- County-maintained road frontage
- Land suitable for livestock, recreation and country living
- Fruit orchard with apple, peach, plum, pear, pomegranate and nectarine trees

Outdoor Living & Improvements

- Covered porches
- Screened porch
- Dedicated fire-pit lounge
- Agave and yucca landscaping
- Recently installed spa that conveys with the sale
- Additional stone and brick materials remaining on-site
- Materials may be used for future improvements such as an outdoor kitchen

Additional Highlights

- No HOA
- Peaceful rural setting with convenient access to Schulenburg
- Combination of historical character, modern construction and agricultural utility
- Also available in smaller acreage configurations