

6446 Mensik Rd, Schulenburg, Tx
6446 Mensik Rd.
Schulenburg, TX 78956

\$865,000
54.300± Acres
Fayette County



6446 Mensik Rd, Schulenburg, Tx
Schulenburg, TX / Fayette County

SUMMARY

Address

6446 Mensik Rd.

City, State Zip

Schulenburg, TX 78956

County

Fayette County

Type

Farms, Ranches

Latitude / Longitude

29.768756 / -96.860393

Acreage

54.300

Price

\$865,000

Property Website

<https://tricountyrealestate.com/property/6446-mensik-rd-schulenburg-tx-fayette-texas/99951/>



PROPERTY DESCRIPTION

Discover the perfect blend of beauty, versatility and country charm with this exceptional 54.3 ac tract located in the scenic Ammannsville area of Fayette County. The property is ideally located approx. 50 minutes from Katy where there is an abundance of shopping, restaurants and medical facilities, and approx. 1 hr. 15 minutes to the Austin airport. This nicely shaped parcel offers outstanding flexibility, making it ideal for a recreational retreat, or a phenomenal future homesite.

High and dry with no floodplain, the property presents expansive views of the surrounding countryside. The land is completely fenced with some cross fencing already in place, ideal for livestock or agricultural use. Two attractive ponds enhance both the functionality and natural appeal of the acreage.

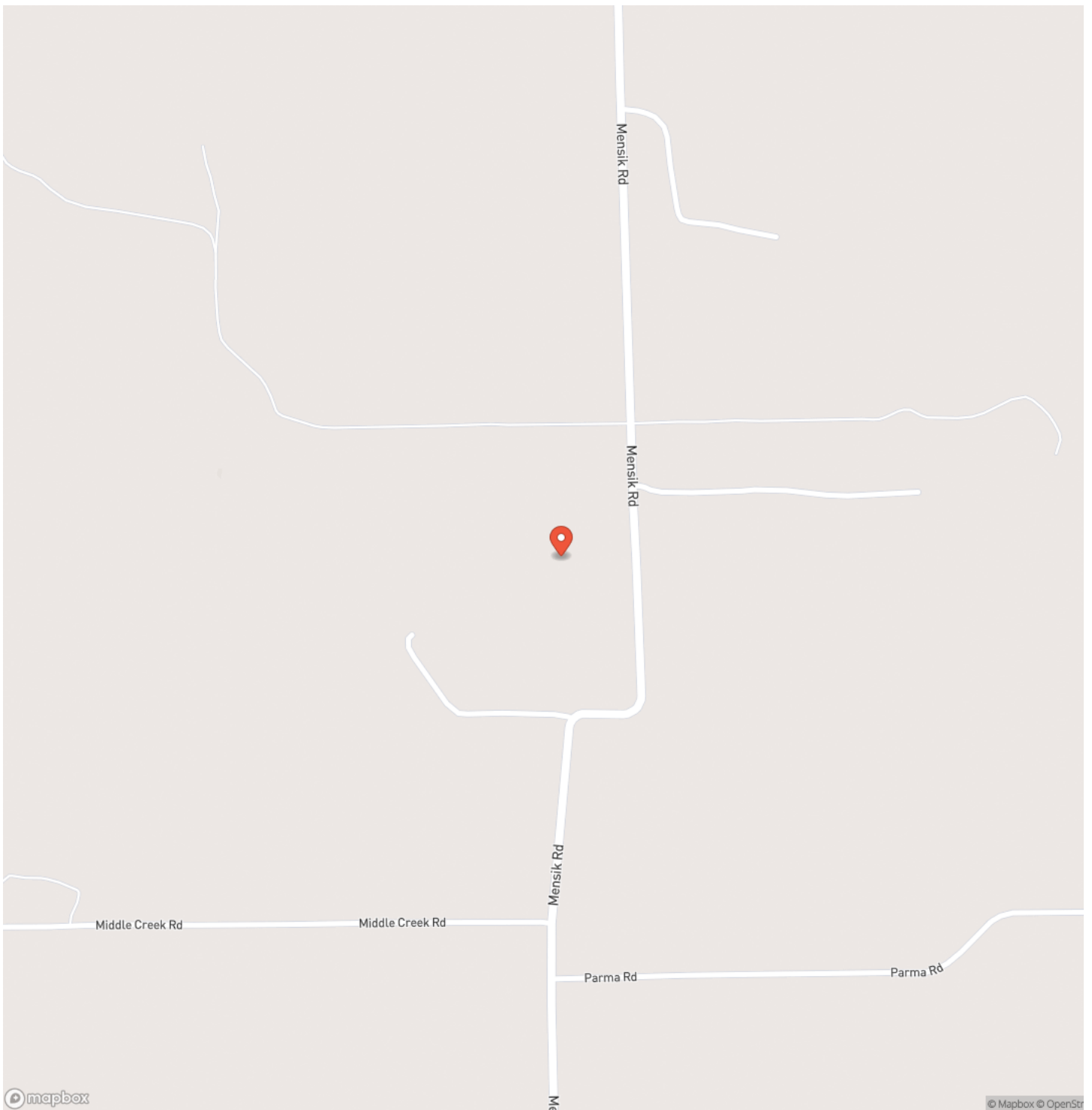
Adding to the property's character are an old barn and classic windmill, along with a cow shed equipped with pens. Currently ag exempt, the tract benefits from valuable tax advantages. Thoughtful restrictions are in place to preserve the integrity of the property and protect the quality of the surrounding area.

Whether you're looking to build your dream home, ranch or invest, this versatile property offers endless possibilities in a highly desirable location.

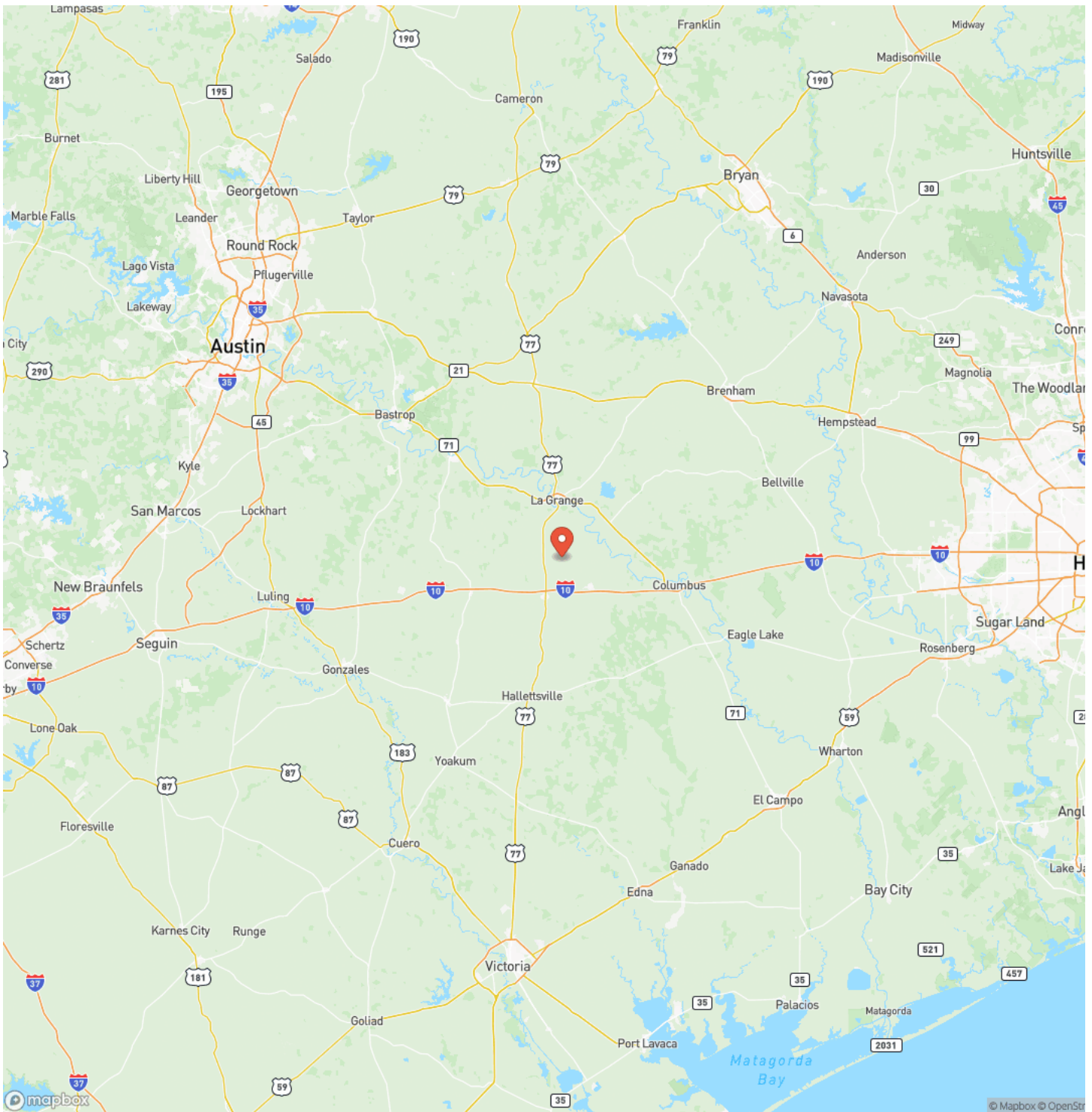
6446 Mensik Rd, Schulenburg, Tx
Schulenburg, TX / Fayette County



Locator Map



Locator Map



MORE INFO ONLINE:

<https://tricityrealestate.com/>

6446 Mensik Rd, Schulenburg, Tx
Schulenburg, TX / Fayette County

Satellite Map



**6446 Mensik Rd, Schulenburg, Tx
Schulenburg, TX / Fayette County**

LISTING REPRESENTATIVE

For more information contact:



Representative

TJ Nelson

Mobile

(979) 732-4900

Office

(979) 725-6006

Email

tj@tricountyrealestate.com

Address

707 S. Eagle

City / State / Zip

NOTES

This image shows a blank 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.

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.

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.

Tri-County Realty, LLC
707 S. Eagle
Weimar, TX 78962
(979) 725-6006
<https://tricountyrealestate.com/>
