

701 Herder Ave
701 Herder Ave
Schulenburg, TX 78956

\$299,000
0.34± Acres
Fayette County



701 Herder Ave
Schulenburg, TX / Fayette County

SUMMARY

Address

701 Herder Ave

City, State Zip

Schulenburg, TX 78956

County

Fayette County

Type

Residential Property, Single Family

Latitude / Longitude

29.680785 / -96.900615

Dwelling Square Feet

2,108

Bedrooms / Bathrooms

3 / 3

Acreage

0.34

Price

\$299,000

Property Website

<https://tricityrealestate.com/property/701-herder-ave-fayette-texas/106505/>



PROPERTY DESCRIPTION

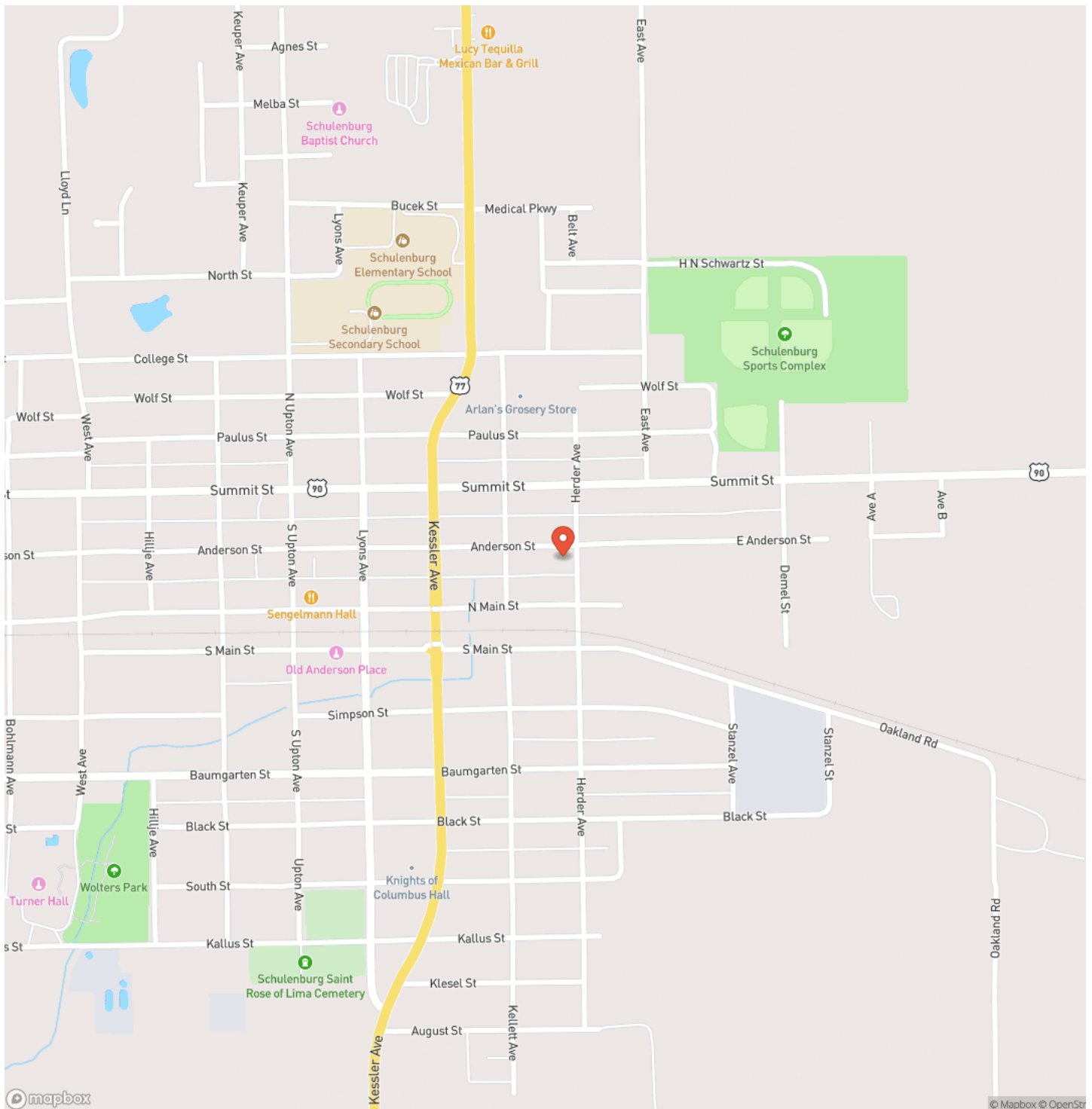
Motivated sellers! Located conveniently in Schulenburg, this beautifully maintained property sits on a spacious .3444-acre corner lot shaded by mature pecan trees. The meticulously cared-for 2,108 sq. ft. home features 3 bedrooms, 3 bathrooms, a formal living room, den, dining area, and a large kitchen with original appliances. Spacious bedrooms, a cedar closet, and a new roof was installed in 2023, adding to the home's appeal.

The impressive 682 sq. ft. two-car garage includes an additional attached 360 sq. ft. living area with its own full bathroom, ideal for mother-in-law quarters, guest accommodations, a playroom, or hobby space. A separate 465 sq. ft. shop/storage building with both walk-in and roll-up doors provides excellent extra storage and workspace.

This exceptional, well-maintained property is ready to make a wonderful home. Contact Roger Sustr with Tri-County Realty for additional information or to schedule a private showing.



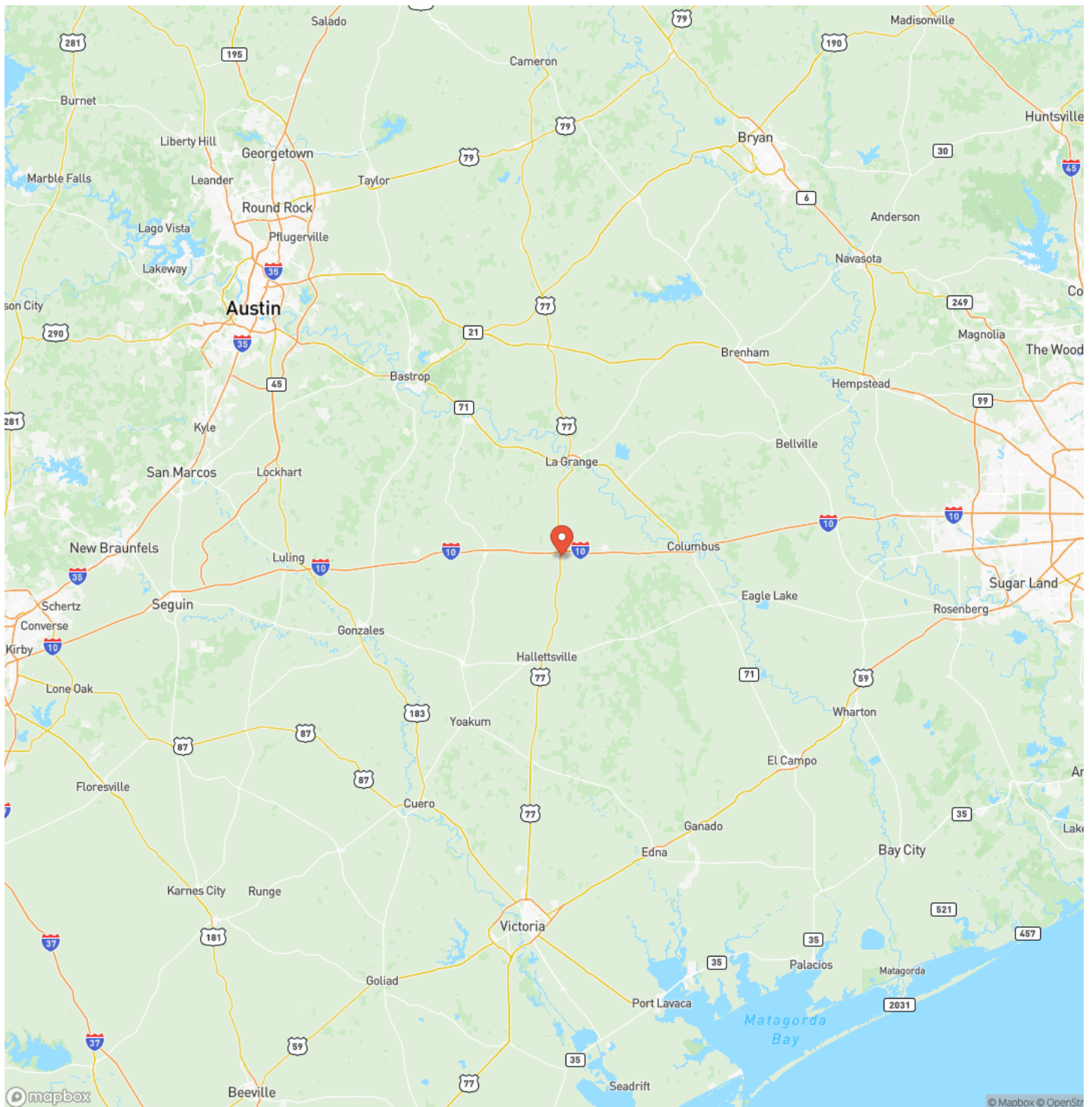
Locator Map



MORE INFO ONLINE:

<https://tricityrealestate.com/>

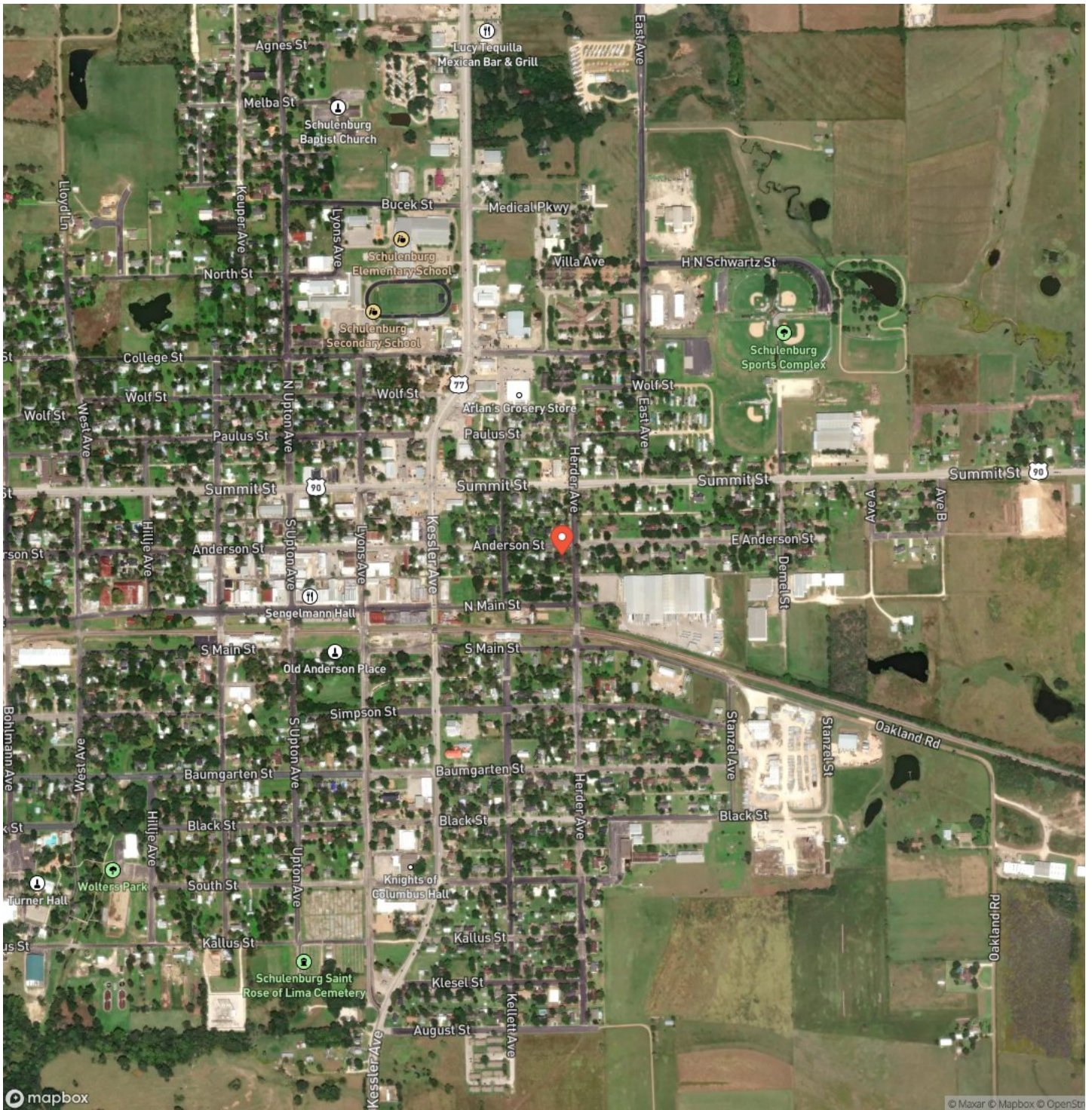
Locator Map



MORE INFO ONLINE:

<https://tricountyrealestate.com/>

Satellite Map



MORE INFO ONLINE:

<https://tricountyrealestate.com/>

**701 Herder Ave
Schulenburg, TX / Fayette County**

LISTING REPRESENTATIVE

For more information contact:



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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 blue 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.

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