

# \$1,800,000 - 1742 Fm 1383, Schulenburg

MLS® #1709655

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## \$1,800,000

3 Bedroom, 2.00 Bathroom, 1,832 sqft  
Farms and Ranches on 137.49 Acres

Dubina, Schulenburg, TX

Rodes Rest Ranch ~ A Texas Showplace centrally located between Houston, Austin & San Antonio with easy access to I-10 just outside Schulenburg in the heart of Fayette County. Ideal full time residence or weekend retreat 1 1/2 hours from Houston. 137.492 acres with a beautiful 3 bedroom, 2 bathroom farmhouse, scattered live oaks, open pastures, fields of wildflowers, partial to heavy woods, two ponds, Navidad River frontage, 8 acres in high fence, 1,200 sq.ft. metal barn & several other outbuildings. This area of the Navidad River is more like a creek than a river & follows the entire Western boundary. Home was originally constructed in the 1950's or 1960's & was moved to this location from Houston in 1976. Exterior is wood with a composition roof (10-12 years old) & has a large covered front porch over looking the larger pond. 1,832 sq.ft. of character & charm with wood floors, light neutral colors, crown moulding & recessed lighting. Large living room with stone fireplace. Gorgeous kitchen (remodeled 10-12 years ago) has an abundance of cabinets, ceramic tile counters, 2 sinks, dishwasher, refrigerator & gas stove which will convey. 3 spacious bedrooms & 2 bathrooms. Main bathroom centrally located in the hallway & has a bathtub/shower combination with ceramic tile surround. Jack & Jill bathroom between two bedrooms has a stand up shower with ceramic tile surround & frameless glass, ceramic tile floors & granite counters. Lg laundry/mud room. Security system, 2 water wells, septic



system & natural gas. Seller will leave most of the furniture, so you can just move right in!! Seller believes they own 100% of the mineral estate on all, but 2.843 acres and will convey to new buyers; however, this should be independently verified by buyers. All of this sits on a gorgeous, well manicured 137.492 acres waiting for the next owner to make wonderful memories as these owners have for the last 36 years.

Built in 1950

### Essential Information

ListingFeed	abor_vow
MLS® #	1709655
List Price	\$1,800,000
Sale Price	\$1,450,000
Sale Date	November 15th, 2023
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,832
Acres	137.49
Year Built	1950
Type	Farms and Ranches
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1742 Fm 1383
Subdivision	Dubina
City	Schulenburg
County	Fayette
State	TX
Zip Code	78956

### Amenities

Utilities	Electricity Available, Natural Gas Available, Natural Gas Connected, Phone Available, Water Available, Water Connected
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Features	None
Parking	Open, Outside
View	Pond, Pasture, Rural, River, Trees/Woods
Is Waterfront	Yes
Waterfront	Pond, River Front

### **Interior**

Interior	Tile, Wood
Appliances	Dryer, Dishwasher, Exhaust Fan, Free-Standing Gas Oven, Free-Standing Refrigerator, Gas Cooktop, Gas Range, Gas Water Heater, Microwave, Washer
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Starter
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	Agricultural, Back Yard, Farm, Gentle Sloping, Many Trees, Few Trees, Trees Large Size, Trees Medium Size, Trees Small Size, Views
Windows	None
Roof	Composition, Shingle
Construction	HardiPlank Type, Stone, Wood Siding
Foundation	Block, Pillar/Post/Pier

### **School Information**

District	Schulenburg ISD
Elementary	Schulenburg
Middle	Schulenburg Secondary
High	Schulenburg Secondar