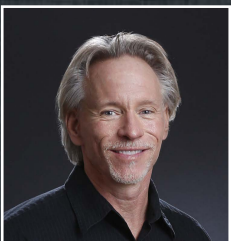
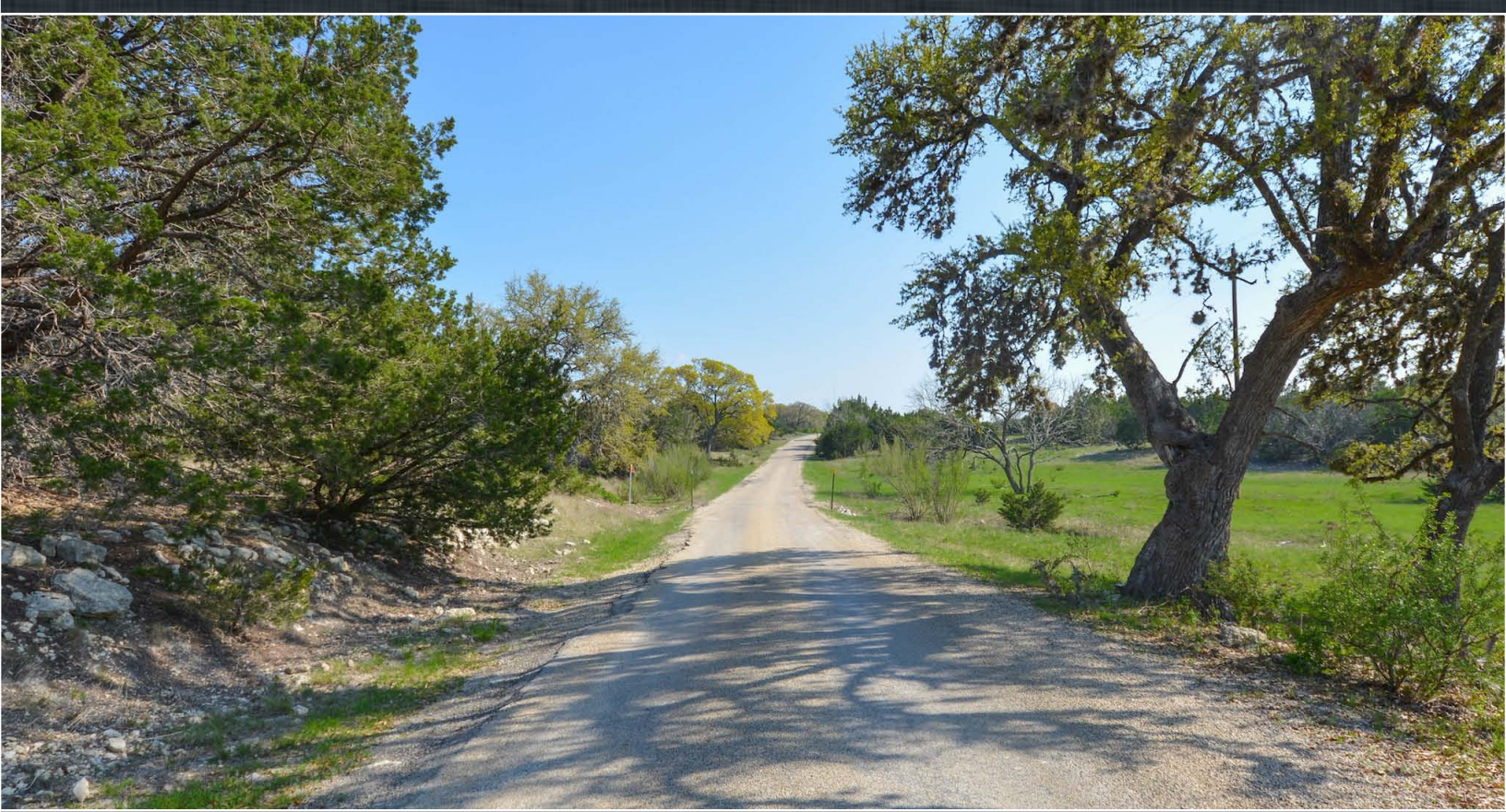


# 1411 Schumann Rd

STONEWALL, TEXAS 78671

## \$899,000

96.8 Acres



Dave Murray, Broker,  
REALTOR®, CRS

Cell: 512-751-6060

E-mail: [Dave@dmtx.com](mailto:Dave@dmtx.com)

[dmtx.com](http://dmtx.com)



**dmtx**  
REALTY

COLDWELL BANKER UNITED, REALTORS®



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# 1411 Schumann Rd

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## **Location**

Located just South of historic of Albert, Texas. Fredericksburg, Texas is 15 minutes West. Just 1 hour and 15 minutes from Austin, Texas. This is one of the most beautiful and pristine parts of the Hill Country, and in the middle of the burgeoning Wine Country.

## **Land**

The land is roughly 50% ready for cultivation, and mostly level terrain. The southern boundary is elevated, offering great views to the East & West. The farmhouse is slightly elevated over the valley, and has panoramic views to the East. The Northern boundary also offers more views. The property has a wealth of mature, large trees, found mostly on the Schumann Rd frontage side, allowing for great privacy.

## **Ranch Facilities**

There is currently a small barn to the North of the farmhouse, and a storage shed adjacent to the house. The back half of the property is fenced for livestock, and there is a fenced pasture to the West of the homesite. There is a functional well on property.

## **Home**

There is a traditional farmhouse on the property, built around the turn of the century. It is in need of repair, but has been rented out as recently as 2 years ago. The foundation is Pier & Beam, and the newest addition to the farmhouse is Slab foundation. 2,096 sq ft.

## **Taxes & Exemptions**

There is an Agricultural Exemption in place. Taxes are currently at approx. \$1,876 per year.

## **Mineral Rights**

50% of mineral rights convey upon sale.

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**This picturesque ranch is in the heart of the Hill Country and Wine Country. It is located just 15 min East of Fredericksburg, and resides just below historic Albert, TX. The property has great elevations, showcasing incredible Hill Country views both to the East & West. A turn-of-the-century farmhouse is on the property, flanked by fenced pasture of Klein Grass fronting Schumann Rd. There is a wealth of mature trees, including large oaks, on the land. This is truly a slice of one of the most pristine parts of Texas Hill Country, and ready to become an incredible estate.**

96.8 ACRES - GILLESPIE COUNTY

Coldwell Banker United, Realtors  
Dave Murray, Broker

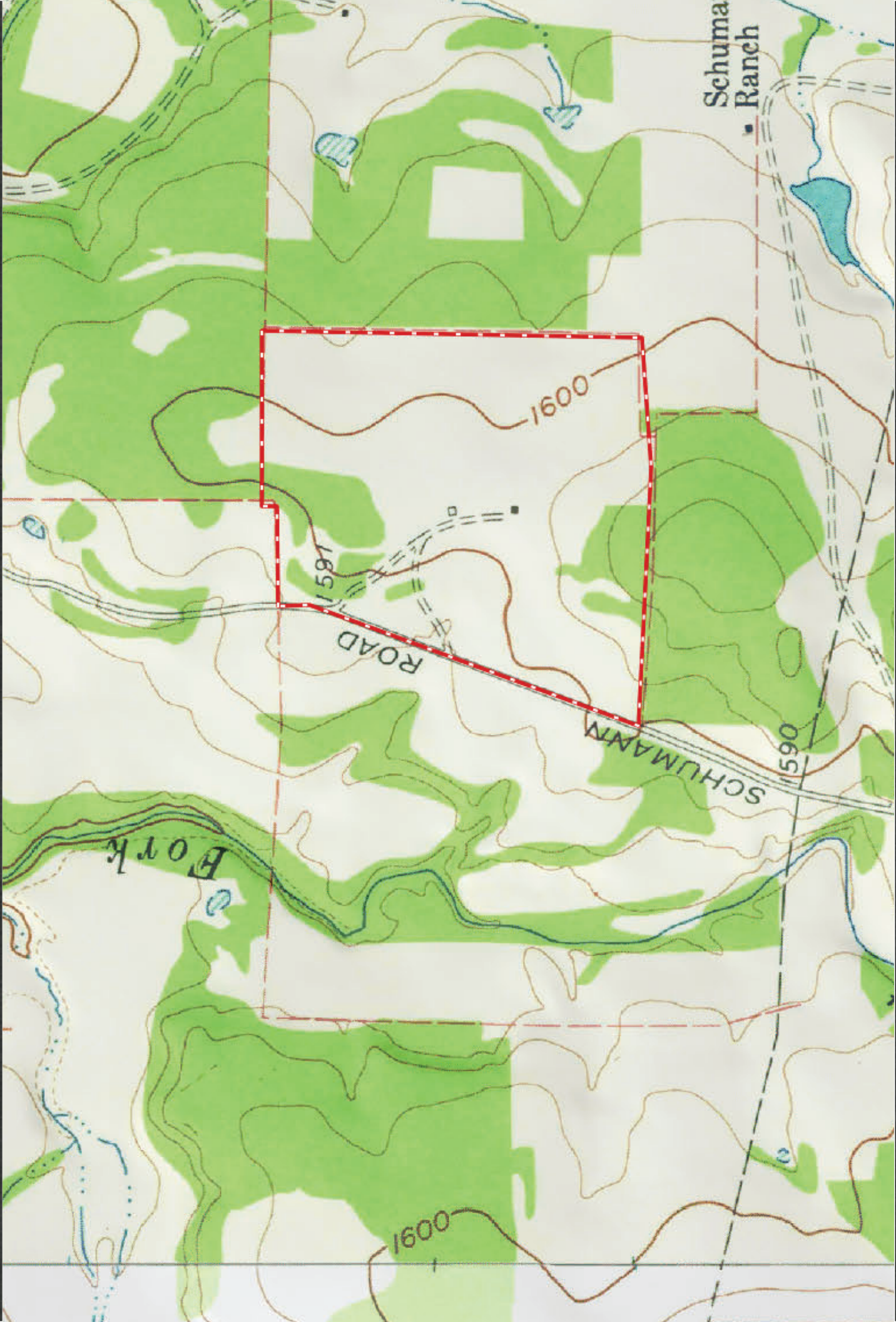


96.8 ACRES - GILLESPIE COUNTY

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Dave Murray, Broker



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**SURVEY MAP SHOWING  
96.89 ACRES OF LAND,  
AS FOUND FENCED AND OCCUPIED ON THE GROUND,  
SITUATED IN GILLESPIE COUNTY, TEXAS.  
SURVEY MADE AT THE REQUEST OF  
MARTHA CULP.**

BEING PART OF THAT 480.3 ACRE TRACT OF LAND DESCRIBED  
IN A CONVEYANCE TO HERBERT E. MERZ, JR. BY HERBERT MERZ, DATED  
DECEMBER 8, 1971, FOUND OF RECORD IN VOLUME 101, PAGES 463-465  
OF THE DEED RECORDS OF GILLESPIE COUNTY, TEXAS.

ALFRED NOVIAN  
100 AC. TRACT  
VOLUME 29, PAGES 187-188 D.R.

SURVEY NO. 458  
GEORGE COWLEY  
ABST. NO. 996

SURVEY NO. 554  
O. H. PETERS  
ABST. NO. 558

CORA LYNN BASSE WILSON, TRUSTEE  
320.0 AC. TRACT  
INSTRUMENT NO. 20080396 O.P.R.

JOHN H. MERZ  
480.3 AC. TRACT (13 AC. INTEREST)  
VOLUME 410, PAGE 854 O.P.R.  
(VOLUME 101, PG. 463-465 D.R.)

SURVEY NO. 804 (E. 1/2)  
GUSTAV SCHUMANN  
ABST. NO. 1543  
(65.39± AC.)

SURVEY NO. 803  
G.H. & H. R.R. CO.  
ABST. NO. 266  
(29.4± AC.)

CAROLYN ANN PORTERFIELD  
PARTITION DEED  
VOLUME 317, PAGES 108-113 R.P.R.  
(VOLUME 186, PG. 692-694 D.R.)

96.89 AC.

NOTE:  
THERE ARE BOUNDARY CONFLICTS ALONG THE ENTIRE  
SOUTH LINE OF THIS TRACT. THE SURVEYED LINE SHOWN  
HEREON IS THE EXISTING FENCE. THE DASHED LINES  
REPRESENT THE APPROXIMATE DEED CALLS (SHOWN  
IN PARENTHESES) OF THE MERZ TRACT AND THE SCHUMANN  
TRACT TO THE SOUTH. SEE ACCOMPANYING FIELD NOTES  
DESCRIBING A PROPOSED AGREED BOUNDARY ALONG THE  
EXISTING FENCE.

SCALE 1" = 200'

LEGEND

- 1/2" DIA. REBAR FOUND
- 3/8" DIA. REBAR SET (EXCEPT AS NOTED)
- AS NOTED
- UTILITY POLE
- × FENCE
- APPROX. PATENT SURVEY LINE

**BONN SURVEYING**

503 Longhorn St.  
Fredericksburg, TX 78624  
Phone : 830-997-3884  
Fax : 830-997-0972



NOTE: REFERENCE IS HERETO MADE  
TO ACCOMPANYING FIELD NOTES  
OF EVEN DATE.

SURVEYED AUGUST 25, 2011

CAREY BONN  
REG. PROF. LAND SURVEYOR NO. 4447