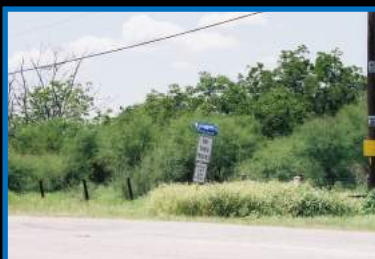




"On The Square"
10 N Holland
Bellville, Texas 77418
Phone: (979) 865-3558
Email: monkre@att.net
www.monkrealstate.com

26.341 Acres ~ Bellville, Texas



Listing No: #560

558 Schumann Rd

Price: \$658,525.00

TXLS#: 80765		PROPERTY SPECIFICATIONS		MLS #: 27530547	
Property Type	Rural Acreage	Acreage	26.341	County	Austin
Taxes	\$131.12 (2012-Ag Ex)	Improvements	Old Barn	Nearest Town	Bellville
Minerals	Negotiable	Soil	Sandy/Heavy Loam	School Dist.	Bellville
Royalties	Negotiable	Trees	Scattered	Hunting	None
Road	Paved Farm to Market	Terrain	Flat	Ponds/Lakes	Pond
Water	City Utilities	Grasses	Native	Easements	Utility
Terms	Cash or Conventional Loan		Prop. Tax I.D. R51505 (17.5530 Acres) ~ R01372 (8.7880 Acres)		

Directions: From Main St in Bellville, take HWY 36 South. Turn right onto FM 2429. Property is located at the corner of FM 2429 & Schumann Rd.

Specification accuracy is not guaranteed, but approximated to the best of our knowledge.



560 - 558 Schumann Rd
Austin, Texas, 26.34 AC +/-



J Frank Monk Real Estate
P: (979)-885-3558 monkre@att.net

10N Holland St, Belville, TX 77418



The information contained herein was obtained from sources deemed to be reliable. Mapbox Services makes no warranties or guarantees as to the completeness or accuracy thereof.
844.832.8271 - mapbox.com

560 - 558 Schumann Rd
Austin, Texas, 26.34 AC +/-





Boundary 26.1 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
WLA	Wilson clay loam, 0 to 1 percent slopes	16.1	61.52	3w
WLB	Wilson clay loam, 1 to 3 percent slopes	0.8	2.97	3e
TaC	Tabor fine sandy loam, 1 to 5 percent slopes	9.3	35.51	4e
TOTALS		26.1	100%	3.36

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability Class(non-irrigated)

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Limited	•	•	•	•	•	•	•	•
Moderate	•	•	•	•	•	•	•	•
Intense	•	•	•	•	•	•	•	•
Very Intense	•	•	•	•	•	•	•	•

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion
(s) soil limitations within the rooting zone (w) excess of water