

Presenting
"Two Creek Ranch"
1508 Warschak Schuette Road
New Ulm, Texas 78950

Here is a fantastic opportunity to purchase your very own +/- 51.68 acres of land in one of the most highly sought after areas of Colorado County. Perfectly located just off Zimmerscheidt Road and a few minutes from "The Falls Country Club" and a short drive to the "Big Easy Ranch".

*This tract has it all with a pleasing mix of heavily wooded areas with majestic and sprawling live oaks, selectively cleared areas plus plenty open land. What could be better than entertaining on the party deck that boasts a nicely appointed kitchenette and a ½ bath, all overlooking a babbling creek. **COUNTRY LIVING AT ITS BEST!***

A metal carport/tractor parking area also offers an enclosed shed at one end for all your storage needs plus a quaint tool shed! To top it all off, a concrete crossing over the creek was recently installed. Lots of very appealing home site locations for you to choose from. What a perfect property to get you out of the city, either for weekend use or full time living. You will find the peace and quiet you have been looking for here! This area is home to an abundance of different types of animals and birds. Easy 45 minute commute back to Katy, TX.

SEE PAGE TWO FOR ADDITIONAL INFO. & WILDLIFE LIST

Call with any questions and to set up your private showing!!

This property MAY carry a Columbus TX address.

All information herewith is deemed to be accurate but should be independently verified.

Information

Automatic Front Entry Gate

*Awesome Covered Party Patio with Kitchenette Boasting a Fridge,
Sink, 2 Burners, Plenty of Countertops & Lots of Wood Cabinets*

½ bath with Commode & Sink

Carport with Enclosed Storage Area

Small Tool Shed

Electricity

Water Well

Weekend Type Septic (Call for Info)

Two Creeks - One Live and One Wet Weather

Concrete Crossing Over Creek

Perimeter Fenced

Abundance of Wildlife - Agricultural Tax Exemption

*Hand Dug Well & Bell Cistern Apparently dates to the mid 1840's
at an old home site!!*

Animals

*Otter * Deer * Bobcat * Coyote*

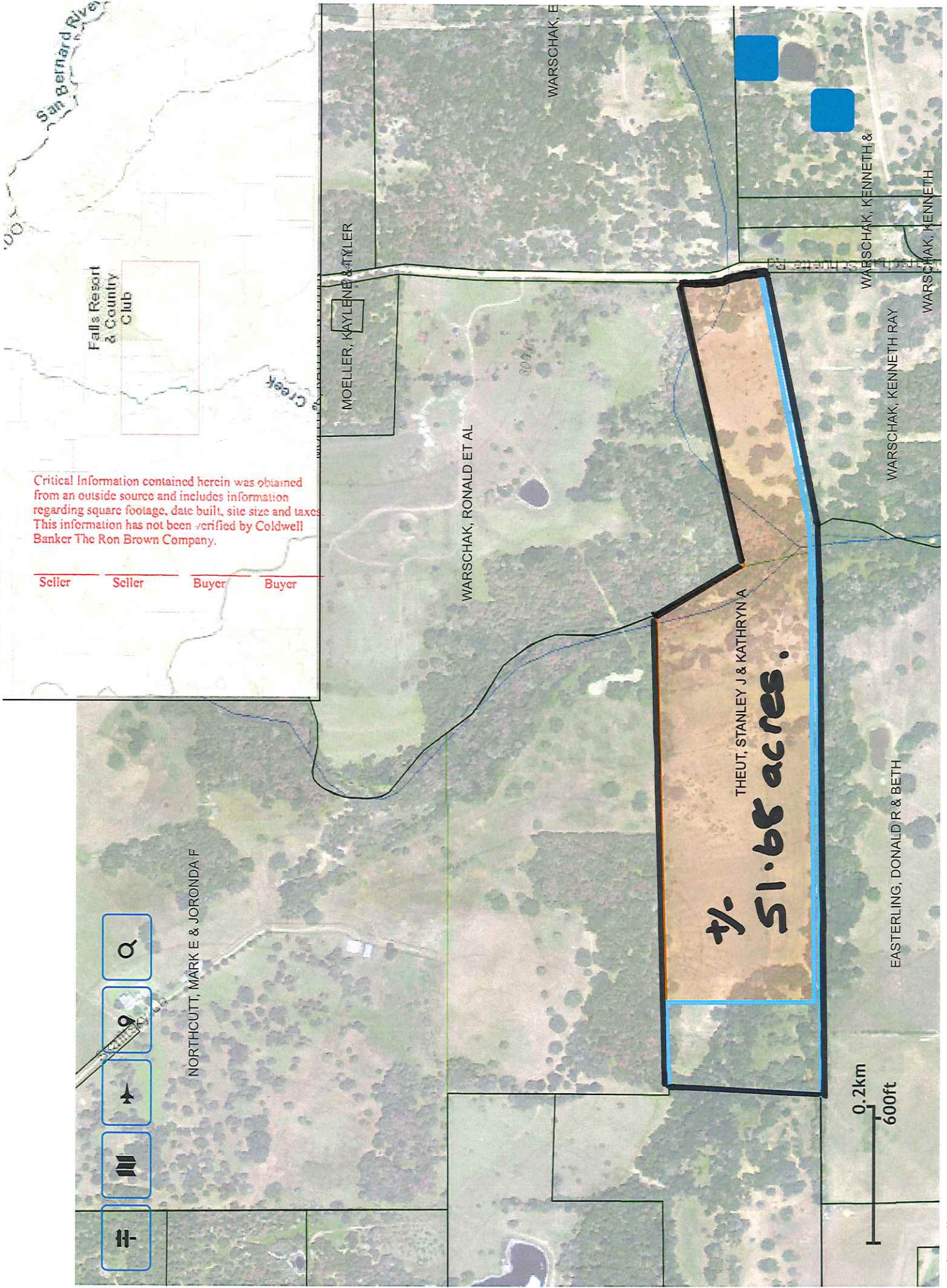
*Cottontail * Red and Grey Squirrel * Raccoon*

*Opossum * Feral hog * Armadillo * Gopher*

Birds

*Wood duck * Dove * Cardinal * Blue Jay * House wren * Finch*

*Bird & Duck boxes & brush piles on the property help to promote homes
for the wildlife and maintain the Ag. Tax Exempt Status!*



Critical information contained herein was obtained from an outside source and includes information regarding square footage, date built, site size and taxes. This information has not been verified by Coldwell Banker The Ron Brown Company.

Seller
Seller
Buyer
Buyer

Map navigation controls including a search icon, a location pin icon, a compass icon, and a home icon.

0.2km
600ft



NORTHGUTT, MARKE & JORONDA F

Ln

San Bernard River

Falls Resort & Country Club

Critical Information contained herein was obtained from an outside source and includes information regarding square footage, date built, site-size and taxes. This information has not been verified by Coldwell Banker The Ron Brown Company.

Seller Seller Buyer Buyer

WARSCHAK, RONALD ET AL

300 ft

WARSCHAK, E

+/- 51.68 acres.
THEUT, STANLEY J & KATHRYNA

EASTERLING, DONALD R & BETH

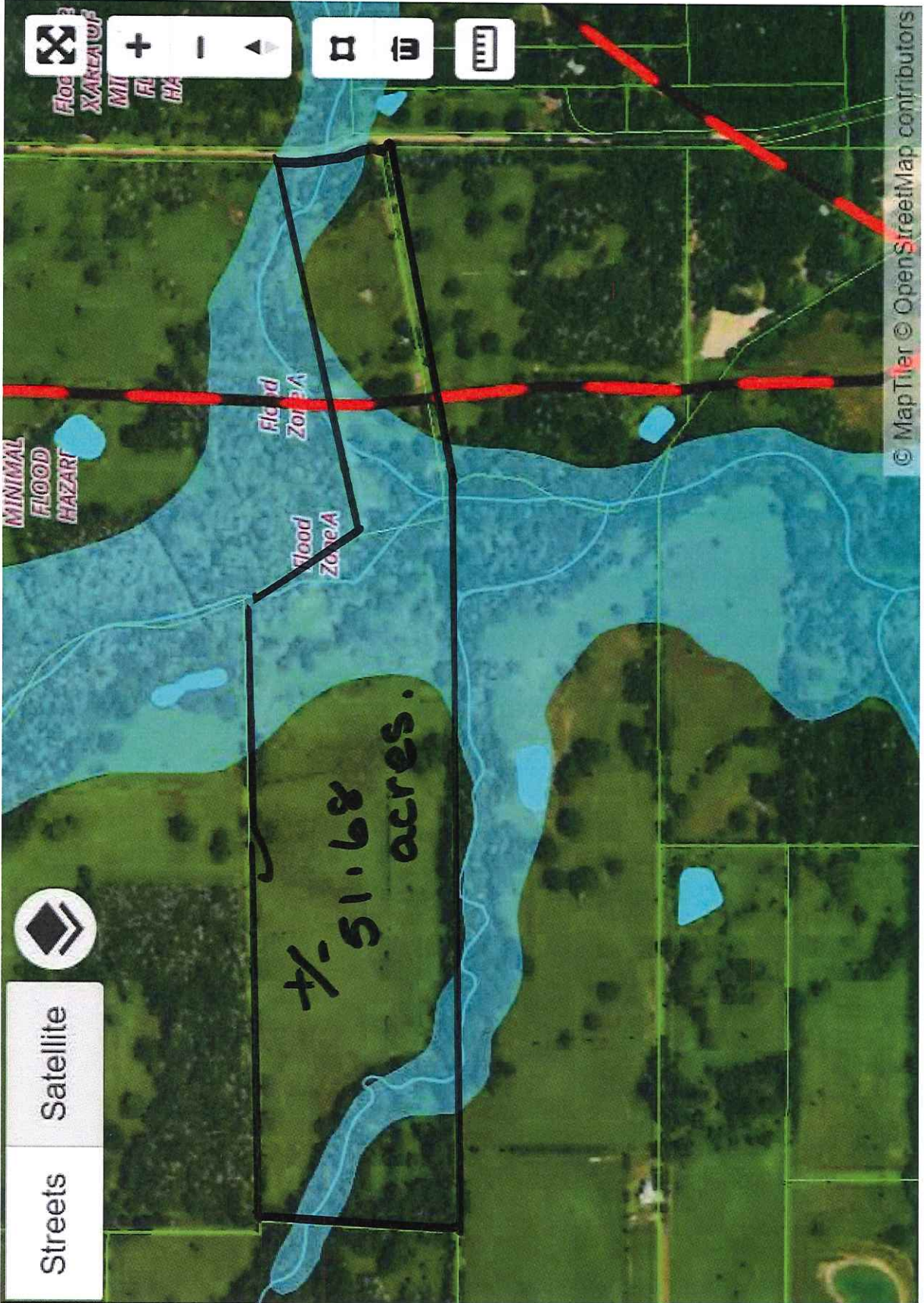
0.2km

EASTERLING, DONALD R & BETH

WARSCHAK, KENNETH &

WARSCHAK, KENNETH RAY

WARSCHAK, KENNETH



Streets

Satellite



± 51.68 acres.

Flood Zone A

Flood Zone A

MINIMAL FLOOD HAZARD

Flood Hazard
MI
FL
HA

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