

Presenting
**1083 & 1125 Schobel Road,
Columbus, TX 78934**

As you enter through the electric gate on Schobel Road you will travel along your private easement access which is fenced on both sides that leads to this fantastic 48 acre Ag. Exempt estate with a main house, guest house, several outbuildings and 3 ponds, all nicely enclosed by a perimeter fence. Located just 7 minutes from the "Big Easy Ranch".

The stone main home, completed in 2015, offers 2324 sq. ft. of living space. The beautiful open concept plan allows for a fantastic living room, formal dining area, an island kitchen with informal dining, a study, 3 spacious bedrooms and 2.5 bathrooms (one is a Jack and Jill style). All is finished with high end finishes and thoughtfully designed to accommodate wheelchairs and for energy efficiency with the Spray Foam insulation.

The 1957 built guest home offers 1892 sq. ft. of living space with 2 bedrooms and 2 bathrooms which need updating/repair as has not been lived in for many years.

Outside for recreational pleasure, you will find plenty of space to buzz around on ATV's, tend to cattle or fish in one of 3 ponds. This one is free from flood plains, pipelines and oilfield equipment.

Whether you're looking for a property for full time living, for a weekend or corporate retreat, this one should be the obvious choice. Escape the hustle & bustle of city life!

See 5 Pages Below for More Detailed Info.

Main House - Basic Facts

*Completed in 2015 - Limestone
2324 Sq. Ft. (Per CCAD)
Leaded & Beveled Glass Front Door
Spacious Living Room PLUS Study
Wood Burning Stove Fireplace with Exterior Clean-Out
Formal Dining Area
Informal Dining at Breakfast Bar
Kitchen with Granite Counters
Island with Granite Counter and Breakfast Bar
Peacock Slate Stove Surround
Wet Bar Area ??? **Yes or No**
3 Bedrooms - 2.5 Bathrooms
Spacious Primary Bedroom & Bath with Huge Closet,
Tub, Double Sinks & Tons of Cabinets
In House Laundry Room with Mud Room Area
Double Pane Windows Throughout - Except one!
Hot Water on Demand System & Water Softener
Pre-Wired for Surround Sound in Living Room & Back Patio
Stained Concrete Flooring Throughout
2 Car Attached Garage with 2 x Overhead Door Openers
Covered Rear Patio with Propane Grill & Outdoor Kitchen
Storage Closet on Rear Patio
1 Acre Fenced in Around Home with Hog Fencing
Metal Roof - Central HVAC (2 Step)
Propane which is also Piped to Back Patio
Alarm System
Water Well Drilled to +/- 110 ft. - Pump at 80 ft. (Per Seller)
Low Pressure Dosage Septic System
Spray Foam Insulation, Decked Attic & Wired with CAT5
Pex Plumbing and Plumbing Hatches Throughout
Note: Entry Horn Chandelier is Excluded
Televisions Throughout - Negotiable*

Detailed Features Room By Room of Main House

Living Room

*Vaulted Ceilings
Wood Burning Stove with Stone Surround & Clay Flue
Ceiling Fan with Light
Stained Concrete Flooring*

Dining Room

*Open to Living Room and Kitchen
Exposed Beam on Ceiling
Custom Drop Light Fixture - Saw Blade will be Excluded
Stained Concrete Flooring*

Study

*French Doors from Entryway
10" Ceilings
Ceiling Fan with Light*

Kitchen

*Granite Counters with Slate Backsplash
Granite Island with Cabinets and Stone Accents
Breakfast Bar that Seats 6
5 Burner Gas Cooktop Inserted in Peacock Slate Archway
Double Built-In Spice Cabinets by Cooktop
Extractor Fan
Double Sinks with Garbage Disposal
Double Stainless Steel Ovens
Stainless Steel Dishwasher
Built-In Microwave
French Cabinet Stainless Steel Refrigerator - Negotiable
Under Cabinet Lighting
Cedar Accents at Breakfast Bar
Spacious Pantry with Electrical Outlet*

Primary Suite

*Vaulted with Exposed Beams
Huge Closet with 10 ft. Ceilings
Ceiling Fan with Light
Bathroom with Granite Counters, Vanity Area & Double Sinks
Hydrotherapy Bathtub
Tiled Separate Shower with Built-In Seat
Separate Water Closet Room
2 Built-In Large Medicine Cabinets - One with Mirror
Extractor Fan
Concrete Flooring*

2 x Guest Bedrooms

*Bright, Airy with Spacious Closets
Ceiling Fans with Lights
Concrete Flooring*

Guest Full Bath

*Jack and Jill Style with Sink on Each Side
Granite Counters
Tile Bathtub Surround with Shower Head
Built-In Medicine Cabinets
Extractor
Concrete Flooring*

Laundry Room

*Nicely Sized
Small Mud Room Area Within
Coat/Storage Closet
Washer and Dryer - Negotiable*

½ Bath

*Pedestal Sink
Extractor Fan
Concrete Flooring*

Guest House - Basic Features

Note: Little Value has Been Placed on this Home.

1900 sq. ft. +/- (Per CCAD) with NO HVAC
Living Room, Dining Area & Kitchen
2 Bedrooms with Carpet Flooring & 2 Bathroom
Metal Flat Roofing
Separate Water Well and Septic for this home.

Land

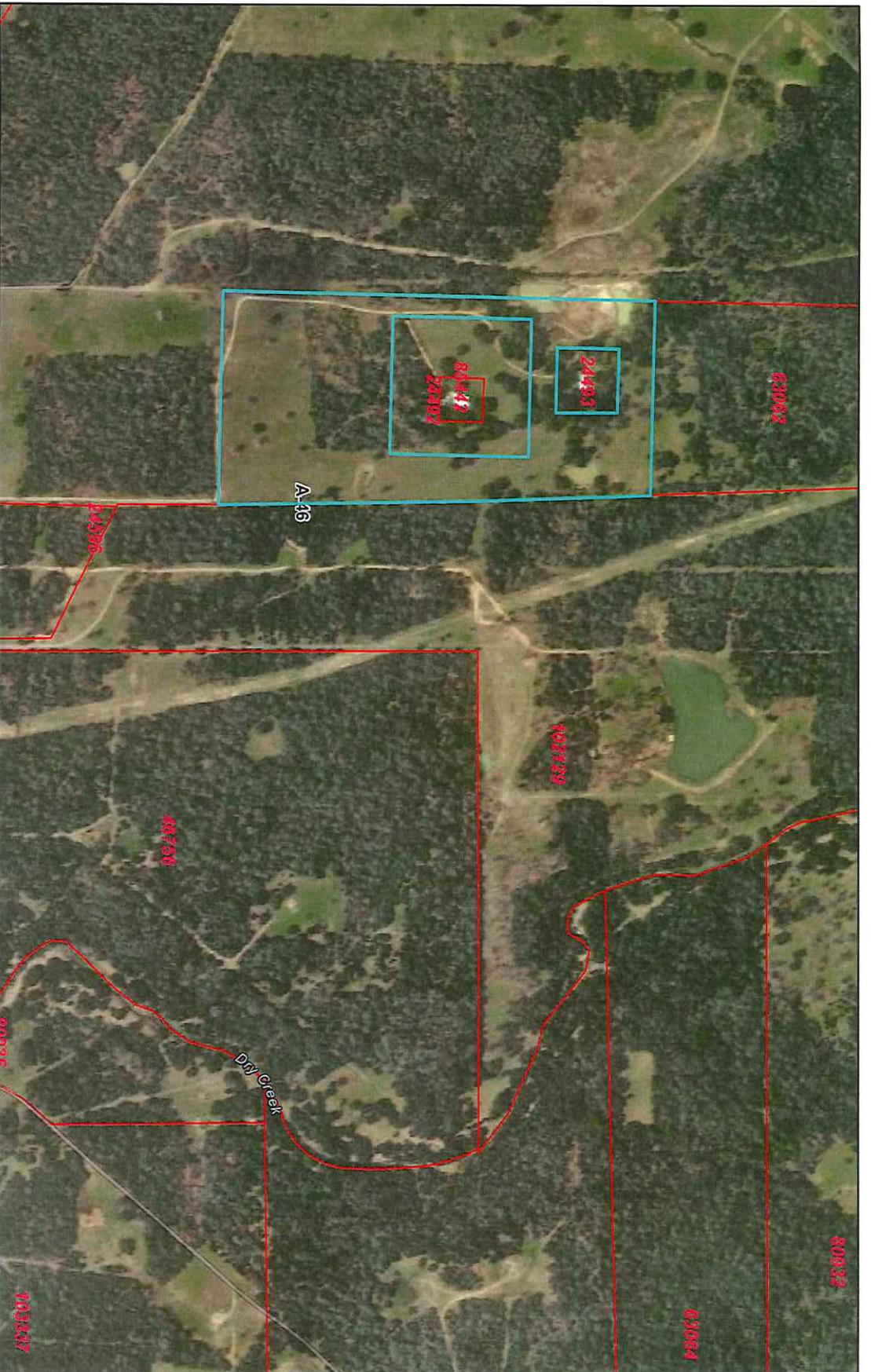
Gated Entrance to 48 Acres of Prime Land
25 Ft. Wide Easement Access - Nicely Fenced on Both Sides
Wooded Areas, Scattered Trees & Pasture
Abundance of Live Oaks
3 Ponds - (+/-) 1/4 ac., 1/3 ac., & 1/2 ac. with Floating Dock
Perimeter Fenced & Cross Fenced
Fenced Working Pen Area & 3 Older Horse Stalls
4 Bay Lean-To Storage Building
Hay Barn with Concrete Floor and 2 Bays
Several Outbuildings - Smoke House Excluded
Agricultural Exemption

YOUR COUNTRY RETREAT AWAITS!

Call me to Schedule your Private Viewing Today!
Do NOT Let This One Slip Away!

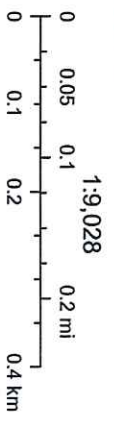
All information is deemed to be accurate but should be independently verified.

Colorado CAD Web Map



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- Parcels
- Abstracts



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife, Colorado Central Appraisal District, BIS Consulting - www.bisconsulting.com

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