

465 County Road 221A – Sunnydell Farm

Schulenberg, Texas

Sunny Dell Farms is a stunning 220-acre farm just south of I-10 and Schulenberg. A rare opportunity to purchase an extremely private and pristine property with wonderful vistas, rolling hills, century old Live Oaks, constant-level on-site well-fed bass stocked lake, pond, river and very comfortable farmhouse for your family to enjoy for generations to come. Enter through two individual electronic gates down the tree lined private road. The picturesque two-story farmhouse is situated among live oaks on a hill overlooking the pump fed, constant level 5-acre bass stocked lake. The property also features a constant flowing large spring, lined with towering oaks tress on the southwest section. Impeccably maintained and perfect for entertaining, the home has 5 bedrooms and 4 baths. Cozy Living area with fireplace opens to the dining, kitchen and wet bar area. Master with fireplace and sitting area has a large master bath with shower and whirlpool tub. 2 bedrooms down with en-suite bath, two generous bedrooms up with a shared bath. French doors open to a spacious back porch. House built in 1983 and remodeled in 1998. The land is a good mix of improved pastures and wooded areas. Large barn, equipment barn, two sheds, workshop, trap and skeet range and limestone fire pit. Agricultural tax exempt.

Two Story; 5 bedroom; 4 full baths; built in 1983; Large barn and additional equipment barn; 2 sheds and workshop (per seller); Located in Lavaca County; Hallettsville ISD; 2,530 total main house sq. ft. (per Lavaca CAD); 220 acres total land (per Lavaca CAD)

Living Room 26' 2" x 18' 8"

- Gas log fireplace with floor to ceiling stone hearth and surround with floating wood mantel
- 6" Diagonal set cedar wall paneling
- Single large wooden beamed ceiling
- Two ceiling fans
- Large bay window with two 8-pane windows and one 16-pane window
- Electrical outlet located on floor
- Outdoor access to front of home via 15-pane French door
- Outdoor access to back of home via 15-pane French door with dual 5-pane side lights
- 6" Wide wood plank floors

Dining Room 14' 11" x 9' 10"

- Set of two single candle wall sconces
- Large bay window with two 8-pane windows and one 16-pane window
- Diagonal set 10" cedar paneling on walls
- 4" Door molding
- 4" Crown molding
- 4" Baseboards
- 6" Wide wood plank floors

Kitchen 15' x 15'

- KitchenAid Quiet Superba dishwasher (additional dishwasher in wet bar)
- KitchenAid side by side fridge and freezer with water and ice dispensers
- KitchenAid electric stovetop with 4 burners and center grill
- KitchenAid single oven
- KitchenAid trash compactor
- Granite countertops
- 4" Porcelain tile backsplash set in diagonal pattern
- Set of eight overhead cabinets
- Set of five under counter drawers
- Set of seven under counter cabinets
- Thermador warming tray
- Wine storage rack above fridge with 42 bottle capacity
- Pantry with 5 adjustable shelves and 5 spice shelves mounted inside door panel
- Garden window overlooking property
- Double basin stainless under mount sink with adjustable faucet and hand sprayer
- Garbage disposal
- Two recessed lights over sink
- Fluorescent lighting
- 6" Wide wood plank floors

Wet Bar

- Attached to Kitchen
- KitchenAid Quiet Superba dishwasher (additional dishwasher in kitchen)
- Stainless under mount sink with chrome gooseneck faucet and faucet handles with porcelain grips
- Garbage disposal

- Set of four functional drawers
- Set of 2 under counter cabinets
- Set of four glass front overhead cabinets
- Additional triangle shaped overhead storage shelf
- Under mount cabinet lighting
- Open serving counter from Kitchen to Living room

Utility 6' 4" x 4' 8"

- Can accommodate full sized washer and dryer
- Set of three overhead cabinets; one with a single shelf and two with two shelves
- Storage closet
- Single fluorescent light
- 6" Wide wood plank floors

Office Nook 7' x 5'

- Floating desk with 12-pane window overlooking property
- Set of 3 functional drawers
- Set of 3 overhead shelves on either side of windows
- Single open faced floating display cabinet above window
- Office closet with 5 adjustable shelves

Master Bedroom 19' 1" x 15' 11"

- Double door entry from Dining room
- Ceiling fan with single light
- Gas log fireplace with stone hearth, wood mantel, and glass safety cover
- Wall speaker
- Two 24-pane windows
- Two 12-pane windows
- Recessed lighting
- Carpet floors

Master Bath 6' 9" x 4' 4"

- Three 12-pane windows
- Oversized Whirlpool tub
- Walk-in shower with glass door and shampoo shelf
- Designer wallpaper
- Corner vanity with one drawer and makeup mirrors
- Double under mount sinks with gold inlaid leaf patterns and brass swan faucets
- Walk-in closet with built in storage shelves, hanging racks, and carpet floors
- Two linen closets with 3 shelves each
- Recessed lighting
- 12" Porcelain tile floors
- Ceiling air vent and electric heater blower

Bedroom 2 15' 9" x 14' 6"

- Double door entry from living room
- Ceiling fan with 4 candle lighting
- Four 12-pane windows overlooking property
- Walk-in closet with 3 sided hanging rods and overhead shelving
- Light dimmer switch
- 4" Baseboards
- Carpet Floors

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Bedroom 2 (cont'd)

Bedroom 2 Bath 6' 9" x 4' 4"

- Porcelain sink with chrome faucet and porcelain handles
- Three under counter cabinets
- Floating medicine cabinet
- Dual single candle brass wall sconces
- Tub and shower combo with sliding glass door and towel rack
- Ceiling air vent and electric heater blower
- 4" Diagonal set tile countertop
- Double door linen closet with 4 adjustable shelves and one fixed shelf
- Blue thin-line horizontal set designer wall paper
- 8-Pane window
- Medicine cabinet built into sink mirror
- 12" Tile flooring

Bedroom 3 16' 5" x 14' 7"

- Double door entry from Living room
- Ceiling fan with 4 candle lighting
- Three 12-pane windows overlooking property
- Walk-in closet with three sided hanging racks and overhead shelving
- Light dimmer switch
- 4" Baseboards
- Carpet Floors

Bedroom 3 Bath 7' x 4' 7"

- Porcelain sink with chrome faucet and porcelain handles
- Three under counter cabinets
- Floating medicine cabinet
- Dual single candle brass wall sconces
- Tub and shower combo with sliding glass door and towel rack
- Ceiling air vent with optional electric heater
- 4" Diagonal set tile countertop
- Double door linen closet with 4 fixed shelves
- 4-Pane frosted glass window
- 12" Tile flooring

Bedroom 4 15' 3" x 10' 1"

- Located on second floor
- Two closets with sliding doors, hanging rod, and overhead shelving running the length of the room
- Ceiling fan with 4 candle lighting
- Single 12-pane window with white shutters
- Carpet floors

Bedroom 5 13' 7" x 13' 5"

- Located on second floor
- Closet with single sliding door, hanging rods, and overhead shelving running the length of the room
- Ceiling fan with built in lighting
- Single 12-pane window with white shutters
- Carpet floors

Second Floor Shared Bath 7' 6" x 4' 7"

- Porcelain sink with chrome faucet and porcelain handles
- Three under counter cabinets
- Floating medicine cabinet
- Dual single candle brass wall sconces
- Tub and shower combo with sliding glass door with towel rack
- Ceiling air vent and electric heater blower
- 12" Tile floors

Second Floor Landing

- Sliding door closet with hanging rack and storage shelf
- Two linen closets with single shelves in each

Miscellaneous

- Improved pastures and undisturbed wooded areas
- Irrigated Coastal Bermuda that yield large round bales of hay each year
- Groves of large hardwoods including oak trees
- West Navidad River course through the property
- 5 Acre lake fed by a strong well located in the middle of the property just below the home
- Constant flowing large spring on southwest corner of the property
- Spring-fed pond located on the east side of the property providing access for livestock
- Outdoor fire-pit with stone foundation
- Built-in large barbeque pit
- Skeet range with 4 shooting stations
- Property for sale includes all furniture and fixtures and farm equipment (see docs on HAR/MLS)
- Wildlife: Deer, turkey, hogs, small game animal and doves. Ducks frequent the property year-round along with songbirds.