

# \$582,338 - Tbd County Rd 370, Lott

MLS® #442655

**\$582,338**

0 Bedroom, 0.00 Bathroom,  
Land on 46.59 Acres

N/A, Lott, Texas

Perfect land for Gentlemen's ranch. SPRING FED POND that has never gone dry. Has perch for fishing. CITY WATER at the street! Wet weather creek runs across lower part of property. ALL MINERAL AND WATER RIGHTS convey to buyer! Drop a well and utilize the spring water! Front pond will dry out in dryer summers. Currently fenced for cattle in front half and corn in back half. Crop will stay with seller and be harvested around late July. Small shed for shade for cattle. Safe to walk property currently wet around creek area. Use caution. Buyer agent should verify ISD info and restrictions. Title has been opened with Stewart Title. No current survey available. Own a piece of property minutes from historic Westphalia. Current owner's family founded this charming town!

## Essential Information

MLS® #	442655
Price	\$582,338
Bathrooms	0.00
Acres	46.59
Type	Land
Sub-Type	Farm/Ranch
Status	Active

## Community Information

Address	Tbd County Rd 370
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Subdivision	N/A
City	Lott
County	Falls
State	Texas
Zip Code	76656

### **Amenities**

Utilities	Other, See Remarks, Water Available
Features	Other, See Remarks
View	Pond, Waterfront
Is Waterfront	Yes

### **School Information**

District	Westphalia ISD
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### **Additional Information**

Date Listed	June 17th, 2021
HOA Fees	0.00

### **Listing Details**

Listing Office	Classic Realty
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