



Westhoff Town Place

14505 FM 240, Westhoff, TX 77994

50.46 Acres

\$399,900



WATER & ELECTRIC

HALF-ACRE POND

CLOSE TO TOWN

Westhoff Town Place sits in the middle of some of the prettiest rolling hills just 1.5 miles south of the small town of Westhoff, TX in DeWitt County. This raw land is ready for you to do what you want, with electricity and a water well already in place. The beautiful, terraced pasture is perfect for cattle production, growing hay, or it could make the perfect “just-out-of-town” home site. Sit on top of the hill and watch the deer come out every morning beneath the colossal live oaks on the seasonal creek as they make their way to the pond for a drink of water.

This 50.46 acres of ag-exempt land is 90% terraced pastureland with 50 feet of elevation change, sloping down from west to east. The grass is mostly Coastal Bermuda with other mixed native grasses making it perfect for cattle. Approximately 7 acres along the eastern fenceline lie within the 100-year floodplain. The dry creek bed is a perfect travel corridor for turkey, deer, and hogs and leads to a small pond on the southeast corner of the property. The creek and pond are surrounded by several large live oaks and bull mesquites.

A GVEC electric meter is on the property. A working water well with pressure pump is housed in a small shed to keep it out of the elements. There is excellent barbed wire fencing along the perimeter. The property is accessed by a gated deeded easement one mile south of Westhoff on FM 240. No mineral rights convey.

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LOCATION

DeWitt County, Westhoff ISD.

1.5 miles south of US 87 in Westhoff, 16 miles to Cuero, 45 miles to Victoria, 75 miles to downtown San Antonio, 94 miles to Austin, 160 miles to Houston.

DIRECTIONS

From San Antonio, head east on Hwy 87. In Westhoff, turn right on Van Vleck Ave then right on FM 240. In 0.7 mile the gated deeded entrance is on the left. The property begins in half a mile at the next gate.

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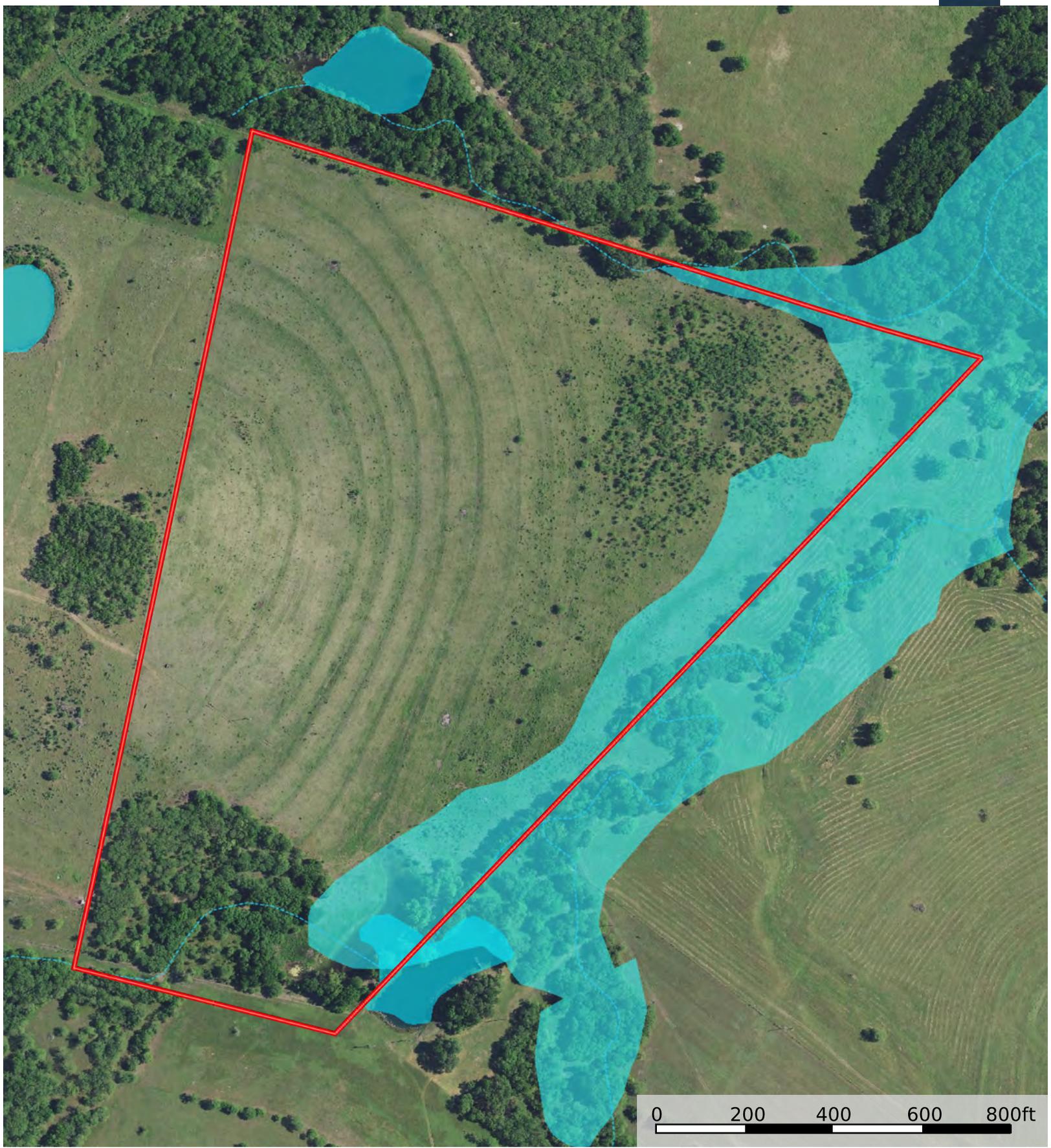
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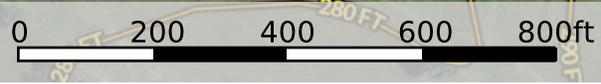
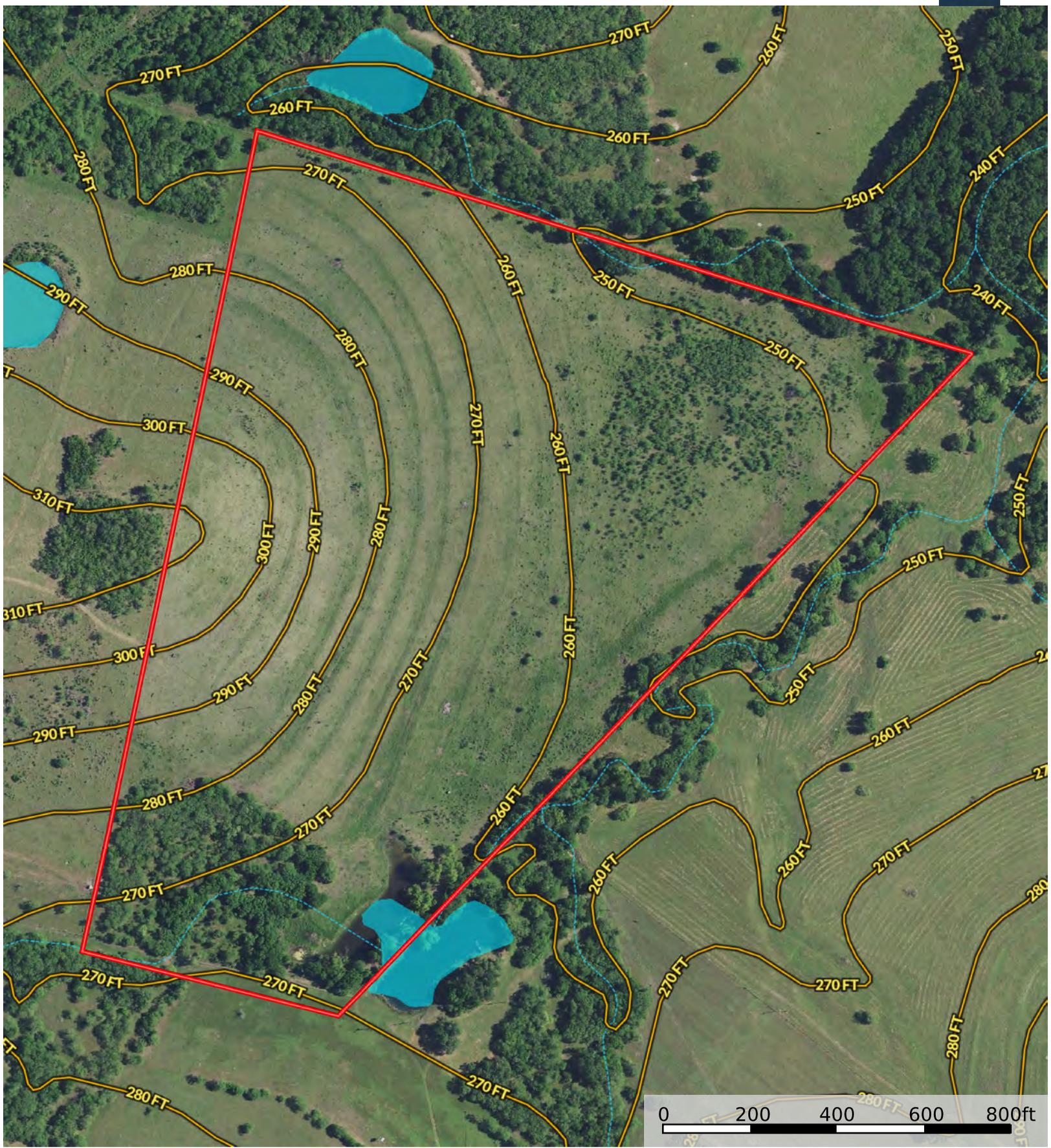
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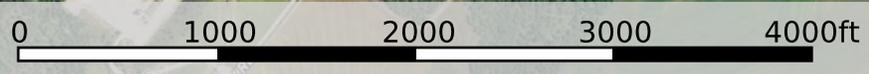
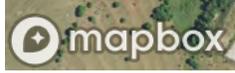
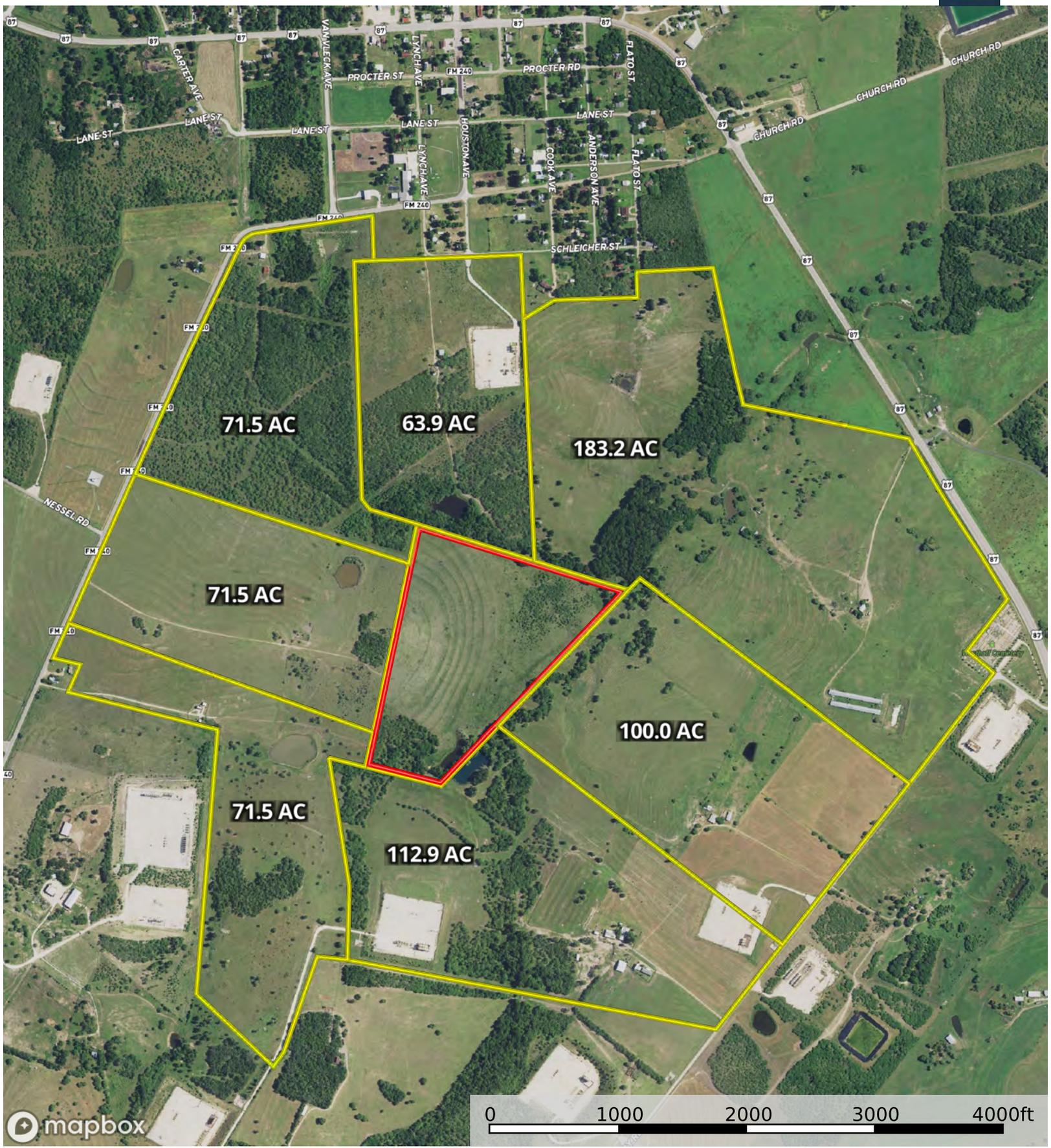


 Boundary





- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



Boundary Neighbor



Boundary