

TERRAMIGA | FICTIONAL DEMONSTRATION

Cedar Bend Erath Grazing Ranch [Demo]

Erath County, Texas | 90.50 acres | Illustrative price \$905,000

NOT AN ACTUAL OFFERING

On 90.5 acres in Erath County, Cedar Bend Erath Grazing Ranch puts the emphasis on working land. Post oak clusters break up gently rolling pasture and native grass. A covered cattle-working alley, steel pens, two galvanized storage sheds and a caliche loading pad. The covered working area and separate storage sheds put the emphasis on ranch operations. The seller holds access and utility records that can be requested through the listing agent. Seasonal stock pond; water hauling may be needed in dry periods.

LAND AND IMPROVEMENTS

Covered working alley; Steel pens; Two storage sheds

A covered cattle-working alley, steel pens, two galvanized storage sheds and a caliche loading pad.

WATER

Seasonal stock pond; water hauling may be needed in dry periods.

BUYER FIT

The covered working area and separate storage sheds put the emphasis on ranch operations. The 90.5 acres give a buyer room to plan around those facilities.

PROPERTY REVIEW

Review current grazing arrangements and inspect handling equipment. The seller holds access and utility records that can be requested through the listing agent.

All photographs supplied for this demo are generated illustrations, not photographs of an actual listed property.