

TERRAMIGA | FICTIONAL DEMONSTRATION

Copper Erath Grazing Ranch [Demo]

Erath County, Texas | 476.80 acres | Illustrative price \$3,162,500

NOT AN ACTUAL OFFERING

On 476.8 acres in Erath County, Copper Erath Grazing Ranch puts the emphasis on working land. Post oak clusters break up gently rolling pasture and native grass. A galvanized hay shed, portable cattle panels and perimeter wire fencing; no permanent working pens. The hay shed provides storage while the portable panels leave room to adapt the handling setup. The seller holds access and utility records that can be requested through the listing agent. Two rainfall-fed stock ponds; no well.

LAND AND IMPROVEMENTS

Hay shed; Portable cattle panels; Perimeter fencing

A galvanized hay shed, portable cattle panels and perimeter wire fencing; no permanent working pens.

WATER

Two rainfall-fed stock ponds; no well.

BUYER FIT

A buyer looking in Erath County who values hay shed and wants 476.8 acres to work with.

PROPERTY REVIEW

Plan the handling facilities and any additional cross-fencing needed for your operation.

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.