

## TERRAMIGA | FICTIONAL DEMONSTRATION

Wildflower Comanche Horse Place [Demo]

Comanche County, Texas | 30.50 acres | Illustrative price \$650,000

### NOT AN ACTUAL OFFERING

Wildflower Comanche Horse Place brings 30.5 acres of Comanche County land together with 3-bedroom tan-brick ranch house. Gently rolling grassland and post oak cover create a familiar Cross Timbers landscape. A single-story tan-brick ranch house with a charcoal shingle roof, 3 bedrooms, 2 baths, 1,890 square feet and a covered porch. A separate 4-stall gray-metal barn, outdoor sand arena and pipe-fenced paddocks. The 4-stall barn and outdoor arena will interest an owner keeping horses at home. Domestic well; capacity and water-quality testing need to be arranged.

### LAND AND IMPROVEMENTS

3-bedroom tan-brick ranch house; 1,890 square feet; Covered porch; 4-stall barn; Outdoor sand arena

A single-story tan-brick ranch house with a charcoal shingle roof, 3 bedrooms, 2 baths, 1,890 square feet and a covered porch. A separate 4-stall gray-metal barn, outdoor sand arena and pipe-fenced paddocks.

### WATER

Domestic well; capacity and water-quality testing need to be arranged.

### BUYER FIT

The 4-stall barn and outdoor arena will interest an owner keeping horses at home. This is a 30.5-acre option to compare with your plans for Comanche County.

### PROPERTY REVIEW

Inspect arena drainage, stall ventilation, paddock fencing and the wastewater system. Access records and utility details are being assembled.

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