

TERRAMIGA | FICTIONAL DEMONSTRATION

Silver Oak Erath Hay Meadow [Demo]

Erath County, Texas | 335.60 acres | Illustrative price \$2,442,500

NOT AN ACTUAL OFFERING

On 335.6 acres in Erath County, Silver Oak Erath Hay Meadow puts the emphasis on agricultural use. Post oak clusters break up gently rolling pasture and native grass. Wire-fenced hay ground with a double farm gate; no buildings. With no buildings to maintain, the value to an operator is in the ground and its location. Rain-fed hay ground; no irrigation system.

LAND AND IMPROVEMENTS

Open hay ground; Double farm gate; No buildings

Wire-fenced hay ground with a double farm gate; no buildings.

WATER

Rain-fed hay ground; no irrigation system.

BUYER FIT

A buyer looking in Erath County who values open hay ground and wants 335.6 acres to work with.

PROPERTY REVIEW

Budget storage separately and review soils and prior fertility work. Access records and utility details are being assembled.

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