

## TERRAMIGA | FICTIONAL DEMONSTRATION

Copper Ridge Presidio Stewardship Tract 14 [Demo]

Presidio County, Texas | 315.70 acres | Illustrative price \$397,500

### NOT AN ACTUAL OFFERING

On 315.7 acres in Presidio County, Copper Ridge Presidio Stewardship Tract 14 puts the emphasis on habitat and time outdoors. Creosote and sparse grasses cover arid open ground, with rocky washes and ridges in the distance. A gated gravel turnout and two marked walking trails; no buildings. The turnout and trails support day visits while a longer-term habitat plan takes shape. No developed water supply.

### LAND AND IMPROVEMENTS

Gravel turnout; Two walking trails; Unimproved land

A gated gravel turnout and two marked walking trails; no buildings.

### WATER

No developed water supply.

### BUYER FIT

The turnout and trails support day visits while a longer-term habitat plan takes shape.

The 315.7 acres give a buyer room to plan around those facilities.

### PROPERTY REVIEW

Review trail erosion and decide where access should be limited. Access records and utility details are being assembled.

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