

## TERRAMIGA | FICTIONAL DEMONSTRATION

Morning Anderson Stewardship Tract [Demo]

Anderson County, Texas | 276.30 acres | Illustrative price \$1,670,000

### NOT AN ACTUAL OFFERING

On 276.3 acres in Anderson County, Morning Anderson Stewardship Tract puts the emphasis on habitat and time outdoors. Loblolly pine and mixed hardwoods cover rolling ground, with reddish soil along the wooded drainages. Wire fencing and a narrow walking track; no buildings. A modest track leaves most of the tract available for gradual habitat work. The seller holds access and utility records that can be requested through the listing agent. No developed water supply.

### LAND AND IMPROVEMENTS

Walking track; Wire fencing; Native habitat

Wire fencing and a narrow walking track; no buildings.

### WATER

No developed water supply.

### BUYER FIT

A modest track leaves most of the tract available for gradual habitat work. The 276.3 acres give a buyer room to plan around those facilities.

### PROPERTY REVIEW

Identify invasive plants and the first season of maintenance priorities. 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.