

## TERRAMIGA | FICTIONAL DEMONSTRATION

Sandy Creek Pines [Demo]

Bastrop County, Texas | 72.00 acres | Illustrative price \$920,000

### NOT AN ACTUAL OFFERING

Loblolly pine, mixed oak and a sandy interior track give Sandy Creek Pines its wooded character. These 72 acres in Bastrop County are suited to a buyer who wants to spend weekends among the trees and take a longer view of caring for the land. A gated entrance and interior track are in place, with no residence or other buildings. Despite the name, there is no creek frontage or surface water. A forestry assessment can help a buyer understand the stand; access and wildfire planning are also worth discussing early.

### LAND AND IMPROVEMENTS

Pine-and-oak woodland; Interior walking track; Unimproved recreational tract

Gated entrance and interior track; no residence or other buildings.

### WATER

No creek frontage, surface water or developed water supply.

### BUYER FIT

An owner interested in woodland recreation and a long-term forest management plan.

### PROPERTY REVIEW

Review recorded access, fire preparedness and utility options. Obtain a forestry assessment before assigning timber value.

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