

## TERRAMIGA | FICTIONAL DEMONSTRATION

Limestone Meadow Retreat [Demo]

Gillespie County, Texas | 38.00 acres | Illustrative price \$740,000

### NOT AN ACTUAL OFFERING

Open meadow, oak-lined edges and gently rolling limestone ground give these 38 acres a quiet Hill Country character. A simple gate and caliche track are the only substantial improvements, leaving the land itself as the reason to come out. It is a place to consider for weekends now and a country home later. There is no existing well or surface water, so a building plan should start with water, septic suitability and utility costs.

### LAND AND IMPROVEMENTS

Open meadow and oak edges; Gated entrance and caliche track; Unimproved acreage  
Gated entrance and basic access track only; no residence or barn.

### WATER

No existing well or surface water.

### BUYER FIT

A buyer willing to plan water and utilities while investigating a future country home.

### PROPERTY REVIEW

Check restrictions, well feasibility, septic suitability and utility-extension costs before planning a home.

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