

TERRAMIGA | FICTIONAL DEMONSTRATION

Granite Draw Cattle Ranch [Demo]

Mason County, Texas | 260.00 acres | Illustrative price \$2,130,000

NOT AN ACTUAL OFFERING

Granite Draw brings together 260 acres of Mason County grazing land, working pens and a loafing shed. Pink-gray granite outcrops, live oaks and mesquite break up the open pasture, while low cross-fences divide the grazing ground. There is no residence. The emphasis is on the ranch facilities and the land around them. A seasonal stock tank and livestock well provide the starting point for a water review; forage condition and dry-weather supply will guide any stocking plan.

LAND AND IMPROVEMENTS

Cross-fenced grazing cells; Functional working pens; Granite outcrops

Working pens, loafing shed and low cross-fencing; no residence.

WATER

Seasonal stock tank and livestock well with trough distribution. Check well capacity and dry-weather supply.

BUYER FIT

A cattle operator seeking grazing ground, working pens and a loafing shed.

PROPERTY REVIEW

Inspect fences and pens, review forage condition and test the livestock well before setting cattle numbers.

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