

## TERRAMIGA | FICTIONAL DEMONSTRATION

Windbreak Tyler Woodland [Demo]

Tyler County, Texas | 80.00 acres | Illustrative price \$760,000

### NOT AN ACTUAL OFFERING

Windbreak Tyler Woodland offers 80 acres of Tyler County land, with pine and hardwood woodland with wooded drainage margins and a natural forest floor. Pine uplands meet a hardwood drainage, with a basic forestry track providing a way into the woods. The creek is seasonal, with pools that depend on rainfall. There are no buildings. The appeal is time outdoors and the longer view of forest ownership; access, floodplain conditions and forestry work deserve their own review.

### LAND AND IMPROVEMENTS

Pine uplands; hardwood drainage; a forestry track and seasonal creek

A basic forestry track and low wire fencing. No buildings.

### WATER

Seasonal wooded creek; flow and scattered pools depend on rainfall. No well.

### BUYER FIT

A buyer looking for recreation land who wants to plan ownership around the existing features.

### PROPERTY REVIEW

Review recorded access, road maintenance, water options and existing agreements. Walk the land and inspect the listed improvements before planning a change in use.

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