

TERRAMIGA | FICTIONAL DEMONSTRATION

Sunward Tyler Woodland [Demo]

Tyler County, Texas | 40.00 acres | Illustrative price \$405,000

NOT AN ACTUAL OFFERING

Pine and hardwood woodland with wooded drainage margins and a natural forest floor set the character of these 40 acres in Tyler County. 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 woodland 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.