

TERRAMIGA | FICTIONAL DEMONSTRATION

Copper Gate Deaf Smith Range [Demo]

Deaf Smith County, Texas | 320.00 acres | Illustrative price \$642,500

NOT AN ACTUAL OFFERING

Copper Gate Deaf Smith Range offers 320 acres of Deaf Smith County land, with level open prairie with short native grass, pale farm tracks and wide skies. The silver-roofed equipment shed and small steel pen give an owner a useful starting point without a residence to maintain. A caliche entrance lane and low wire fencing are in place. The ground is open and treeless, with the amount of grazing work guided by forage condition and a water plan.

LAND AND IMPROVEMENTS

Flat native shortgrass; a galvanized equipment shed; simple steel cattle pens and low wire fencing

One weathered galvanized metal equipment shed with a silver gabled roof, a small steel cattle pen, low wire fencing and a caliche entrance lane. No house.

WATER

No developed water supply or surface water.

BUYER FIT

A buyer looking for ranch 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.