

## TERRAMIGA | FICTIONAL DEMONSTRATION

Westward Deaf Smith Range [Demo]

Deaf Smith County, Texas | 160.00 acres | Illustrative price \$360,000

### NOT AN ACTUAL OFFERING

Level open prairie with short native grass, pale farm tracks and wide skies set the character of these 160 acres in Deaf Smith County. 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 pasture 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.