

TERRAMIGA | FICTIONAL DEMONSTRATION

Morning Gillespie Grazing Ranch [Demo]

Gillespie County, Texas | 955.10 acres | Illustrative price \$7,760,000

NOT AN ACTUAL OFFERING

On 955.1 acres in Gillespie County, Morning Gillespie Grazing Ranch puts the emphasis on working land. Rolling limestone ground, live oaks and post oaks give way to pockets of native grass. Galvanized working pens, a three-sided loafing shed and wire cross-fences. The pens and shaded loafing area give a cattle operator useful facilities from the outset. The current grazing lease runs through December 31, 2026; ask for the lease and possession terms. The seller holds access and utility records that can be requested through the listing agent. Seasonal stock pond and a livestock well feeding two troughs.

LAND AND IMPROVEMENTS

Working pens; Loafing shed; Cross-fenced pasture

Galvanized working pens, a three-sided loafing shed and wire cross-fences.

WATER

Seasonal stock pond and a livestock well feeding two troughs.

BUYER FIT

The pens and shaded loafing area give a cattle operator useful facilities from the outset. The 955.1 acres give a buyer room to plan around those facilities.

PROPERTY REVIEW

Walk the cross-fences and inspect the condition of the pen gates. The seller holds access and utility records that can be requested through the listing agent.

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