

TERRAMIGA | FICTIONAL DEMONSTRATION

Copper Gate Matagorda Meadow [Demo]

Matagorda County, Texas | 140.00 acres | Illustrative price \$1,680,000

NOT AN ACTUAL OFFERING

On 140 acres in Matagorda County, the focus is broad inland hay meadows with oak-lined margins and gently sloping coastal prairie ground. An open-sided pole barn offers covered equipment storage beside the hay meadow. A wide farm gate and low wire fencing complete the improvements, with oak-lined margins breaking up the open ground. There is no house or irrigation system. Cutting history, soils and past management will help a buyer plan the next season. This is inland acreage without beach or bay frontage.

LAND AND IMPROVEMENTS

Open inland hay meadow; oak-lined margins; a pole barn and a wide farm gate

One open-sided pole barn with a silver metal roof, a wide farm gate and low wire fencing. No residence or irrigation system.

WATER

Rain-fed hay ground; no irrigation system 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.