

TERRAMIGA | FICTIONAL DEMONSTRATION

Wildflower Anderson Stewardship Tract [Demo]

Anderson County, Texas | 366.60 acres | Illustrative price \$2,505,000

NOT AN ACTUAL OFFERING

On 366.6 acres in Anderson County, Wildflower Anderson Stewardship Tract puts the emphasis on habitat and time outdoors. Loblolly pine and mixed hardwoods cover rolling ground, with reddish soil along the wooded drainages. A gated gravel turnout and two marked walking trails; no buildings. The turnout and trails support day visits while a longer-term habitat plan takes shape. Seasonal wooded creek; flow depends on rainfall. No well.

LAND AND IMPROVEMENTS

Gravel turnout; Two walking trails; Unimproved land

A gated gravel turnout and two marked walking trails; no buildings.

WATER

Seasonal wooded creek; flow depends on rainfall. No well.

BUYER FIT

A buyer looking in Anderson County who values gravel turnout and wants 366.6 acres to work with.

PROPERTY REVIEW

Review trail erosion and decide where access should be limited. Access records and utility details are being assembled.

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