

TERRAMIGA | FICTIONAL DEMONSTRATION

Oak Shade Mason Grazing Ranch [Demo]

Mason County, Texas | 45.10 acres | Illustrative price \$585,000

NOT AN ACTUAL OFFERING

On 45.1 acres in Mason County, Oak Shade Mason Grazing Ranch puts the emphasis on working land. Pink-gray granite outcrops break up the native grass, with live oak and mesquite scattered across the rolling ground. A covered cattle-working alley, steel pens, two galvanized storage sheds and a caliche loading pad. The covered working area and separate storage sheds put the emphasis on ranch operations. Seasonal stock pond; water hauling may be needed in dry periods.

LAND AND IMPROVEMENTS

Covered working alley; Steel pens; Two storage sheds

A covered cattle-working alley, steel pens, two galvanized storage sheds and a caliche loading pad.

WATER

Seasonal stock pond; water hauling may be needed in dry periods.

BUYER FIT

A buyer looking in Mason County who values covered working alley and wants 45.1 acres to work with.

PROPERTY REVIEW

Review current grazing arrangements and inspect handling equipment. Access records and utility details are being assembled.

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