

TERRAMIGA | FICTIONAL DEMONSTRATION

Morning Range Sutton Range [Demo]

Sutton County, Texas | 140.00 acres | Illustrative price \$1,160,000

NOT AN ACTUAL OFFERING

On 140 acres in Sutton County, the focus is dry grass openings, low mesquite and scattered prickly pear on gently undulating ranch ground. A plain pipe gate opens to a basic two-track, with low wire fencing and no buildings to maintain. Open grass clearings alternate with low mesquite and prickly pear. A buyer can begin with time on the land and decide which brush or fencing work belongs first; water supply needs a separate plan.

LAND AND IMPROVEMENTS

Low mesquite brush; dry grass clearings; wire fencing and a basic two-track

An unmarked pipe gate, low wire fencing and a narrow unpaved two-track. No buildings.

WATER

No developed water supply or surface water.

BUYER FIT

A buyer looking for conservation 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.