

TERRAMIGA | FICTIONAL DEMONSTRATION

South Trail Erath Grazing Ranch [Demo]

Erath County, Texas | 919.50 acres | Illustrative price \$5,442,500

NOT AN ACTUAL OFFERING

With two-bay equipment barn, South Trail Erath Grazing Ranch offers 919.5 acres in Erath County. Post oak clusters break up gently rolling pasture and native grass. A red steel equipment barn with two open bays, pipe working pens and a gravel loading area. Equipment storage and a loading area keep the working improvements together. The current grazing lease runs through December 31, 2026; ask for the lease and possession terms. Livestock well and a 2,500-gallon storage tank; no surface water.

LAND AND IMPROVEMENTS

Two-bay equipment barn; Pipe pens; Gravel loading area

A red steel equipment barn with two open bays, pipe working pens and a gravel loading area.

WATER

Livestock well and a 2,500-gallon storage tank; no surface water.

BUYER FIT

A buyer looking in Erath County who values two-bay equipment barn and wants 919.5 acres to work with.

PROPERTY REVIEW

Check trailer turning room and the working-pen layout during a visit. Access records and utility details are being assembled.

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