

TERRAMIGA | FICTIONAL DEMONSTRATION

Bluestem Working Ranch [Demo]

Erath County, Texas | 180.00 acres | Illustrative price \$1,655,000

NOT AN ACTUAL OFFERING

Bluestem brings 180 acres of Erath County pasture together with working pens, cross-fencing and a red metal equipment barn. Post oak clusters break up the grass, and the barn's open central bay provides room for equipment storage. The existing layout offers a starting point for grazing and hay use, with no residence to maintain. A seasonal stock pond and livestock well need to be evaluated as part of the water plan. Any current grazing arrangement should be reviewed before setting a possession date.

LAND AND IMPROVEMENTS

Cross-fenced pasture; Working corral; Stock pond

Equipment barn, working pens and low cross-fencing; no residence.

WATER

Seasonal stock pond and livestock well. Check capacity and dry-weather reliability.

BUYER FIT

A buyer adding grazing acreage who wants pens and equipment storage already in place.

PROPERTY REVIEW

Inspect the fences, pens and livestock well; review any grazing agreement before possession.

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