

TERRAMIGA | FICTIONAL DEMONSTRATION

North Fork Anderson Woodland Tract [Demo]

Anderson County, Texas | 149.70 acres | Illustrative price \$1,065,000

NOT AN ACTUAL OFFERING

On 149.7 acres in Anderson County, North Fork Anderson Woodland Tract puts the emphasis on woodland ownership. Loblolly pine and mixed hardwoods cover rolling ground, with reddish soil along the wooded drainages. A gravel entrance, a small log-loading clearing and two maintained forest trails; no buildings. Existing trails and a loading clearing give woodland work a useful starting point. A seasonal wooded drainage holds scattered pools after rain; no developed water supply.

LAND AND IMPROVEMENTS

Loading clearing; Two forest trails; Gravel entrance

A gravel entrance, a small log-loading clearing and two maintained forest trails; no buildings.

WATER

A seasonal wooded drainage holds scattered pools after rain; no developed water supply.

BUYER FIT

A buyer looking in Anderson County who values loading clearing and wants 149.7 acres to work with.

PROPERTY REVIEW

Review trail drainage and ask a forester to assess stand condition. Access records and utility details are being assembled.

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