

## TERRAMIGA | FICTIONAL DEMONSTRATION

Mesa Light Presidio Desert Range 12 [Demo]

Presidio County, Texas | 1,672.40 acres | Illustrative price \$1,605,000

### NOT AN ACTUAL OFFERING

With pipe entrance gate, Mesa Light Presidio Desert Range 12 offers 1672.4 acres in Presidio County. Creosote and sparse grasses cover arid open ground, with rocky washes and ridges in the distance. A simple pipe gate and an old ranch track; no residence, barn or electric service. A buyer can get to know the desert setting before deciding what additional infrastructure is worthwhile. No well or piped water. Rocky washes are dry drainage features.

### LAND AND IMPROVEMENTS

Pipe entrance gate; Ranch track; Unimproved desert land

A simple pipe gate and an old ranch track; no residence, barn or electric service.

### WATER

No well or piped water. Rocky washes are dry drainage features.

### BUYER FIT

A buyer looking in Presidio County who values pipe entrance gate and wants 1672.4 acres to work with.

### PROPERTY REVIEW

Check wet-weather access through the washes and investigate water options. Access records and utility details are being assembled.

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