

TERRAMIGA | FICTIONAL DEMONSTRATION

Canyon Edge Washington Grazing Ranch [Demo]

Washington County, Texas | 223.30 acres | Illustrative price \$2,352,500

NOT AN ACTUAL OFFERING

With working pens, Canyon Edge Washington Grazing Ranch offers 223.3 acres in Washington County. Softly rolling prairie, hay meadows and large post oaks define the surrounding agricultural country. Galvanized working pens, a three-sided loafing shed and wire cross-fences. The pens and shaded loafing area give a cattle operator useful facilities from the outset. Seasonal stock pond and a livestock well feeding two troughs.

LAND AND IMPROVEMENTS

Working pens; Loafing shed; Cross-fenced pasture

Galvanized working pens, a three-sided loafing shed and wire cross-fences.

WATER

Seasonal stock pond and a livestock well feeding two troughs.

BUYER FIT

A buyer looking in Washington County who values working pens and wants 223.3 acres to work with.

PROPERTY REVIEW

Walk the cross-fences and inspect the condition of the pen gates. Access records and utility details are being assembled.

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