

## TERRAMIGA | FICTIONAL DEMONSTRATION

Silver Gate Newton Woodland [Demo]

Newton County, Texas | 40.00 acres | Illustrative price \$405,000

### NOT AN ACTUAL OFFERING

Pine and hardwood woodland with wooded drainage margins and a natural forest floor set the character of these 40 acres in Newton County. Pine uplands meet a hardwood drainage, with a basic forestry track providing a way into the woods. The creek is seasonal, with pools that depend on rainfall. There are no buildings. The appeal is time outdoors and the longer view of forest ownership; access, floodplain conditions and forestry work deserve their own review.

### LAND AND IMPROVEMENTS

Pine uplands; hardwood drainage; a forestry track and seasonal creek

A basic forestry track and low wire fencing. No buildings.

### WATER

Seasonal wooded creek; flow and scattered pools depend on rainfall. No well.

### BUYER FIT

A buyer looking for woodland land who wants to plan ownership around the existing features.

### PROPERTY REVIEW

Review recorded access, road maintenance, water options and existing agreements. Walk the land and inspect the listed improvements before planning a change in use.

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