

## TERRAMIGA | FICTIONAL DEMONSTRATION

South Lantern Matagorda Meadow [Demo]

Matagorda County, Texas | 220.00 acres | Illustrative price \$2,427,500

### NOT AN ACTUAL OFFERING

Broad inland hay meadows with oak-lined margins and gently sloping coastal prairie ground set the character of these 220 acres in Matagorda County. An open-sided pole barn offers covered equipment storage beside the hay meadow. A wide farm gate and low wire fencing complete the improvements, with oak-lined margins breaking up the open ground. There is no house or irrigation system. Cutting history, soils and past management will help a buyer plan the next season. This is inland acreage without beach or bay frontage.

### LAND AND IMPROVEMENTS

Open inland hay meadow; oak-lined margins; a pole barn and a wide farm gate  
One open-sided pole barn with a silver metal roof, a wide farm gate and low wire fencing. No residence or irrigation system.

### WATER

Rain-fed hay ground; no irrigation system or surface water.

### BUYER FIT

A buyer looking for a mix of grazing and recreation 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.