

TERRAMIGA | FICTIONAL DEMONSTRATION

Windbreak Culberson Range [Demo]

Culberson County, Texas | 640.00 acres | Illustrative price \$750,000

NOT AN ACTUAL OFFERING

On 640 acres in Culberson County, the focus is gravelly Chihuahuan Desert ground, sparse creosote, rocky washes and distant low mountain ridges. The improvements stop at a pipe gate, wire fencing and a dusty two-track. Sparse creosote and gravelly ground lead the eye toward low distant ridges. There is no house, well or installed electric service.

This is land for an owner comfortable with a remote desert setting and the planning that access and water will require.

LAND AND IMPROVEMENTS

Open desert ground; a rocky dry wash; wire fencing and distant ridges

A plain pipe entrance gate, wire fencing and a dusty two-track. No buildings, well or installed electric service.

WATER

No developed water supply or surface water. The washes are dry drainage features.

BUYER FIT

A buyer looking for 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.