

TERRAMIGA | FICTIONAL DEMONSTRATION

Prairie Bend Hay Farm [Demo]

Bastrop County, Texas | 45.00 acres | Illustrative price \$595,000

NOT AN ACTUAL OFFERING

Prairie Bend puts the focus on open hay ground: 45 acres near Elgin, with oak-lined margins, a wide farm gate and an open-sided pole barn. The barn offers covered storage, and the entrance is laid out for equipment access. There is no residence or irrigation system. This is rain-fed acreage for an operator looking to add ground or a buyer interested in a smaller agricultural holding. Cutting history, soil fertility and past management will help shape a plan for the next season.

LAND AND IMPROVEMENTS

Open hay ground; Roadside equipment access; Simple pole barn

Open-sided pole barn and wide farm gate; no residence.

WATER

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

BUYER FIT

An operator adding hay ground or a buyer looking for open agricultural acreage.

PROPERTY REVIEW

Ask for cutting records, soil information and operating costs; check any existing agricultural arrangements.

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