

## TERRAMIGA | FICTIONAL DEMONSTRATION

Sundown Nacogdoches Country Retreat [Demo]

Nacogdoches County, Texas | 141.00 acres | Illustrative price \$1,337,500

### NOT AN ACTUAL OFFERING

On 141 acres in Nacogdoches County, Sundown Nacogdoches Country Retreat puts the emphasis on a home and the land around it. Pine and hardwood forest follows the rolling ground, with red sandy-clay soil and wooded drainages. A single-story board-and-batten cottage with a dark green metal roof, 2 bedrooms, 2 baths, 1,320 square feet and a covered porch. Gravel drive and wire fencing. The 2-bedroom home gives the acreage a base for weekends or longer stays. Domestic well; capacity and water-quality testing need to be arranged.

### LAND AND IMPROVEMENTS

2-bedroom board-and-batten cottage; 1,320 square feet; Covered porch

A single-story board-and-batten cottage with a dark green metal roof, 2 bedrooms, 2 baths, 1,320 square feet and a covered porch. Gravel drive and wire fencing.

### WATER

Domestic well; capacity and water-quality testing need to be arranged.

### BUYER FIT

A buyer looking in Nacogdoches County who values 2-bedroom board-and-batten cottage and wants 141 acres to work with.

### PROPERTY REVIEW

Arrange a home inspection and review well and wastewater records. Access records and utility details are being assembled.

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