

## TERRAMIGA | FICTIONAL DEMONSTRATION

Range Road Edwards Range [Demo]

Edwards County, Texas | 220.00 acres | Illustrative price \$1,690,000

### NOT AN ACTUAL OFFERING

Dry grass openings, low mesquite and scattered prickly pear on gently undulating ranch ground set the character of these 220 acres in Edwards County. A plain pipe gate opens to a basic two-track, with low wire fencing and no buildings to maintain. Open grass clearings alternate with low mesquite and prickly pear. A buyer can begin with time on the land and decide which brush or fencing work belongs first; water supply needs a separate plan.

### LAND AND IMPROVEMENTS

Low mesquite brush; dry grass clearings; wire fencing and a basic two-track

An unmarked pipe gate, low wire fencing and a narrow unpaved two-track. No buildings.

### WATER

No developed water supply or surface water.

### BUYER FIT

A buyer looking for pasture 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.