

TERRAMIGA | FICTIONAL DEMONSTRATION

Oak Shade Wilson Recreation Tract [Demo]

Wilson County, Texas | 44.70 acres | Illustrative price \$342,500

NOT AN ACTUAL OFFERING

With cleared entrance, Oak Shade Wilson Recreation Tract offers 44.7 acres in Wilson County. Open grass and South Texas brush share the low, rolling terrain, with mesquite and huisache throughout. A green farm gate, a cleared entrance and a short mown path; no residence or barn. It is a simple tract for someone who would rather explore first and improve gradually. No well or surface water.

LAND AND IMPROVEMENTS

Cleared entrance; Mown path; Unimproved acreage

A green farm gate, a cleared entrance and a short mown path; no residence or barn.

WATER

No well or surface water.

BUYER FIT

A buyer looking in Wilson County who values cleared entrance and wants 44.7 acres to work with.

PROPERTY REVIEW

Check the condition of the entrance after rain and confirm water options. Access records and utility details are being assembled.

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