

TERRAMIGA | FICTIONAL DEMONSTRATION

Morning Range Titus Woodland [Demo]

Titus County, Texas | 220.00 acres | Illustrative price \$1,807,500

NOT AN ACTUAL OFFERING

Mixed hardwood and pine woodland with grass clearings and a natural understory set the character of these 220 acres in Titus County. A green gate and narrow forestry lane provide a starting point for exploring the woods. Pine and hardwood stands leave room for outdoor recreation and a longer-term management plan, with no cabin or barn to maintain. A forester can help establish stand condition and the work involved before any timber value becomes part of an offer.

LAND AND IMPROVEMENTS

Pine and hardwood woodland; a green gate and a forestry lane

A green entrance gate, a narrow forestry lane and low wire fencing. No buildings.

WATER

No developed water supply or surface water.

BUYER FIT

A buyer looking for woodland 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.