

## TERRAMIGA | FICTIONAL DEMONSTRATION

Westward Grayson Pasture [Demo]

Grayson County, Texas | 140.00 acres | Illustrative price \$1,335,000

### NOT AN ACTUAL OFFERING

On 140 acres in Grayson County, the focus is open grass pasture with post oak groups and wooded margins on gently rolling ground. A red equipment barn, working pens and wire cross-fences give the pasture a working layout. Post oak groups offer breaks in the open ground, with an unpaved track connecting the facilities. There is no residence. The seasonal stock pond and livestock well should be reviewed alongside fences and forage before setting cattle numbers.

### LAND AND IMPROVEMENTS

Grass pasture; post oak groups; a red equipment barn and working pens

Red metal equipment barn, working cattle pens, low wire cross-fencing and an unpaved ranch track. No residence.

### WATER

Seasonal stock pond and livestock well. Water levels depend on rainfall; well capacity needs review.

### BUYER FIT

A buyer looking for a mix of grazing and recreation 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.