

TERRAMIGA | FICTIONAL DEMONSTRATION

Copper Washington Grazing Ranch [Demo]

Washington County, Texas | 42.50 acres | Illustrative price \$672,500

NOT AN ACTUAL OFFERING

Copper Washington Grazing Ranch brings 42.5 acres of Washington County land together with covered working alley. Softly rolling prairie, hay meadows and large post oaks define the surrounding agricultural country. A covered cattle-working alley, steel pens, two galvanized storage sheds and a caliche loading pad. The covered working area and separate storage sheds put the emphasis on ranch operations. The seller holds access and utility records that can be requested through the listing agent. Seasonal stock pond; water hauling may be needed in dry periods.

LAND AND IMPROVEMENTS

Covered working alley; Steel pens; Two storage sheds

A covered cattle-working alley, steel pens, two galvanized storage sheds and a caliche loading pad.

WATER

Seasonal stock pond; water hauling may be needed in dry periods.

BUYER FIT

A buyer looking in Washington County who values covered working alley and wants 42.5 acres to work with.

PROPERTY REVIEW

Review current grazing arrangements and inspect handling equipment. The seller holds access and utility records that can be requested through the listing agent.

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