

TERRAMIGA | FICTIONAL DEMONSTRATION

Hearth Erath Grazing Ranch [Demo]

Erath County, Texas | 495.10 acres | Illustrative price \$3,380,000

NOT AN ACTUAL OFFERING

Hearth Erath Grazing Ranch brings 495.1 acres of Erath County land together with working pens. Post oak clusters break up gently rolling pasture and native grass. Galvanized working pens, a three-sided loafing shed and wire cross-fences. The pens and shaded loafing area give a cattle operator useful facilities from the outset. Seasonal stock pond and a livestock well feeding two troughs.

LAND AND IMPROVEMENTS

Working pens; Loafing shed; Cross-fenced pasture

Galvanized working pens, a three-sided loafing shed and wire cross-fences.

WATER

Seasonal stock pond and a livestock well feeding two troughs.

BUYER FIT

A buyer looking in Erath County who values working pens and wants 495.1 acres to work with.

PROPERTY REVIEW

Walk the cross-fences and inspect the condition of the pen gates. Access records and utility details are being assembled.

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