



**CLAYTON - WAGGONER**  
PROPERTIES

325 N. St. Paul, Suite 3350  
Dallas, TX 75201  
[claytonwaggoner.com](http://claytonwaggoner.com)  
(844) 725-6247

**401.64 acres in Bosque County, Texas**

**\$5,190,000**



401.64 Acres  
Bosque County  
737 County Road 1120 Meridian, Texas

### Contact the Agent

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### PROPERTY HIGHLIGHTS

Working cattle ranch with beautiful Bosque County terrain and nice infrastructure improvements made by the Owner. The varied terrain includes 110 ft of elevation change for stunning long-range views, areas of thick tree preserves and native brush, as well as open pastures with both well-maintained native grasses and a 54-acre Coastal pasture. The ranch boasts good surface water with two 1+ acre ponds and a .5-acre stock tank, plus multiple seasonal creeks that are tributaries of Steele Creek. There is one 800 ft 2nd Trinity water well that is piped to the main creek and 2 ponds to maintain a constant water level. There are well-established ranch roads throughout the property, a load-bearing bridge over the largest creek, perimeter and cross-fencing that are in great condition, and the Owner has cleared lots of cedar and brush. The terrain provides great habitat for the abundant wildlife including whitetail, turkey, varmints and pigs. The well-stocked ponds also provide good fishing opportunities.

Ranch improvements include a custom entry gate, a 20x120 open-front equipment shed,...

