



CLAYTON - WAGGONER
PROPERTIES

325 N. St. Paul, Suite 3350
Dallas, TX 75201
claytonwaggoner.com
[\(844\) 725-6247](tel:8447256247)

County Road 1120

\$10,894,400



1,238.00 Acres
Bosque County
TBD County Road 1120 Meridian, Texas

Contact the Agent

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PROPERTY HIGHLIGHTS

Large acreage, native Bosque County terrain with infrastructure improvements in place presents great development opportunity to design a family ranch or subdivide into multiple smaller ranches. With 5,800 ft of paved county road frontage, the location is convenient to the convergence of several state highways including SH 6, SH 174, and SH 22. 200 ft of elevation change creates numerous potential homesites, each with beautiful long-range views. The terrain consists of large sections of native brush and trees, including lots of mature hardwoods, along with several areas of dense tree cover and numerous open areas with native grasses that could be developed as food plots. Current surface water consists of 8 ponds and several wet-weather creeks, but the topography offers multiple excellent locations for future lake/pond development. The current owner has invested in lots of brush clearing, and the property has good accessibility through the existing road and trail system. Other improvements include the 10 water wells drilled in 2021, 2 of which have pumps set and are complete, with dep...

