



**CLAYTON - WAGGONER**  
PROPERTIES

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## Bee Bluff Ranch

**\$3,022,956**



786.00 Acres  
Bosque County  
Hwy 6 Meridian, Texas

### Contact the Agent

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### PROPERTY HIGHLIGHTS

Bee Bluff Ranch represents 780 acres of native habitat offered as an exceptional recreational property with numerous potential building sites along with livestock grazing potential. Originally part of the historic V-Bar Ranch, this large acreage tract is characterized by heavy tree cover with live oaks and other hardwoods over a varied terrain, including the historical Bee Bluff which towers over Highway 6 and the North Bosque River by over 180'. Extensive infrastructure upgrades have been completed in recent years including cedar clearing, road development, excellent boundary fences, and water development.

The ranch features several meadows with native grasses, and the soil depth creates great opportunities for food plots. There are two seasonal creeks with waterfalls and four ponds to support livestock and wildlife. The size, tree cover, access to water and potential for food plots make this ranch a great habitat for wildlife/hunting, and the existing native forage makes it work for livestock as well.

