



**CLAYTON - WAGGONER**  
PROPERTIES

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**127 Acres, TBD CR 1120**

**\$1,140,310**



127.05 Acres  
Bosque County  
TBD County Road 1120 Meridian, Texas

### Contact the Agent

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### PROPERTY HIGHLIGHTS

127 +/- acres to be subdivided from larger listing of 1,238 acres. Native Bosque County terrain with infrastructure improvements in place presents great development opportunity to design a family ranch or hunting property. The location is convenient to the convergence of several state highways including SH 6, SH 174, and SH 22. 60 ft of elevation change creates numerous potential homesites, each with beautiful long-range views. The terrain is a mix of native brush and trees, including lots of mature hardwoods, areas of dense tree cover and open areas with native grasses that could be developed as food plots. Current surface water consists of several wet-weather creeks, but the topography offers potential 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 2 water wells drilled in 2021 (well reports are available). The property is partially fenced. Enjoy immediate benefit from the excellent hunting for native wildlife including whi...

