



**CLAYTON - WAGGONER**  
PROPERTIES

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## Merriman Ranch at the Top of the Hill Country

**\$6,629,385**



697.83 Acres  
Bosque County  
771 County Road 2130 Meridian, Texas

### Contact the Agent

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### PROPERTY HIGHLIGHTS

Fantastic opportunity to acquire a large-acreage combination ranch in the desirable Meridian area of Bosque County that has been owned by the same family for over 50 years. Located just west of Meridian and Meridian State Park, the ranch is within a short drive to the DFW Metroplex, Waco, or Stephenville. While the ranch features the diverse Bosque County terrain that makes it a great recreational ranch, the Merriman Ranch is also an exceptional cattle ranch. The existing 2200sf farmhouse creates a comfortable living space for a family farm or weekend residence, or as a temporary living space during construction of a new home in one of the multiple other attractive locations on the ranch. The ranch has 2 separate entrances from CR 2130 along with approximately a mile of frontage along the all-season county road.

Merriman Ranch features over 100 ft of elevation change and diverse terrain ranging from areas of productive, deeper soils to rough, rocky hill country and high plateaus. Large portions of the ranch are native grasses with lots of oak trees and other hardwoods. Current ow...



