



CLAYTON - WAGGONER
PROPERTIES

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

Bosque Valley Ranch

\$3,060,000



850.68 Acres
Bosque County
County Road 1035 Meridian, Texas

Contact the Agent

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PROPERTY HIGHLIGHTS

New water development! Existing canyon transformed into a spectacular 2-acre lake with maximum depth more than 15ft creating a wonderful, secluded home or cabin site with long range views. Originally part of the historic V-Bar Ranch, this large acreage tract offers privacy, the varied terrain of central Bosque County, and a covetable recreational property. Heavily wooded with live oaks and many other types of hardwoods, the land includes elevations up to 1020' with over 200' of elevation change creating beautiful scenic views and multiple potential building sites. Current owner has made extensive investment in developing this property for its recreational potential including cedar clearing, road development, water development and boundary fencing for livestock.

Amongst the rock cliffs and canyons typical of Hill Country land, this property includes open meadows with good soil that produce strong native grasses good for livestock or food plots. There are several canyons averaging depths of 70ft with dense vegetation and rock ledges that create cave-like openings. Addition...

