

181 Acres located just off highway 6 and CR 2358 in Meridian, Texas. Drive into this beautiful Bosque county ranch and cross over the spring fed Gibson Branch Creek. The property is open on the Northeast side with improved grasses. The terrain on the east side is thick brush, and hardwoods, great for hunting wild game. 2500 feet of Bosque River runs on the Northeast side of the property. Great combination ranch with elevated building site.

Improvements:

2 houses:

- 3 bedrooms, 2 bath modular home – 2000 Palm Harbor Manufactured Home 28x64
- Rock home built in 1957 completely remodeled in 2017 – 1015 sq.ft.

Red hay barn on 12 acres, concrete with electricity (Separate Entrance)

1008 sq. ft. Garage built 1983

2500 sq. ft. Equipment barn built in 2017

484 sq. ft. Storage house

330 sq. ft. indoor storage house

Land:

- 34-Acre coastal pasture with tank, 2-3 cuttings per year
- Two thirds of the property is wooded
- Great building site
- Very recreational with a variety of topography: creek, large river, brush, open pasture, trails, elevation and more.
- Large oaks, mesquites and cedars

Water:

Gibson Branch Creek- Spring fed creek on the south boundary of the property

2500 ft. of the North Bosque River borders the Northeast corner of the ranch

167 Acres: 2 water wells, (1) operable, 2nd trinity well. 11.7 acres: 2 water wells, (1) operable 2nd trinity well with 5-horse power motor

Taxes: \$1_____ per year

Utilities: United Cooperative

TV/Internet: Directv

Minerals:

Exclusively Listed by Stefanie Cobb (972) 989-5220 and Tai Cobb-Klam (254) 253-0157. Cobb Properties strives to represent all properties accurately All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. *Buyers brokers must be identified on first contact, and must accompany buying prospect on first showing to be allowed the possibility of fee participation. If this condition is not met, fee participation will be at sole discretion of this firm.