

200 ACRE RANCH FOR SALE

\$2,400,000

NEAR MERIDIAN, TX

200 Acres

1434 County Road 2130

Bosque County



More Info:

Anson Linn

254-242-8124

ansonlinnrealtor@gmail.com

200 ACRE RANCH FOR SALE NEAR MERIDIAN, TX

Bosque County

SUMMARY

Address

1434 County Road 2130

Meridian, TX 76665

Type

Farm/Ranch, Recreational, Residential

Acreage

200 Acres—Seller will consider selling smaller
acreage allotment

Price

\$2,400,000

Property Website

https://www.myhomelandrealty.com/fine/real/estate/search_land/14533737/mlsname/NTREIS



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PROPERTY DESCRIPTION

LOCATION: Bosque County, TX . Approximately 7 miles west of Meridian.

WATER: Two tanks, Wet Weather Creek, Hand Built Dam

WILDLIFE: Dove, Quail, Turkey, Predators, Deer

MINERALS: Seller owns a portion of the minerals. Negotiable.

ELEVATION: Rolling Terrain. 1,120' Elevation

TAXES: 2020 Property Taxes were \$2.49/acre. Property is currently in 1-d-1 agricultural exemption.

CURRENT USE: Cattle and Hunting

DEED RESTRICTIONS: Site Built Home Only. Minimum 1,500 Square Feet.

FENCING: Perimeter 5-Strand Barbed Wire

Breathtaking views and hard to find acreage west of Meridian! The 200 acre property offers multiple potential homesites on high vantage points with gorgeous long distance views of the surrounding countryside. The rolling terrain has dense tree coverage giving cover and forage to the abundant wildlife as well as providing seclusion to the land owner. Multiple trails allow for easy access to the entire property. A wet weather creek, a hand-built dam, and two tanks provide water for a majority of the year. The property has two Mustang Valley water meters. Perimeter is fully fenced and ready for livestock.



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