



Rafter W

RANCH

Bosque County ♦ 318 acres



- ♦ changes in elevation for beautiful views
- ♦ pastures in klein grass and bermuda, 100 acres planted in native grasses
- ♦ three food plots
- ♦ 5 years under the Wildlife Management Program
- ♦ stocked in Bob White quail
- ♦ excellent dove and deer hunting
- ♦ ponds stocked with catfish and bass
- ♦ professionally cleared and burned for range control
- ♦ native pecan tress
- ♦ many trails for horses and recreational vehicles
- ♦ virtually no noise pollution



- ♦ 3/2 2700 sq ft home
- ♦ private office
- ♦ comfortably sleeps 12
- ♦ open concept living design
- ♦ large entertainment area
- ♦ large windows with views of the ranch
- ♦ adjacent large Rock Patio and Bar
- ♦ wood fire pit and seating area



- ♦ 1500 sqft barn/shop
- ♦ metal carport with attached storage building
- ♦ rock barn/shed built in appx 1880
- ♦ well house and storage building
- ♦ windmill
- ♦ fruit orchard with drip system
- ♦ air strip



Seller to convey all owned mineral rights, full 50% with executory rights
Exclusively listed with Stef Cobb, Cobb Ranch Properties



STEF COBB - RANCH BROKER
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