

YOUNG RANCH

\$3,500,000

RANCH CONNECTION

Est. 1984



Selling Ranches All Over Texas

BOSQUE COUNTY

Meridian, Texas

71.9 ACRES

Farm/Ranch Sale

RANCHING • HUNTING • RECREATIONAL • RESIDENTIAL

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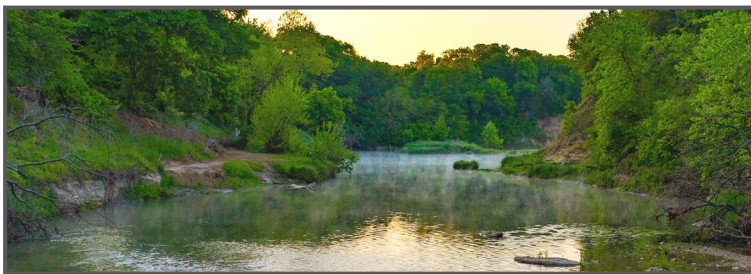
PROPERTY FEATURES:

- Custom Ranch House
- Vaulted Great Room
- Observation Deck
- Views of Countryside
- Stone Guesthouse
- AirBnB Bunkhouse
- Bosque River Frontage
- Stock Tank w/ Pier
- Fishing / Hunting
- Coastal Pastures
- Century-old Live Oaks
- Lots of Wildlife

601 County Rd 2540
Meridian, Texas 76665



An impressive custom home situated on recreational acreage with Bosque River frontage and exceptional views!



The Young Ranch is a one-of-a-kind, 18-year old custom home that sits on a wooded bluff and offers a 270-degree panorama of the Bosque River Valley. Featuring rattlesnake limestone throughout the abode, this exquisitely-designed, 4,585 sq ft house is filled with the ultimate in style and comfort. An observation deck showcases the beautiful country views, while the live oaks provide ample shade. A 2/2 stone guest house, bunkhouse, metal building and 2-car garage make up the additional structures, while a stock tank provides opportunities for fishing and other recreation. The 1/3 mile of accessible Bosque River frontage really puts this property over the edge and makes it a MUST-HAVE! Come and see!



4,585 sq ft Custom Home



28 ft Vaulted Ceiling



2/2 Guest House



Live Oaks and Fields

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PROPERTY VIEWING BY APPOINTMENT ONLY

Amenities

Barn Information

- Shop Building

Easements

- Electric
- Telephone
- Utilities

Fish

- Bass
- Catfish

Game

- Dove
- Ducks
- Hog
- Turkey
- Whitetail Deer

Land Type

- Both

Lot Description

- Acreage
- Heavily Treed
- Horses Permitted
- Landscaped
- Pasture
- River Front
- Tank / Pond

Minerals - % Oil & Gas Owned

- 100

Minerals - % Water Owned

- 100

Minerals - % Wind Owned

- 100

Minerals Available

- Oil & Gas
- Water
- Wind

Number of Stock Tanks (water under 1 acre)

- 1

Number of Wells

- 1

Present Use

- Equine
- Hunting / Fishing
- Residential Single
- Resort

Proposed Use

- Equine
- Hunting / Fishing
- Residential Single

Property Tax Exemption

- Yes

Property Type

- Farm / Ranch

Road Frontage Desc.

- Country
- Gravel/Rock

Soil

- Sandy Loam

Special Notes

- Survey Available

Street / Utilities

- All Weather Road
- Gravel / Rock
- No City Services
- Septic
- Well

Surface Rights

- All
- Easement

Topography

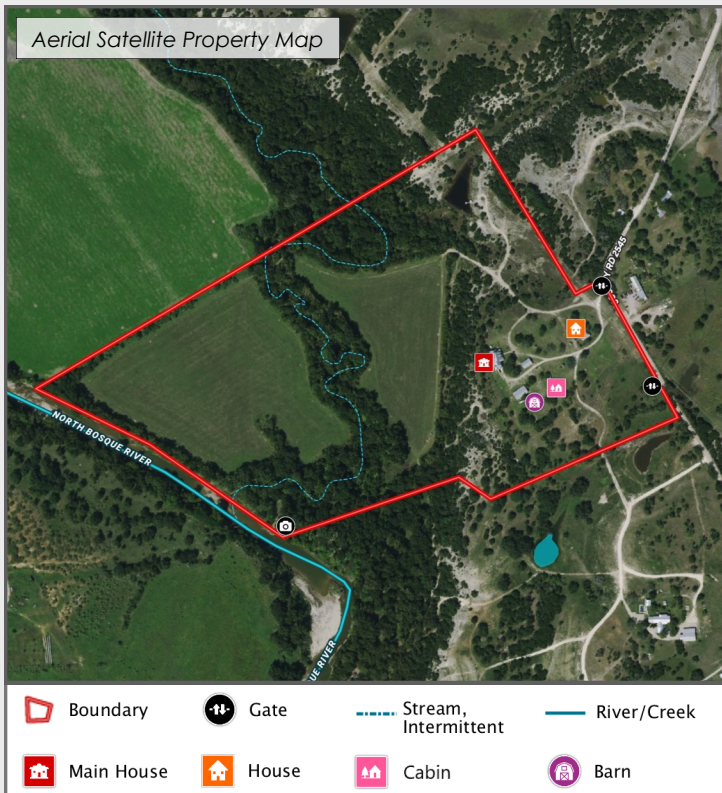
- Bottom
- Flood Plain
- Rolling

Type of Fence

- Automatic Gate
- Partially Fenced

Will Subdivide

- No



DIRECTIONS: From Fort Worth, take the Chisholm Trail Pkwy to Hwy 67, S to Glen Rose. Take TX-144 S to CR 2540, turn right and follow to the Young Ranch gate on the right!

Just Northwest of Meridian; Less than 1.5 hours from Dallas/Fort Worth and only an hour to Waco!

