

ROLLING RANCH

1238 +/- ACRES IN BOSQUE COUNTY



*The Top of
Hill Country*



ICONIC
LANDS OF TEXAS

Nychole Fung
Realtor®

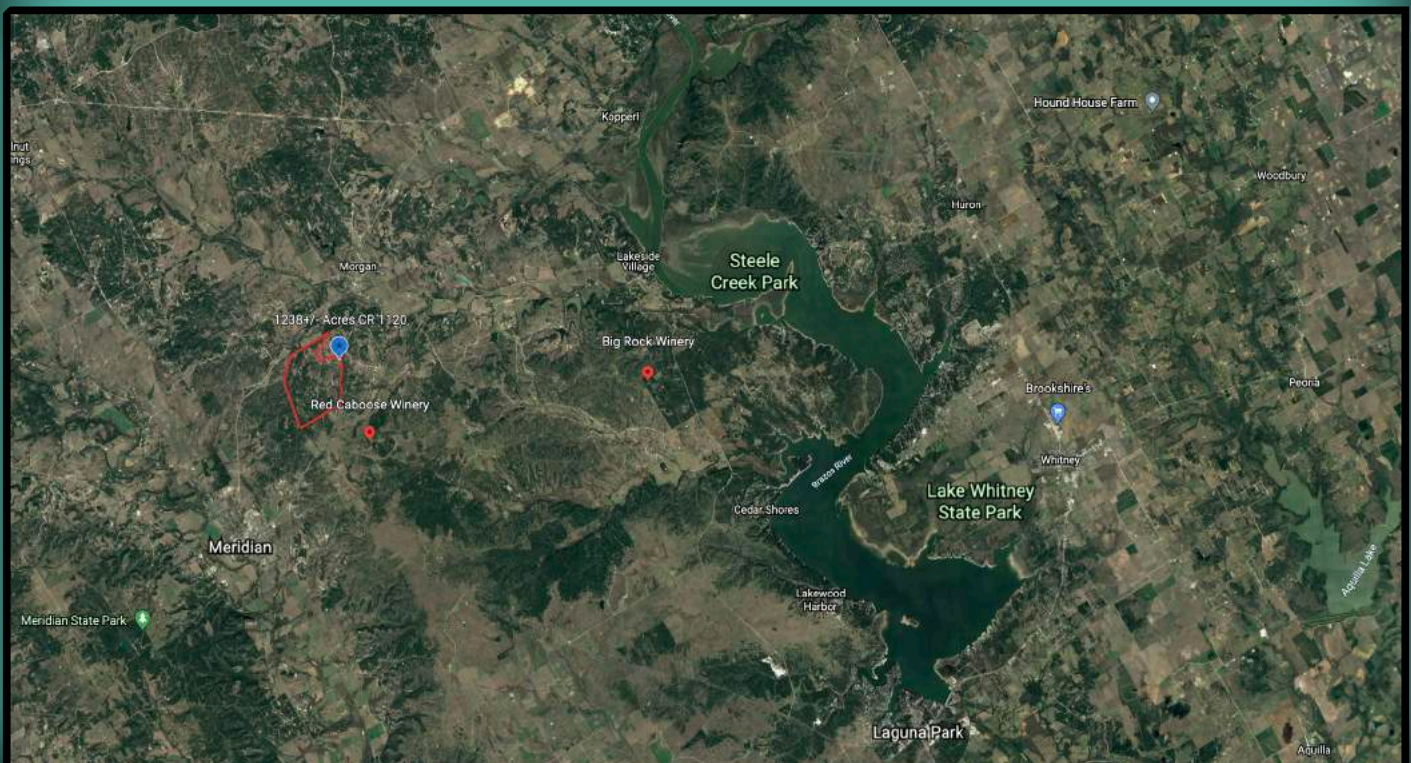
M: 214.240.2473
nychole@iconicres.com

Location: CR 1120, Meridian

Location offers easy access with a mile of paved road frontage off a quiet County Road, just a few minutes from Meridian, 1.5 hours from DFW, 1 hour from Waco, 2 hours from Austin



1.5 HOUR DFW
1 HOUR WACO
2 HOURS AUSTIN





Water Features

Creeks: The property's hidden gem & waiting to be explored. Lined with massive mature trees, lie several meandering crystal clear creeks that span across the entire property. They provide the Ranch with several ponds and small waterfalls throughout. **Ponds:** 7+ diverse ponds that not only provide the Ranch with plenty of surface water, several are generously sized, offering fishing, kayaking, and personal enjoyment.

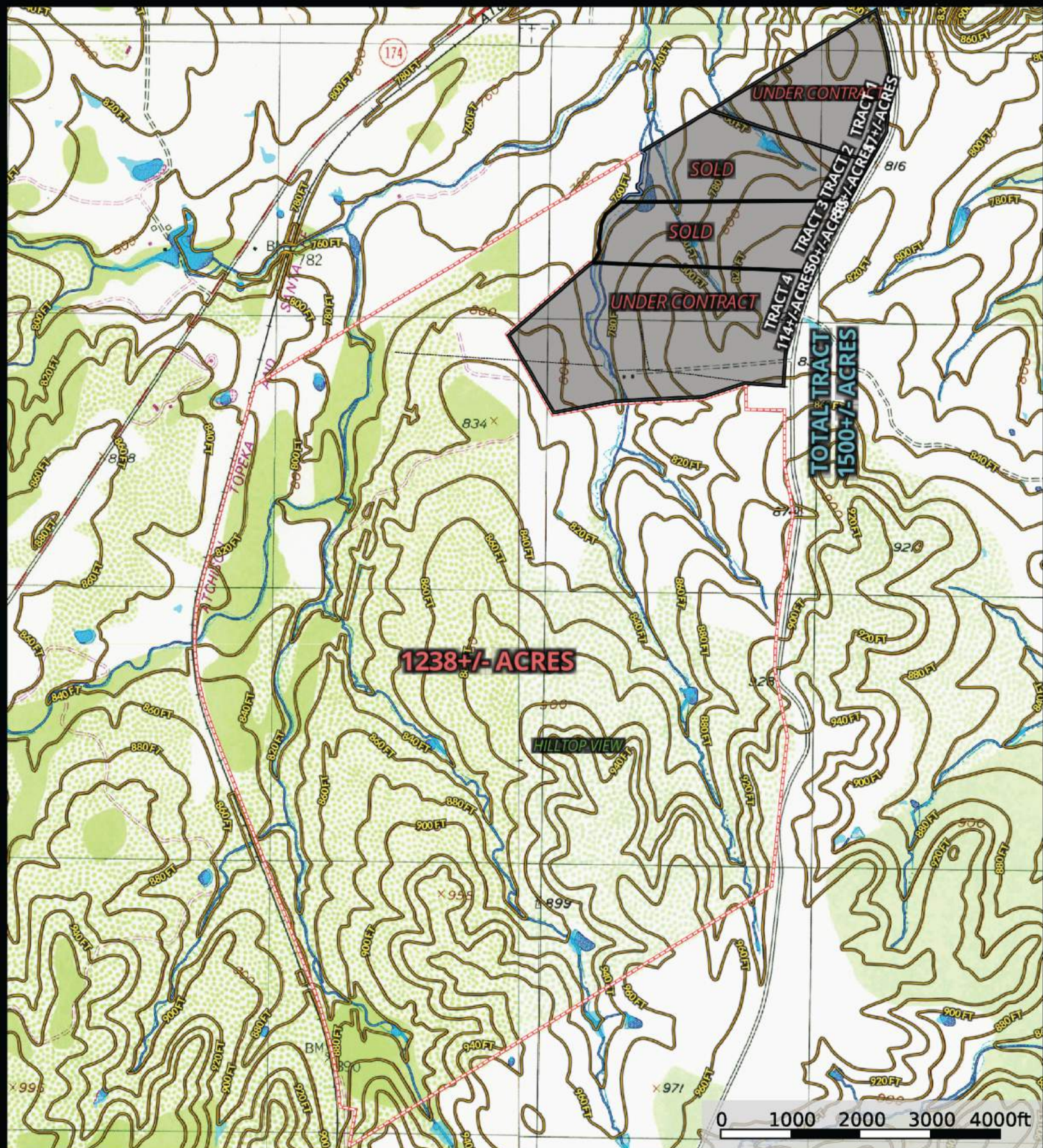


Terrain

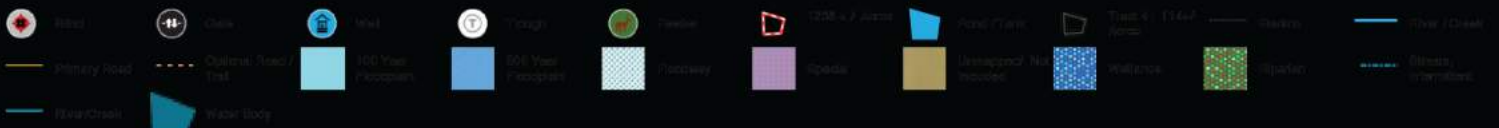
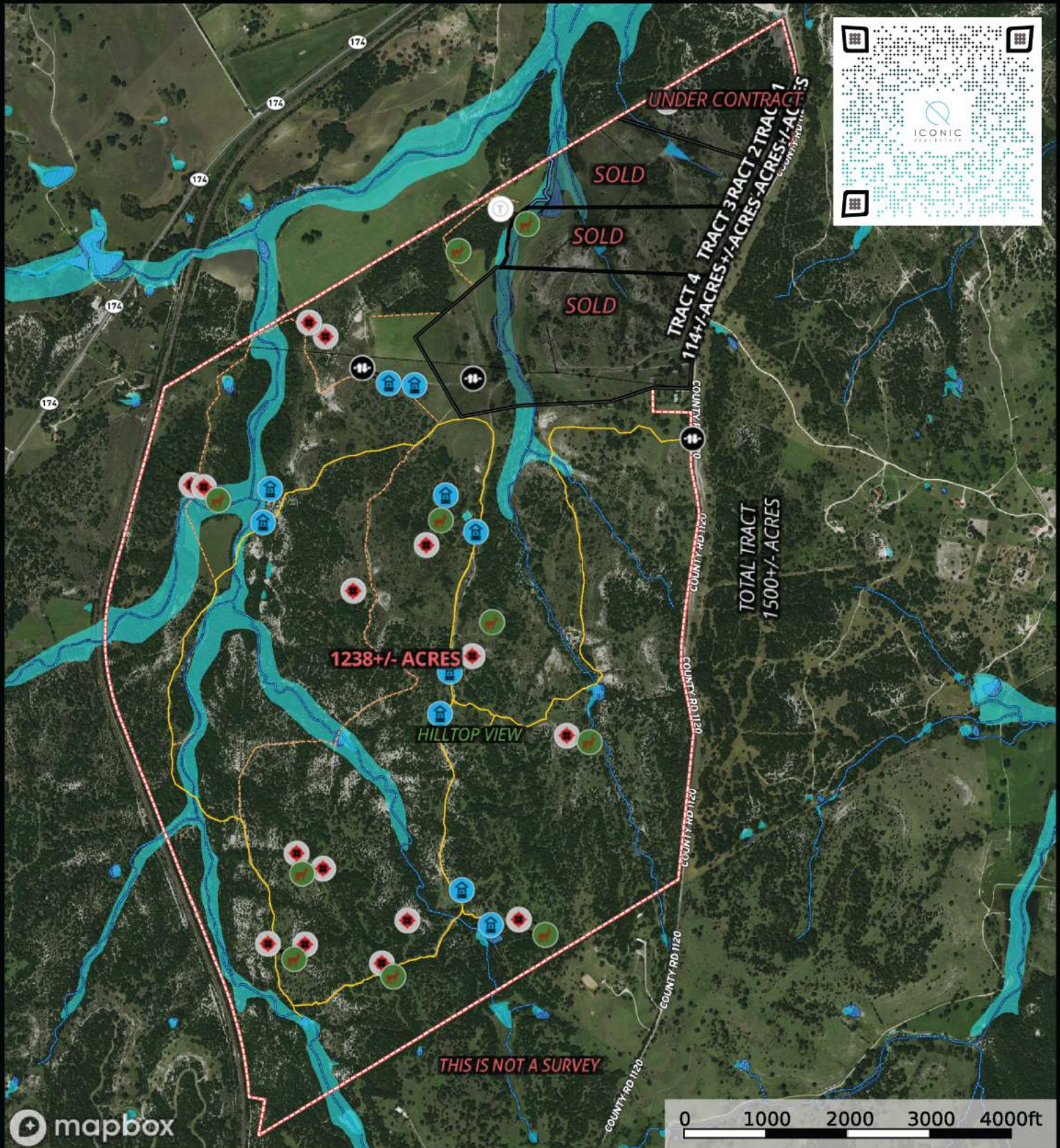
The topography of the ranch is unique & diverse with it's gently rolling hills and elevation variations of 60-100feet, producing several buildable peak tops sites with expansive panoramic hilltop views and lower open pastures in a bowl like hill view surrounding. Property features several mature live oaks, improved pastures, and areas left in it's original natural & wooded state for prime hunting. Soils consist of Loamy Clay, Rocky, & Gravelly Clay.



Topography Map



For more information about this property,
Scan the QR code with your smart phone camera



- 10 New wells w/ yield reports up to 30 GPM

CR 1120 Meridian TX 76665

1238 acres



Clickable LINKS:

- ▶ [MapRight Link-1238+/- ACRES](#)
- ▶ [MLS Listing Link](#)
- ▶ [Lands Of Texas Listing Link](#)
- ▶ [Website: www.iconiclandstx.com](#)

MLS REPORT

Listing							
MLS#:	14619339	Active	1280 ac CR 1120	Meridian	76665	LP:	\$8,872,500
	Category:	Lots & Acreage	Type:	LND-Farm/Ranch	Orig LP:	\$8,659,000	
	Area:	92/1			\$ / Acre:	\$7,162.00	
	Subdv:	BURWELL					
	County:	Bosque	Lake Name:				
	Country:	United States	Plan Dvlpmnt:				
	Parcel ID:	R39039					
	Parcel ID 2:	R13827					
	Lot:	Block:	Legal:	ABST A0052BURWELL,N ACRES 1238			
	Multi Prcl:	Yes	MUD Dst:	No	Unexempt Taxes:		
	# of Lots:		Lots Sold Sep:		Lots Sld Pkg:		
Road Frontage:		Feet to Road:		Road Asmt:			
Land SqFt:	53,963,435 /			\$/Lot SqFt:	\$1.16		
Lot Dimen:		Acres:	1,238.830	Subdivided:	Yes		
HOA:	None	HOA Dues:		Will Subdiv:	Yes		
				Senior Community Y/N:			
Crop Retire Prog:		# Lakes:		Pasture Acres:			
Land Leased:		# Tanks/Ponds:	7	Cultivated Acres:			
AG Exemption:	Yes	# Wells:	10	Bottom Land Acres:			
		# Wtr Meters:		Irrigated Acres:			
School Dist:	Morgan ISD						
Elementary School:	Morgan	Middle School:	Morgan	High School:	Morgan		
Lot Description:	Acreage, Creek, Heavily Treed, Pasture, Tank/ Pond			Restrictions:	None, Other		
Lot Size/Acreage:	Over 100 Acres			Easements:	Electric		
Present Use:	Cattle			Documents:	Aerial Photo, Feasibility Study, Topo Maps		
Proposed Use:	Agriculture, Cattle, Hunting/Fishing, Residential Single			Type of Fence:	Barbed Wire, Cross Fenced		
Zoning Info:	Not Zoned			Exterior Buildings:			
Development:	Other			Barn Information:			
Street/Utilities:	Asphalt, Outside City Limits, Septic, Well			Common Features:			
Other Utilities:	Co-op Electric			HOA Includes:			
Topography:	Hilly, Rolling, Varied			Miscellaneous:			
Road Frontage Desc:	County			Special Notes:			
Crops/Grasses:	Native			Proposed Financing:	Cash, Conventional		
Soil:	Rocky/Shale, Sandy Loam			Possession:	Closing/Funding		
Property Description:	NOW AVAILABLE, RARE & UNIQUE ROLLING Ranch, located in sought-out Bosque County also known as the Top of the Hill Country. Ranch provides multiple sites of expansive panoramic hill views, elevation changes, open pastures, live oaks, 7 ponds & crystal-clear tree lined creeks with small waterfalls. Location offers easy access with paved road frontage off a quiet County Road, few minutes from Meridian, 1.5 hours from DFW, 1 hour from Waco, 2 hours from Austin. Nearby is recreational Lake Whitney, Kimball Bend Park off Brazos,& just 2 miles from Meridian's Iconic Vineyard Winery. One of a kind property! PRIME investment & development opportunity. THIS WILL NOT LAST! Water Study: 10 NEW WELLS-yields up to 30gpm.						
Public Driving Directions:	From Meridian, Head Northwest on W Morgan, continue onto Farm Rd. 2840 E Morgan St., Property will be on the left. See agent for pin drop.						
List Office Name:	Iconic Real Estate, LLC			List Agent Name:	Nychole Fung		

Prepared By: Nychole Fung / Iconic Real Estate, LLC on 2021-10-07 15:56

Prepared By: Nychole Fung / Iconic Real Estate, LLC on 2021-10-07 15:56

Information Deemed Reliable, but not Guaranteed. Copyright: 2021 NTRIS.

Nychole Fung | nychole@iconicres.com | Ph: (214) 240-2473 | Iconic Real Estate, LLC

MINERALS:

100% OWNED

50% TRANSFER

OTHER 50%-NEGOTIABLE





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

ICONIC REAL ESTATE, LLC	9007452	INFO@ICONICES.COM	(214)295-2405
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
MATTHEW SCOBEE	0611811	MATT@ICONICRES.COM	(214)402-8935
Designated Broker of Firm	License No.	Email	Phone
MATTHEW SCOBEE	0611811	MATT@ICONICRES.COM	(214)402-8935
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
NYCHOLE FUNG	0726873	NYCHOLE@ICONICRES.COM	(214)240-2473
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date