

# Bosque 100 Ranch

100± acres | \$885,000 | Meridian, Texas | Bosque County



*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*



# Bosque 100 Ranch

---

We are proud to offer for sale this extremely well-located and scenic 100-acre ranch. With good grazing pastures and wooded wildlife corridors and two mobile homes on site, this property is ready to use. This well-located place would be an ideal home site, horse property, or weekend getaway.

## Location

---

The Bosque 100 Ranch is extremely well located just south of Highway 6. Access is provided by County Road 2480 which is considered to be a very well maintained all-weather road.

The property is approximately 8 miles driving distance to Hico, and just about 17 miles to Meridian. This is a private and very scenic area.

---









## Water Features

---

There is a water well on site, almost completely reworked with a new pump, new wiring, and draw pipe last year. This well is reported to be about 180' deep and water quality is reported as very good. The family that owns the property recently sold adjacent land and they report that this water is very sweet and they have not needed R/O or other water treatment systems.

---









## Improvements

---

The ranch has two mobile homes on site. One in use and one that would need work to be usable. Additionally, there is a nice metal shop building (approximately 25'x25'). This shop building has an insulated ceiling and concrete flooring as well as water and electricity.

---





















## Hunting • Wildlife • Recreation

---

This area offers good hunting opportunities for deer, turkey, and other game.

## Price • Remarks

---

This very nice property is priced at \$885,000 or \$8,850 per acre. This property has been surveyed and a copy is available upon request.

## Broker Comments

---

This unique and extremely well-located tract would make an exceptional home site and/or horse property!

---

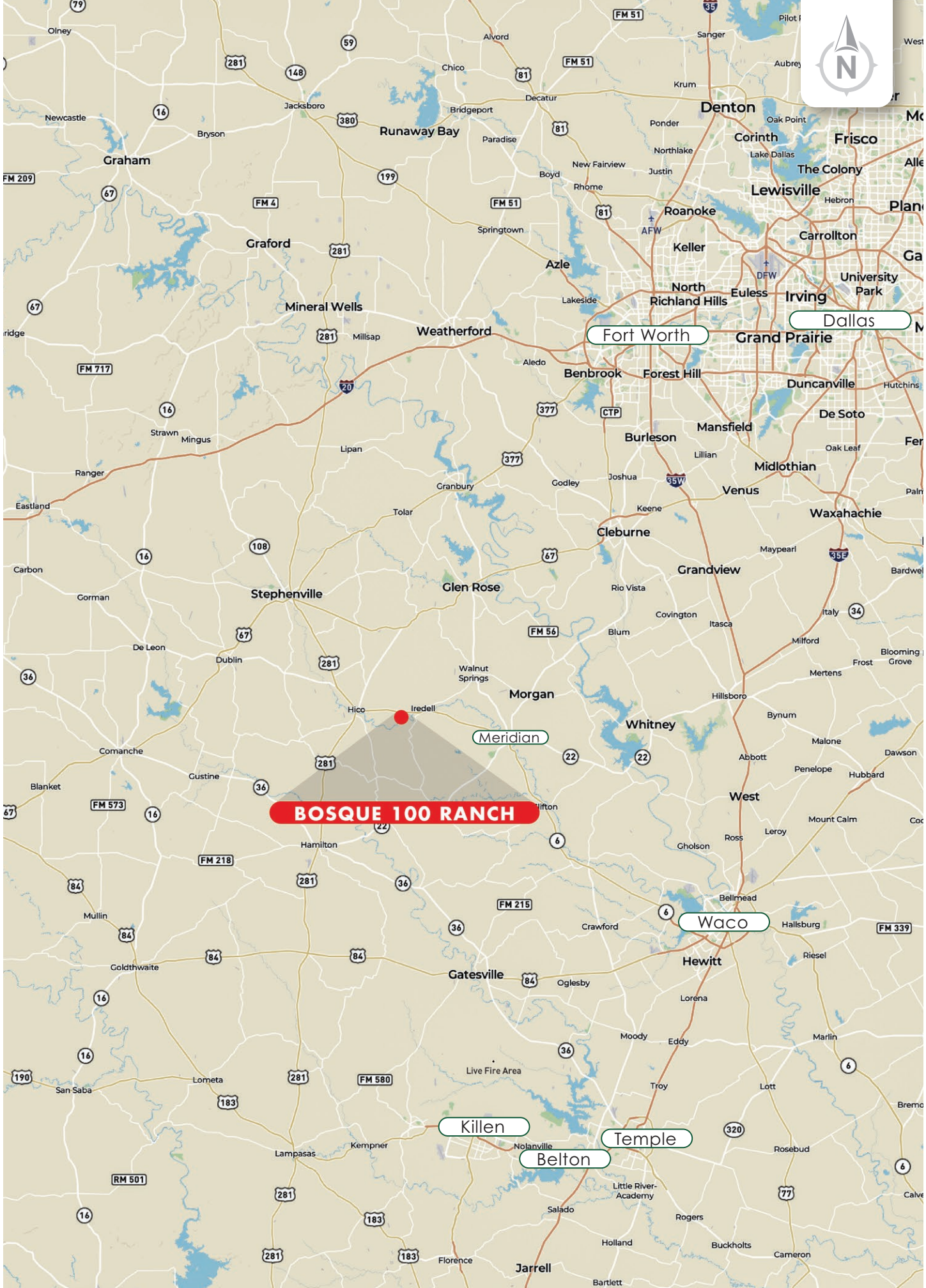
Call Charlie Middleton today at (806) 786.0313 for more information or to schedule a tour.















31.9682, -97.9227

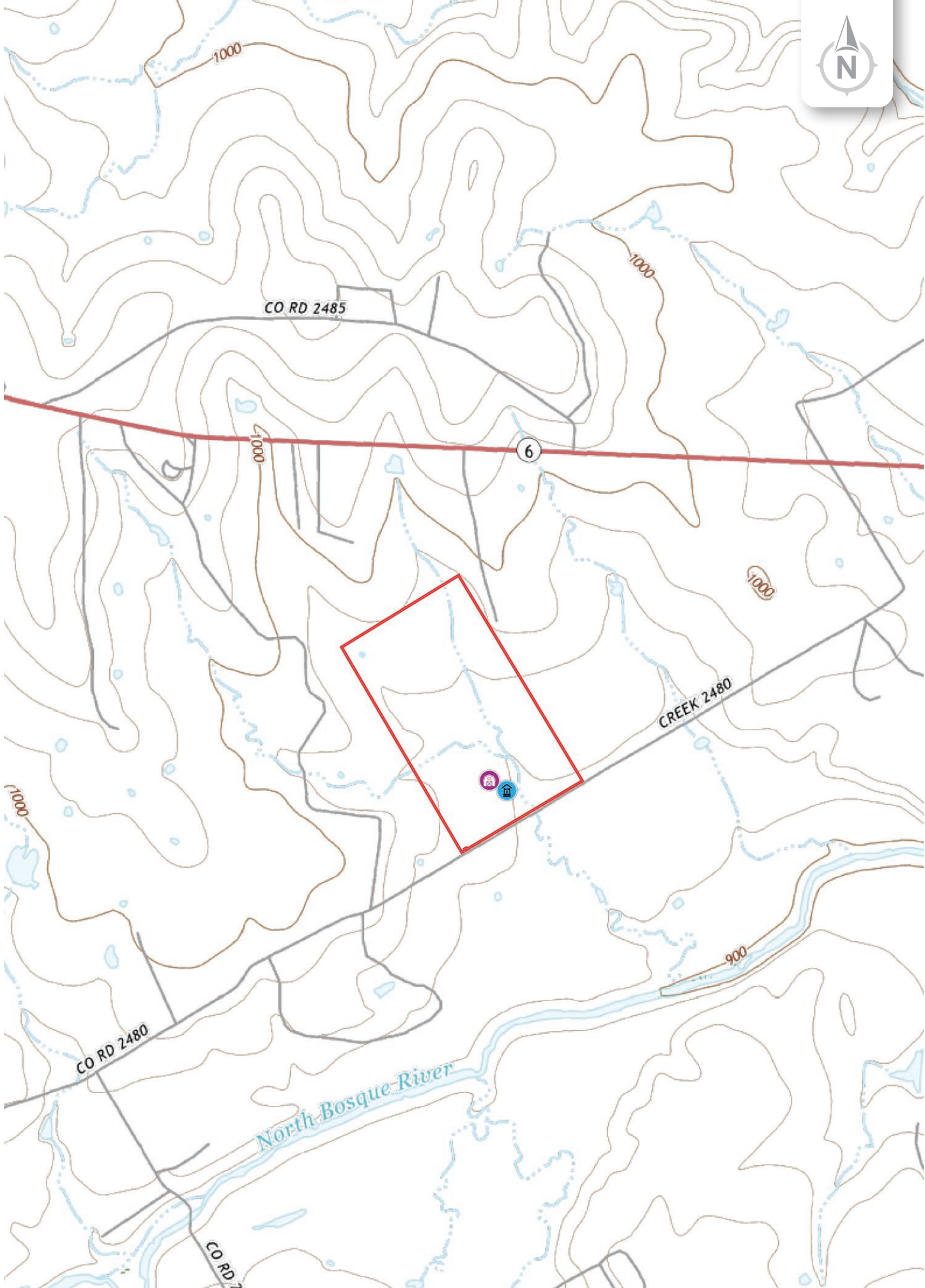
COUNTY RD 2480

COUNTY RD 2480

COUNTY RD 2480

COUNTY RD 2480







*Chas. S. Middleton*

— AND SON LLC —

FARM - RANCH SALES AND APPRAISALS

*Est. 1920*

Charlie Middleton

Real Estate Broker • TX

Real Estate Associate Broker • NM

(806) 786.0313

[charlie@csmansion.com](mailto:charlie@csmansion.com)



Scan QR Code for more details on the Bosque 100 Ranch.

(806) 763.5331

[chasmiddleton.com](http://chasmiddleton.com)



YouTube

