

LONE SPRING RANCH

Meridian | Bosque County | Texas
1,993± Acres



WBR LAND
GROUP

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INTERNATIONAL REALTY

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Lone Spring Ranch, a breathtaking private family retreat nestled in the heart of Bosque County, Texas. Spanning approximately 2,000± acres it provides a wide range of recreational and income opportunities. Hunting and fishing, cattle operation, and creating family memories are just a few of the riches that this remarkable property can provide. With the perfect blend of natural beauty, versatile improvements, Lakes, and proximity to Dallas, Fort Worth, and Waco make this ranch incredibly unique. Rarely does a property of this magnitude come available in today's market. Lone Spring is conveniently located along Hwy 144 just north of Meridian, twenty miles south of Glen Rose, and within a manageable drive of many metropolitan areas making it an ideal escape from urban life.

The ranch boasts a diverse landscape with varied elevations, featuring an array of lush trees that provide both beauty and wildlife habitat. With a well-maintained infrastructure, exceptional water resources, and high-quality improved pastures, Lone Spring Ranch is not only perfect for leisurely pursuits but is well equipped for agricultural and cattle operations. Improvements to the property include multiple residences, including the main stone house, guest accommodations, and specialty buildings, all constructed with care and diligence. From the expansive outdoor areas to the well-placed livestock facilities, every aspect of Lone Spring Ranch has been tailored for comfort, functionality, and enjoyment. For wildlife enthusiasts, this property offers an abundance of opportunities, with diverse species such as white-tailed deer, ducks, and turkeys, complemented by fishing and water skiing on the 25± acre lake.

Whether you seek a peaceful retreat, a working ranch, or a private hunting haven, Lone Spring Ranch presents the ultimate investment and a rare chance to own a large private piece of Bosque County.

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Location

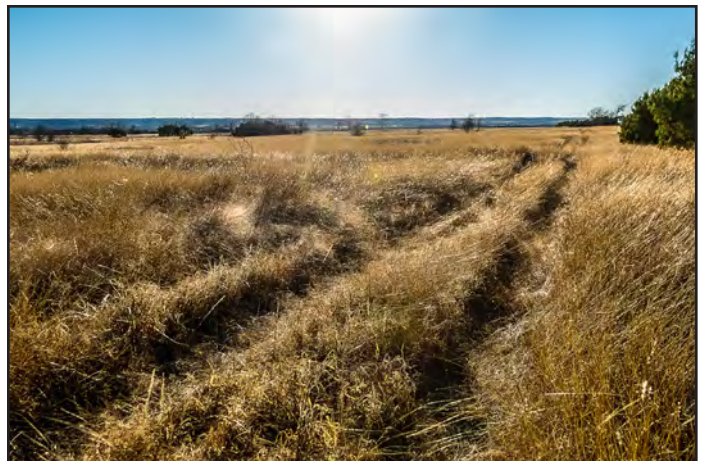
Strategically situated along State Hwy 144 in Bosque County, the ranch is conveniently located just four miles north of Meridian, twenty miles south of Glen Rose, and only a short drive of ninety miles to Dallas, seventy miles to Fort Worth, and fifty miles to Waco. Lake Whitney, as well as the Bosque and Brazos Rivers, are nearby.

- 4 miles north of Meridian
- 20 miles south of Glen Rose
- 90 miles to Dallas
- 70 miles to Fort Worth
- 50 miles to Waco
- 37 Minutes to Lake Whitney

Topography

The ranch boasts a remarkable topography with elevations ranging from 820' to 1,000'. A diverse array of trees, including live oaks, post oaks, cedar, and mesquite are scattered throughout the rolling terrain, flat top hills, and low areas of flat grassland. Lone Spring offers abundant cover for wildlife, and excellent grasses for grazing. Varied elevation changes from 820' at its lowest to 1000' at its highest.

- Improved Pasture – 86+/- acres of Tifton 85, Coastal, and Klein Grass.
- Native Grasses - Bluestem, Switchgrass and Indiangrass.
- Trees – Live oak, Post oak, Red oak, Black jack oak, Spotted oak, Burr oak, Pecan, Cedar, Cedar elm, Cottonwood, and Mesquite



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Wildlife

Lone Spring Ranch has been under the same ownership for over 20 years, and there is an intensive wildlife management plan in place. The ranch is under the MLDP program which allows for an extended hunting season and the opportunity to manage the buck to doe ratio. Year round feeding and protein subsidization help increase trophy quality. The wildlife habitat on this ranch is superb and holds large trophy deer and turkey populations throughout the ranch. Duck hunting is fantastic on the many lakes and stock tanks scattered throughout the ranch. This property is a haven for hunters and wildlife enthusiasts, featuring white-tailed deer, ducks, geese, and turkeys, along with excellent fishing opportunities and multiple deer blinds and feeders for hunting.

- Trophy White tailed deer
- Turkey
- Hogs
- Dove
- Ducks and Geese
- Fishing (stocked bass and catfish)
- Multiple deer blinds and feeders

Water

Lone Spring Ranch is blessed with water resources, including an artesian spring, multiple Trinity and Paluxy Aquifer water wells, 4 Lakes with the largest spanning approximately 25± acres and currently used for water skiing, fishing, and has excellent duck hunting. In addition, several wet weather creeks, and an array of stock ponds throughout the ranch.

- Multiple water wells: 3 Trinity Aquifer wells with pumps - 2 in the main house area / 1 for the ranch house, 3 Paluxy Aquifer wells with pumps - lake house / red barn / agriculture, and 5 Paluxy Aquifer wells with no pumps
- Main Lake: 25± Acres - large enough to water ski
- 3 additional lakes ranging from 2 to 5 acres.
- 15 stock ponds

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Improvements

The ranch features a range of impressive improvements, including multiple residences designed for comfort and functionality. At the heart of the ranch is the main stone house, which serves as the primary residence. Additional accommodations are available for guests and potential onsite ranch managers. The property also includes livestock facilities to support ranching and cattle operations, as well as a variety of specialty equipment and storage buildings.

- **Main house** – stone, two story - approx. 4,500 sq. ft. 3/3, large living room with wood burning fireplace large updated kitchen upstairs game room and large outdoor dining area and patio and firepit area
- **Guest house** – stone, 2 story - approx. 1,500 sq. ft. 1/1 with full kitchen
- **Lake house** – approx. 2,500 sq. ft. 3/2, perfect for guests, hunters or fishermen
- **Ranch house** – approx. 2,100 sq. ft. 3/2, perfect for a ranch manager or caretaker
- Covered outdoor stone entertainment building.
- Equestrian white barn – approx. 3,500 sq. ft.
- Large equipment / storage barn - approx. 2,600 sq. ft.
- Large cattle/livestock barn with pens (Lake Parcel)- approx. 5,600 sq. ft.
- Smaller red livestock and storage barn with pens (Lake Parcel) – approx. 3,000 sq. ft.
- Additional cattle pens with operational windmill (Main Parcel)



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Roads and Fences

The property is completely fenced around the perimeter for enhanced security and livestock. The main pasture is also cross fenced for additional cattle or horses. A paved driveway leads you in from Hwy 285 through the property up to the main homestead home. The rest of the ranch is accessible by a very good system of gravel roads. The property has three separate entrances off Hwy 285 allowing for multiple entrance options.

Roads and Fences (cont.)

- Fencing:
 - Automatic gate at the entrance
 - Complete property fencing
 - Majority – 3 wire cattle fencing (cross fenced and perimeter)
 - Some high fencing on northern and eastern boundaries
- Good road system – caliche road base, and all-weather roads and trails throughout.



Utilities

- Electricity
- Water (Private Wells)
- Private Sewer (Conventional Septic)
- Natural and Propane Services

Easements

- Natural Gas Pipeline
- Overhead Utility

Minerals

- Negotiable

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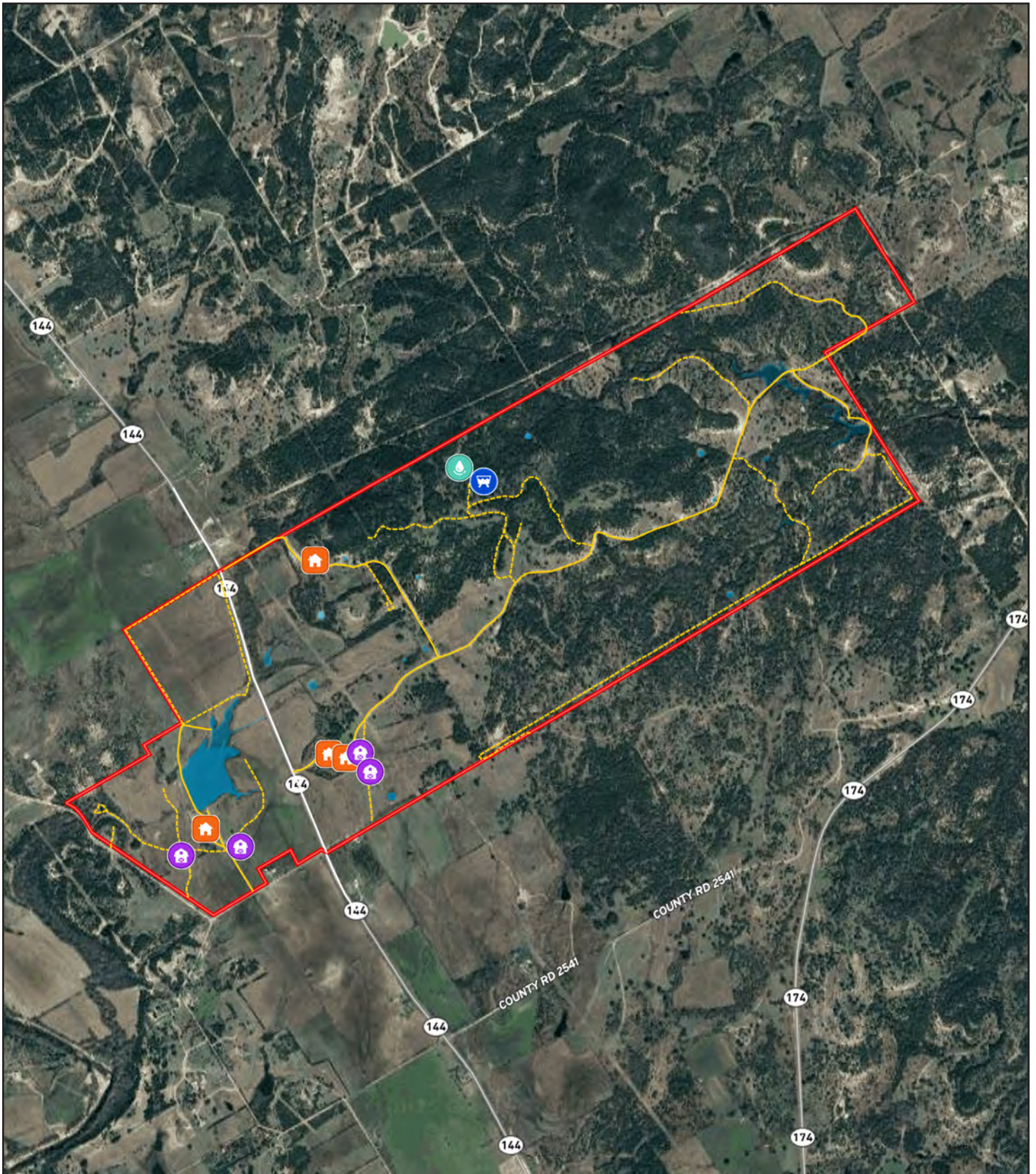
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Broker and Commission Disclosure

Buyer's Agent/Broker must be identified upon first contact with Listing Broker/ Listing Agent and Buyer's Agent/ Broker must be present at the initial property tour to participate in the real estate commission. Commission splits will be at the sole discretion of the Listing Broker.

Property Disclosure

Despite our careful collection and compilation of this information, it is important to note that all surface acreages, measurements and depths should be considered approximate. While we strive for reliability, WBR Land Group does not guarantee the accuracy of this information. Note that all information is subject to change without advance notice. All rights as to photographs and graphics are reserved by WBR Land Group.

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