

MERIDIAN CREEK RANCH

358.84± ACRES

BOSQUE COUNTY, TEXAS

\$6,300,000



(214) 361-9191
www.hrcranch.com

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SUMMARY: A standout among ranches that one might find located in central Bosque County, Meridian Creek Ranch distinctly sets itself apart with a unique collection of highly sought after features. At 358.84+/- acres, the property stretches across a portion of Bosque County where the landscape offers outstanding diversity, ranging from fertile creek bottom fields and rolling native grass pastures, to scenic hilltops offering distant vistas. Anchored by a 10+/- acre bass lake, the property is blessed with a number of surface water sources that also include ~743' of Meridian Creek frontage and ~1.6 miles of creeks and branches that feed through the land. These creeks and draws and the

wooded areas that buffer them offer good wildlife habitat and hunting opportunities. Structural improvements include a wonderfully restored two-story custom ranch home that overlooks the lake and much of the ranch, an equally comfortable guest house, swimming pool, horse barn, and equipment barn. Domestic use water is provided by Mustang Valley Water Supply, and there's also a private water well on-site. The ranch is conveniently accessed from pavement via Bosque County Road 4155 and is located in a very desirable part of the county just minutes northwest of Clifton, offering outstanding proximity to the Dallas/Fort Worth metro area.

All information is deemed reliable, but is not warranted by Hortenstine Ranch Company, LLC. All information is subject to change without prior notice.



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LOCATION: Located ~7.5 miles northwest of Clifton, Texas, MCR is found 1 hour 30 minutes southwest of Fort Worth and 1 hour 45 minutes southwest of Dallas. Physical property address is 802 CR 4155 Clifton, TX 76634.

TERRAIN: The natural landscape provides excellent topography, roll, and character to the land with approximately 100' of elevation change and panoramic views from the home as you look out over portions of the ranch and lake, and view Round Mountain in the distance. A wide variety of tree cover is found with live oak, post oak, bur oak, red oak, pecan, sycamore, elm, cottonwood, hackberry, mesquite, and cedar.

LAKE AND MERIDIAN CREEK: Anchoring the abundant water features found on the ranch is the 10+/- acre bass lake. Water clarity is ideal, and the fishery shows all signs of being extremely healthy, with 4lb. & 5lb. bass regularly caught, abundant bait fish, and desirable forms of aquatic vegetation. With a neat little island in the middle and a dock on one side, the lake has a unique character all its own and is also great for paddleboating, kayaking, canoeing, and swimming. For the avid waterfowl hunter, the lake offers a seasonal stop for wintering waterfowl. The lake is fed by a good system of branches and draws that wind their way through the property for ~1.6 miles. The northeast portion of the ranch fronts along Meridian Creek for ~743' offering additional fishing opportunities, swimming, canoeing/kayaking, exploring, and is a well-traveled and secluded corridor for wildlife. A stock pond provides an additional surface water source for livestock and wildlife.



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RANCH HOME: Perched on a hillside overlooking the lake and much of the ranch and surrounding country to the east and south, sits the exquisite 4,380+/- sf 4 bedroom, 3.5 bathroom two-story ranch home. Originally constructed around 1991, the home recently underwent a complete renovation within its stone façade and has been tastefully and thoughtfully brought back to life with unique combinations of both modern and rustic finishes.

Inside the welcoming entry you will find the spacious great room which also encompasses the formal dining room with beautiful hardwood floors, large picture windows, and ~20' ceilings with unique timber beams. A focal point of the room includes a large stone floor to ceiling fireplace, flanked by large windows and offering some wonderful views from inside the home. For the chef in the family, the kitchen will be very attractive as it is equipped with high-end stainless-steel appliances, gas range, beautiful quartz countertops, a large farmhouse sink, and custom cabinetry.

Just off the kitchen is a large breakfast nook with a private sitting area where family and friends can warm in front of the uniquely designed fireplace with a southwestern flare. Down the hall a home office/study is in place, and just beyond here you'll find two guest bedrooms with a wonderful Jack and Jill bathroom with soaking tub and large shower. Near the back of the home is a thoughtfully designed mud room with benches and cabinets for storing your gear following a hunt or your work clothes after a good day of rewarding ranch work. Upstairs, you'll find a large master suite which is a private retreat in and of itself with a spacious bedroom and wonderful ensuite. The bathroom is bright and inviting with a giant soaking tub and huge shower, along with walk-in closet. A balcony overlooks the great room and offers access to the additional guest bedroom with its own private full bath.

Outside under the canopy of live oaks, you'll find a peaceful courtyard with fireplace, grill, plenty of seating, and just beyond the courtyard, a swimming pool.

GUEST HOUSE: Just steps behind the home and across the driveway, you'll find the 1,515+/- sf guest house. A spacious living room/game room welcomes you here, with plenty of seating to kick back and watch the ballgame, or take on all-comers at the pool table. Fully equipped with 2 bedrooms and 1 full bath, the guest house offers plenty of room for overflow for family and guests and is a great getaway of its own.

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HORSE BARN: At the end of the concrete driveway a 5-stall horse barn is ready for use and fully equipped with wash bay, tack room, and office.

RANCH SHOP/EQUIPMENT BARN: The shop/barn offers plenty of room for equipment, side-by-sides, ATVs, boats, and feed. The center portion is enclosed with large sliding doors on either end, and outside you'll find two lean-to sheds on concrete. There's also an 8' x 20' Xcaliber storage container that is fully insulated and climate controlled.

DOMESTIC USE WATER: Mustang Valley Rural Water Supply provides water to the property and to the house and bunkhouse. A private water well serves the swimming pool and numerous hose bibs around the ranch.

ROADS & FENCES: An improved asphalt paved road leads in from the entrance on CR 4155, winds around and across the lake dam, and then climbs the hill to the home. A porte cochère welcomes owner and guests at the front of the home, and a large concrete driveway makes its way from here around the home, to the guest house, and then on up to the horse barn. There are multiple pasture roads and trails that feed off of this main arterial road providing easy travel in and around the ranch. Perimeter and cross fences range in condition from excellent to fair.

WILDLIFE & HUNTING: Only lightly hunted in recent years and offers an abundance of wildlife which include deer, turkey, hog, dove, duck, and varmint. The creek bottom field offers a prime location for establishing a wildlife food plot where the owners currently have oats planted.



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MINERALS: The owner is believed to own most if not all of the mineral estate and is negotiable on conveying some minerals with an acceptable offer. There's no production on the property. Buyer will assume responsibility and expenses associated with obtaining a mineral ownership report if one is desired.

UTILITIES: United Cooperative Services and Mustang Valley Water Supply provide electric and water utility services to the ranch.

SCHOOL DISTRICT: Clifton Independent School District

PROPERTY TAXES: The property is under ag exemption and the annual property taxes for 2024 were approximately \$18,272.

PRICE: \$6,300,000 (\$17,556.57 PER ACRE)

BROKER & 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 in order to participate in the real estate commission. Commission splits will be at the sole discretion of Listing Broker.

Hortenstine Ranch Company, LLC

12740 Hillcrest Rd, Suite 230

Dallas, Texas 75230

(214) 361-9191 office

Bret Polk- Broker Associate

(254) 965-0349 mobile

bret@hrcranch.com

Chance Turner- Broker Associate

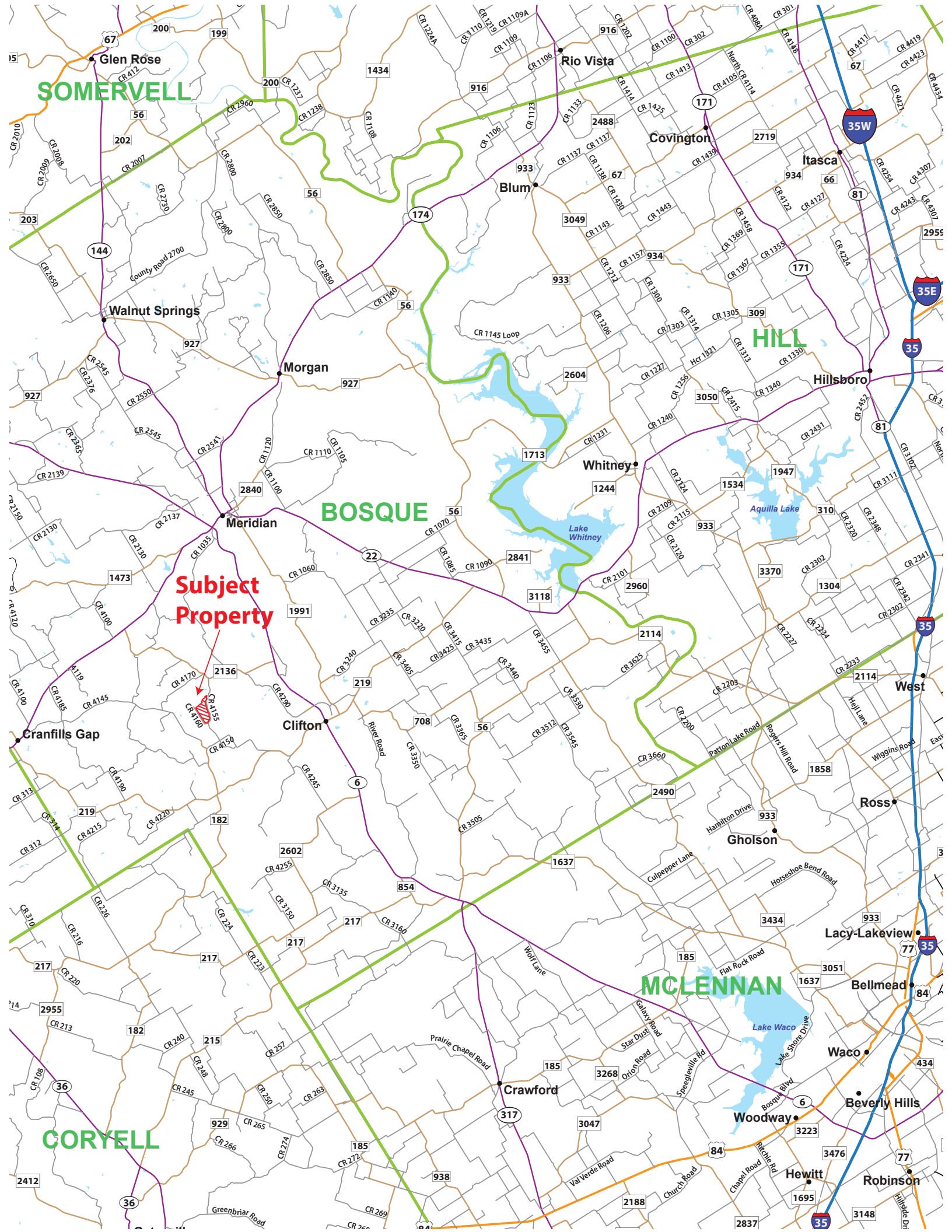
(972) 765-7326 mobile

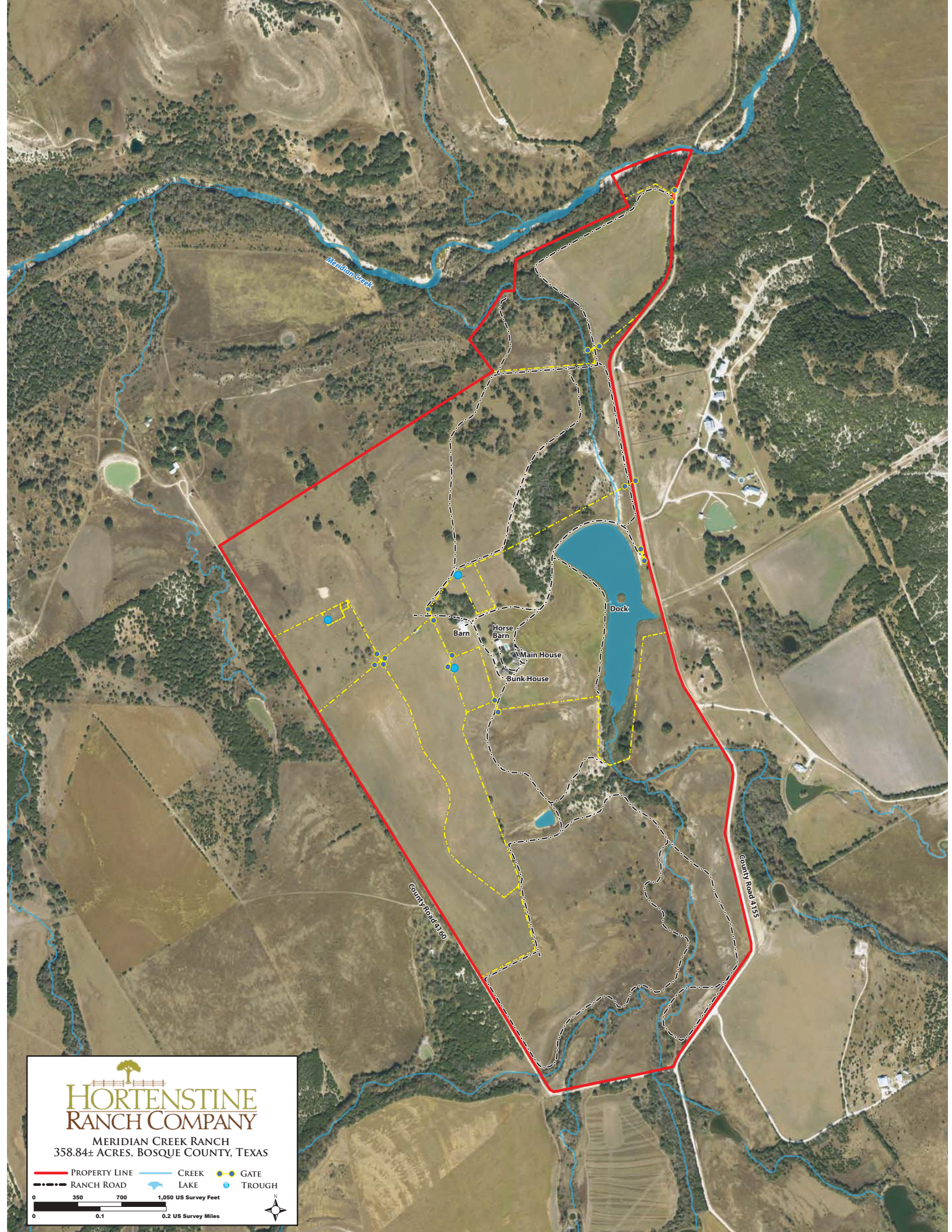
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Meridian Creek

Dock

Barn

Horse Barn

Main House

Bunk House

County Road 4100

County Road 4155

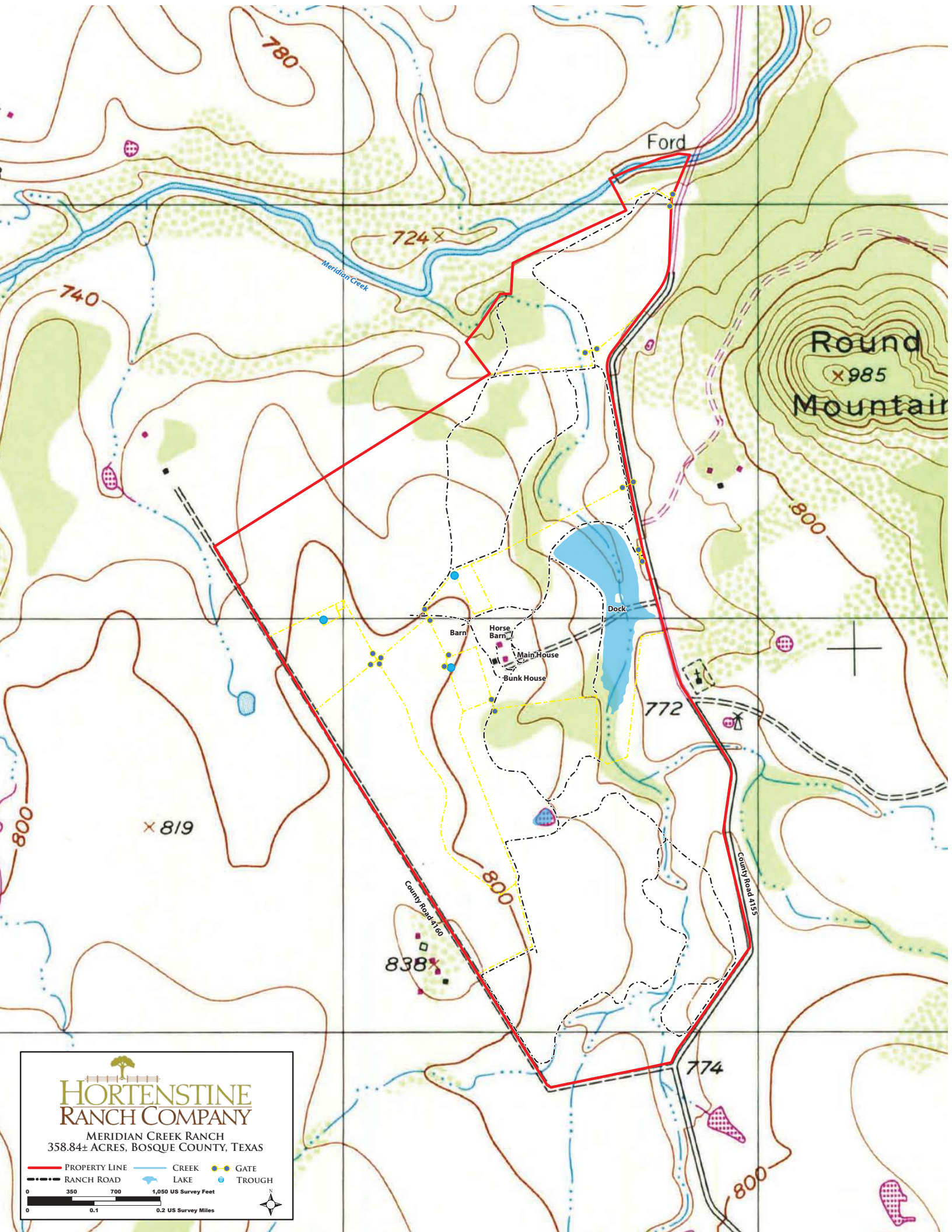
HORTENSTINE
RANCH COMPANY

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 PROPERTY LINE	 CREEK	 GATE
 RANCH ROAD	 LAKE	 TROUGH

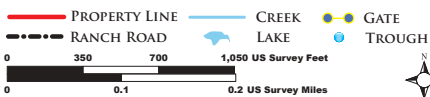
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Mobile: (972) 765-7326

