

# FIRE SKY RANCH

41.01± ACRES

BOSQUE COUNTY, TEXAS

\$1,350,000



Office: (214) 361-9191  
[www.hrcranch.com](http://www.hrcranch.com)



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**SUMMARY:** Named for the remarkable sunsets that the owner has come to regularly enjoy here over the years in good ol' Bosque County, the Fire Sky Ranch features a wonderful ranch home, well maintained and functional equipment/horse barn, diverse terrain, abundant wildlife, and while only being minutes from the town of Meridian, offers that highly sought-after peace and solitude of the country. This property is ideal for those looking for a finished, ready-to-go, full-time residence or private family retreat from the city.

**PHYSICAL ADDRESS:** 637 CR 1100, Meridian, TX 76665

**LOCATION:** Located in the heart of Bosque County approximately 4 miles east of Meridian, Texas, the ranch is an easy 1 hour 15 minutes south of Fort Worth, 1 hour 40 minutes southwest of Dallas, 50 minutes northwest of Waco, and 2 hours 30 minutes north of Austin. Area attractions include the natural beauty and appeal of the Bosque County landscape, Meridian State Park, Lake Whitney Reservoir, Rough Creek Lodge, unique cultural arts center and revitalized downtown of Clifton, Texas, historic Norse community, "The Gap", as well as many unique dining and shopping opportunities that can be found in Meridian and the many other area towns.

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**RANCH HOME:** The property's focal point is the spacious ~4,300 sf 3 bedroom, 3 full bath ranch home. The home was completed in 2002 and is wood frame construction with metal roofing and Hardi-plank siding, and features a main living area/great room, chef's kitchen with large island, stainless steel appliances, gas range, and walk-in pantry, separate formal dining room, small home office, second living space, two separate utility rooms, and bunkroom, as well as numerous custom closets and storage nooks throughout. Interior finishes include stained concrete flooring, custom cabinetry, and wood trim work. Just out back of the home, you'll find a large concrete patio, covered entertainment area, and swimming pool. Attached you'll also find a drive-through carport and additional covered parking nearby.

**BARN/SHEDS:** The barn is located just steps north of the ranch home and measures ~1,900 sf fully enclosed with a partitioned workshop on one end and 3 horse stalls that open out to the east side. There's also a ~580 sf lean-to off the west side of the barn for equipment and additional covered storage. The property also offers 3 separately fenced pens each with its own shed for your farm animals. (Note: All square footage measurements are approximate.)

**TERRAIN/TOPOGRAPHY:** The land is relatively flat to gently sloping native pasture and offers some distant views of the surrounding countryside to the north, west and south. The tree cover found on the ranch consists of numerous live oak motts, elm, hackberry, bumelia, sumac, cedar, mesquite, and various other species. The owner has also planted pecan, black walnut, and bur oaks around the home.



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**WATER:** The ranch has its own private water well that serves the ranch home and barn. This is believed to be a Paluxy Aquifer water well and is fully equipped with a pressure tank and housed in a well-organized well house/storage room. There are two areas on the property that appear to offer the potential for building surface water ponds/stock tanks.

**WILDLIFE:** The property offers excellent wildlife habitat and as you'll see in the photos, the whitetail deer and Rio Grande turkey feel right at home. Hogs, bobcats, foxes, coyotes, and songbirds of all kinds are often seen or heard as well.

**ROADS/FENCES:** An improved all-weather gravel ranch road provides entry from paved Bosque County Road No. 1100 and winds its way westward through the property leading to the ranch home and barn. The property has a nice gated pipe entrance and good perimeter fencing in place.

**MINERALS:** The owner will consider conveying some minerals with an acceptable offer. The buyer will assume responsibility and expenses associated with a mineral ownership report if one is desired.

**UTILITIES:** United Cooperative Services provides electrical service to the property.

**SCHOOL DISTRICT:** The property is located in the Meridian Independent School District.

**EASEMENTS:** Aside from the typical electric utility easement that services the property, there are no known easements encumbering the property or providing access to neighboring landowners. Subject to title search.



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**DIRECTIONS:** From the courthouse square and intersection of Main Street (State Highway 144) and Morgan Street (State Highway 22) in downtown Meridian, head east on Morgan Street which in approximately 0.5 miles becomes FM 2840 at its intersection with State Highway 174. Proceed east along FM 2840 for approximately 2.4 miles to Bosque County Road No. 1100 on the right. Turn right and continue south along paved CR 1100 for approximately 1 mile to the gated ranch entrance on the right. Physical Address is 637 CR 1100, Meridian, TX 76665

**PROPERTY TAXES:** The property is currently under wildlife exemption and the annual property taxes for 2021 were ~\$5,800.

**PRICE:** **\$1,350,000**

**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 Hortenstine Ranch Company, LLC.

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## CONTACT:

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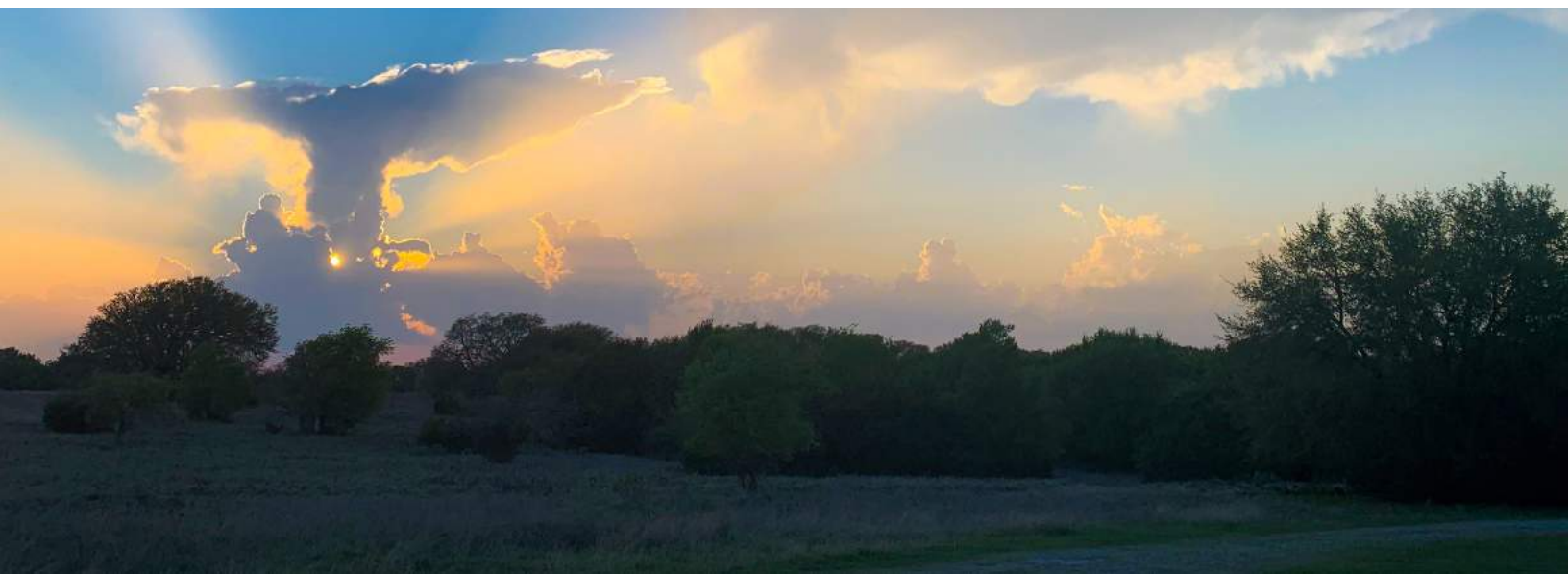
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**Hortenstine Ranch Company, LLC (Broker)**

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