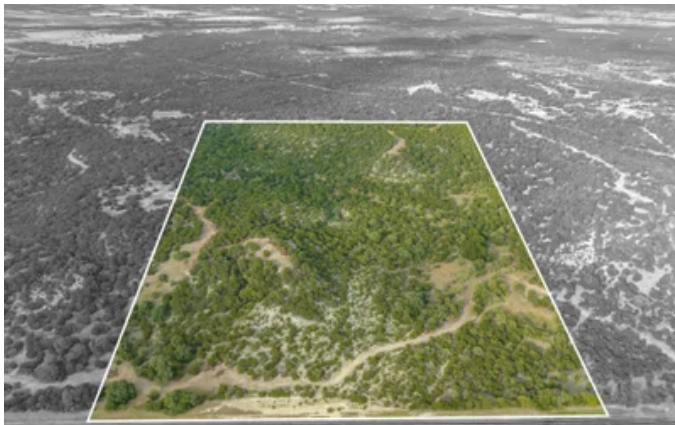


74.180 Acres with 120' elevation change
TBD State Highway 144
Meridian, TX 76665

\$1,001,430
74.180± Acres
Bosque County



**74.180 Acres with 120' elevation change
Meridian, TX / Bosque County**

SUMMARY

Address

TBD State Highway 144

City, State Zip

Meridian, TX 76665

County

Bosque County

Type

Recreational Land, Hunting Land

Latitude / Longitude

31.9336972 / -97.6644689

Acreage

74.180

Price

\$1,001,430

Property Website

<https://cobbranchproperties.com/property/74-180-acres-with-120'-elevation-change-bosque-texas/34233>



74.180 Acres with 120' elevation change Meridian, TX / Bosque County

PROPERTY DESCRIPTION

74.180 Acres located on State Highway 144 (approx. 1450' of frontage) just outside of Meridian, Texas and Walnut Springs, Texas. This property is ready for a development or for someone to build their dream home off 1 of 3 bluffs that overlook downtown Meridian with views to the courthouse! The property has a 120' elevation change that falls to the Southwest. The stars located on the topographical map indicate the bluff areas that would make great building sites. Well, septic, and electrical will need to be installed. The property has one seasonal tank fed from a wet weather creek. There are some large oaks as well as cedar scattered throughout the property. The property has had some brushwork done to be able to see the amazing views and elevation changes. The land can be used for residential, recreational and hunting. The brush cover makes a great habitat for wildlife including whitetail deer, dove, turkey and hogs. There is so much opportunity with this property; it's a beautiful blank canvas in the heart of Bosque County! *There is additional acreage that is contiguous that could be purchased with acceptable offer.

No Trespassing. Contact listing Broker for a showing. All information in this advertisement & herein is considered reliable but not guaranteed. Buyer to verify all information in MLS, marketing or website including but not limited to schools, square footage, acres, taxes, easements & minerals. Prospects may be required to provide proof of funds or a letter of qualification prior to scheduling a showing. Exclusively Listed by Stefanie Cobb ([972\) 989-5220](tel:9729895220) and Tai Cobb-Klam ([254\) 253-0157](tel:2542530157). Cobb Properties strives to represent all properties accurately. All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information. *Buyer(s) agent/broker must be identified on first contact, and must accompany buying prospect on first showing to be allowed the possibility of fee participation. If this condition is not met, fee participation will be at sole discretion of this firm.



74.180 Acres with 120' elevation change
Meridian, TX / Bosque County



74.180 Acres with 120' elevation change
Meridian, TX / Bosque County

Locator Maps



74.180 Acres with 120' elevation change
Meridian, TX / Bosque County

Aerial Maps



74.180 Acres with 120' elevation change
Meridian, TX / Bosque County

LISTING REPRESENTATIVE

For more information contact:



Representative

Tai Klam

Mobile

(254) 253-0157

Email

tai@cobbranchproperties.com

Address

PO BOX 165

City / State / Zip

Cranfills Gap, TX 76637

NOTES



NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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