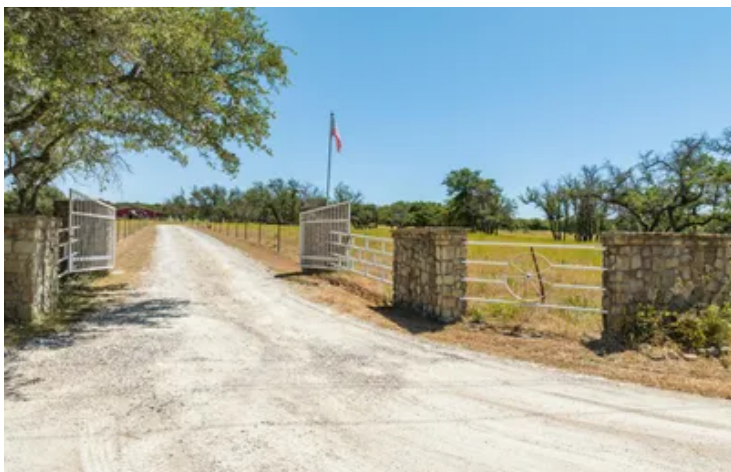


**37 +|- Acres with Custom Home + Horse Barn**  
1066 CR 4125  
Meridian, TX 76665

**\$1,300,000**  
37± Acres  
Bosque County



**37 +/- Acres with Custom Home + Horse Barn**  
**Meridian, TX / Bosque County**

---

**SUMMARY**

**Address**

1066 CR 4125

**City, State Zip**

Meridian, TX 76665

**County**

Bosque County

**Type**

Residential Property, Recreational Land, Farms, Horse Property

**Latitude / Longitude**

31.846818 / -97.846309

**Taxes (Annually)**

4900

**Dwelling Square Feet**

2670

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

37

**Price**

\$1,300,000



## 37 +/- Acres with Custom Home + Horse Barn Meridian, TX / Bosque County

---

### **PROPERTY DESCRIPTION**

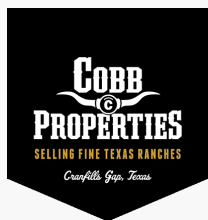
37 +/- acres located on paved county road 4125 in Cranfills Gap, Tx (Meridian Address). Property in this area only comes for sale occasionally, and here is your chance to purchase the perfect rural property with a custom home & horse barn.

Enter the double-gated property with a circular drive to the custom home constructed of brick & stone with a metal roof. The house was built in 1984 and is a 3-bedroom/2-bathroom. The ample living room space was designed for entertaining with a vaulted ceiling and skylight for natural light to enter the room. This space also includes a dining room and breakfast area to host large parties or perfect for a family gathering. The kitchen is just off the living room, followed by the laundry room, and leads to a game room, creating an area for multiple living spaces, offices, or more. The three bedrooms are on the home's west wing and consist of a total of three bedrooms; two bedrooms guests with a large guest bathroom, two sinks, and a shower & tub combo. The large master bedroom has built-ins and an adjoining master bathroom with double sinks, a separate shower, a tub, and his and her closets.

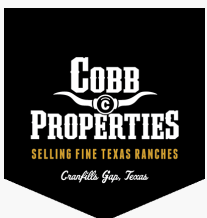
For the horse enthusiast, the property offers a large horse barn with six stalls with adjoining runs, a tack room or office, and a feed/storage room. The property is currently agricultural exempt, and has one tank, scattered oak trees, cedars, and other hardwoods. It's completely fenced and has another small building for hay or farm equipment. Enjoy the quiet county life in Cranfills Gap, Texas, with a population under 300! Call us today to preview this beautiful property.

Property is on Mustang Water Supply Co-Op; United Cooperative Utilities; Taxes are estimated at \$4900 per year; currently agricultural exempt

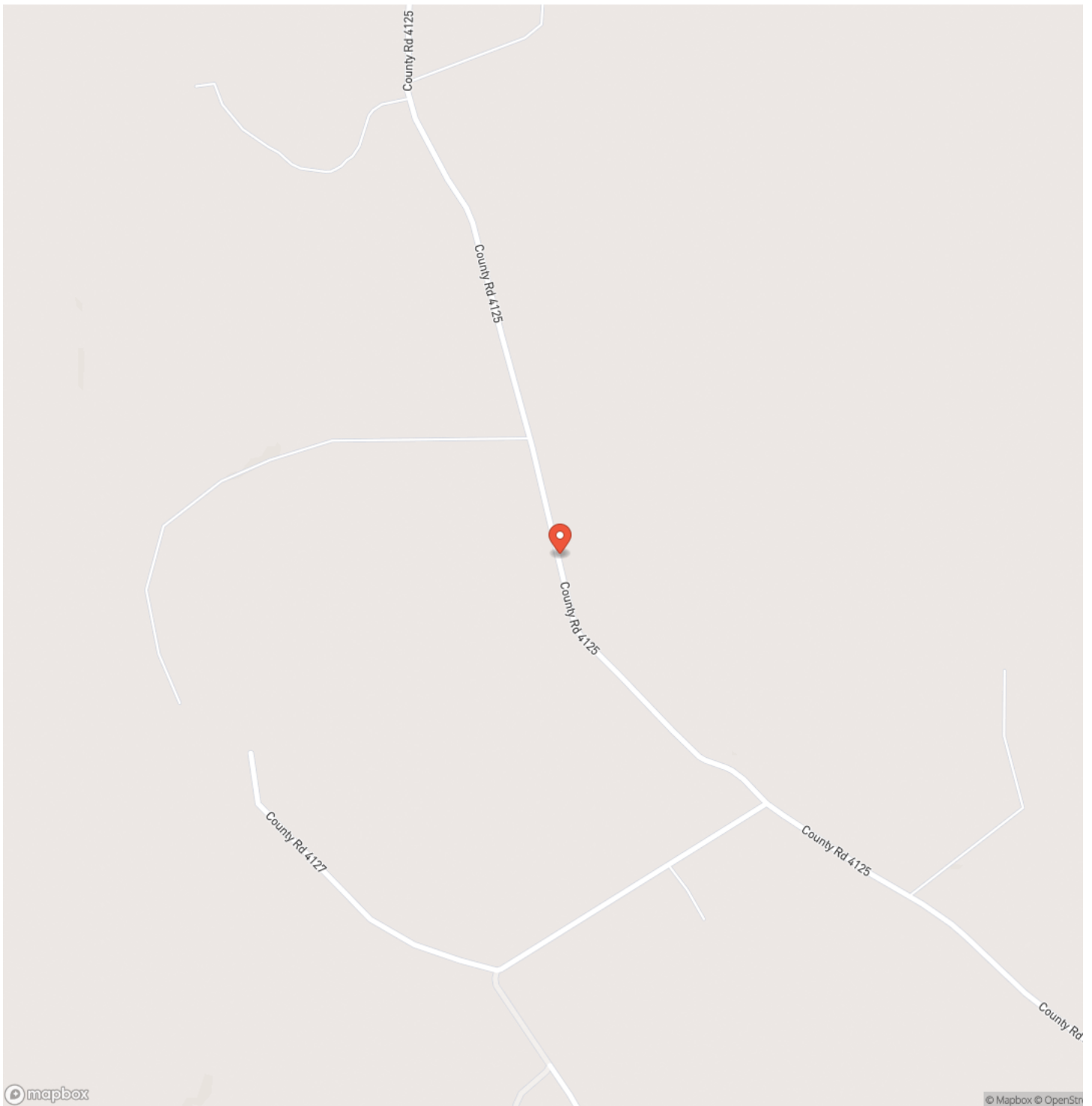
Prospects may be required to provide proof of funds or a letter of qualification before scheduling a showing. Exclusively Listed by Stefani Cobb ([972\) 989-5220](tel:9729895220) and Tai Cobb-Klam ([254\) 253-0157](tel:2542530157). Cobb Properties strives to represent all properties accurately. All information 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 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 the sole discretion of this firm.



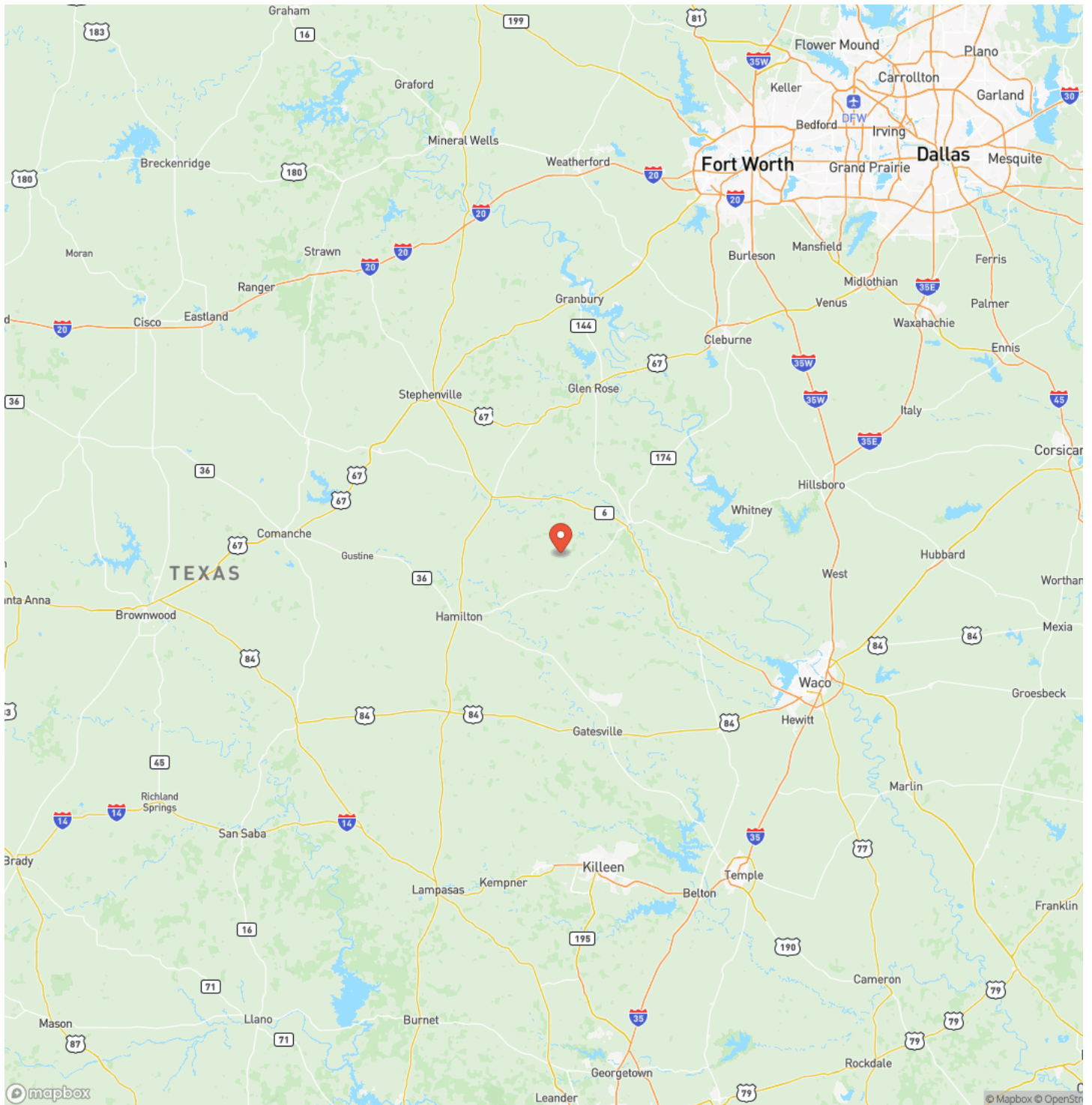
**37 +|- Acres with Custom Home + Horse Barn**  
**Meridian, TX / Bosque County**



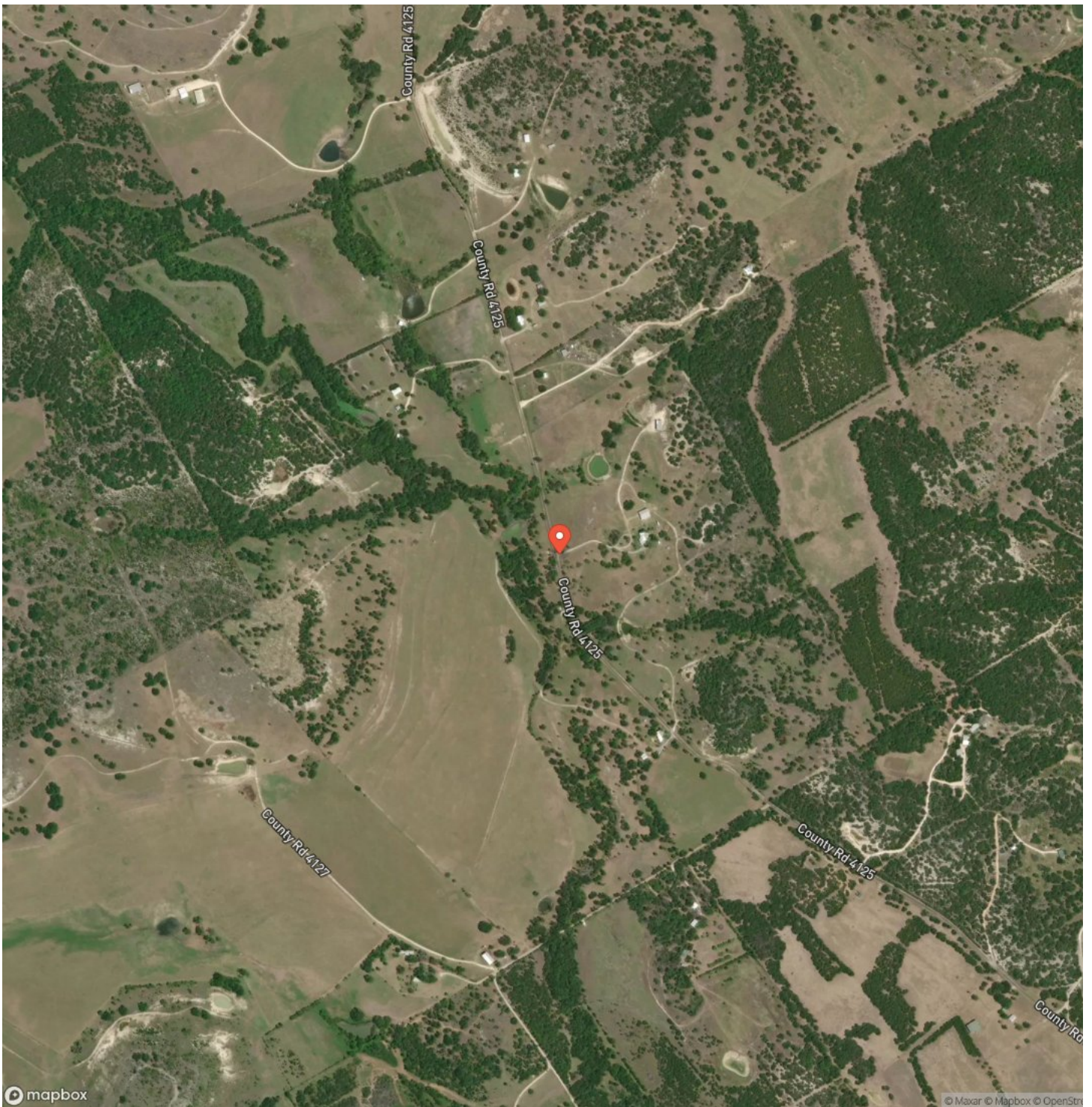
## Locator Map



## Locator Map



## Satellite Map



## 37 +/- Acres with Custom Home + Horse Barn

### Meridian, TX / Bosque County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Tai Cobb Klam

## Mobile

(254) 253-0157

## Email

[tai@cobbranchproperties.com](mailto:tai@cobbranchproperties.com)

**Address**

PO BOX 165

## City / State / Zip

Cranfills Gap, TX 76637

## NOTES

[illegible]

**MORE INFO ONLINE:**

**cobbranchproperties.com**

[illegible]

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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 relation 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.



---

**Cobb Properties**  
PO BOX 165  
Cranfills Gap, TX 76637  
(254) 253-0157  
[cobbranchproperties.com](http://cobbranchproperties.com)

---

