

**9.84 Acres Unimproved Property**  
TBD FM 1473  
Meridian, TX 76665

**\$230,000**  
9.840± Acres  
Bosque County



**9.84 Acres Unimproved Property**  
**Meridian, TX / Bosque County**

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**SUMMARY**

**Address**

TBD FM 1473

**City, State Zip**

Meridian, TX 76665

**County**

Bosque County

**Type**

Undeveloped Land

**Latitude / Longitude**

31.9232085 / -97.6566894

**Acreage**

9.840

**Price**

\$230,000

**Property Website**

<https://cobbranchproperties.com/property/9-84-acres-unimproved-property-bosque-texas/12623/>



## 9.84 Acres Unimproved Property Meridian, TX / Bosque County

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### **PROPERTY DESCRIPTION**

9.84 +/- Acres is located in the Spring Creek community off paved road 1473, right outside Meridian, Texas, in beautiful Bosque County. Bosque County is located in Central Texas with a population of 18,000 +/- residents.

This property has been cleaned & cleared in sections and is ready for you to build your dream home. The property has access to a Mustang Valley Water Supply meter. There is approx. Six hundred ft. of road frontage. There is a mix of hardwoods and juniper trees. Large ranches surround this acreage with a beautiful scenic drive close to Meridian, Cranfills Gap, or Clifton, Texas. The map attached is approx. boundary lines.

Prospects may be required to provide proof of funds or a letter of qualification before 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 the sole discretion of this firm.

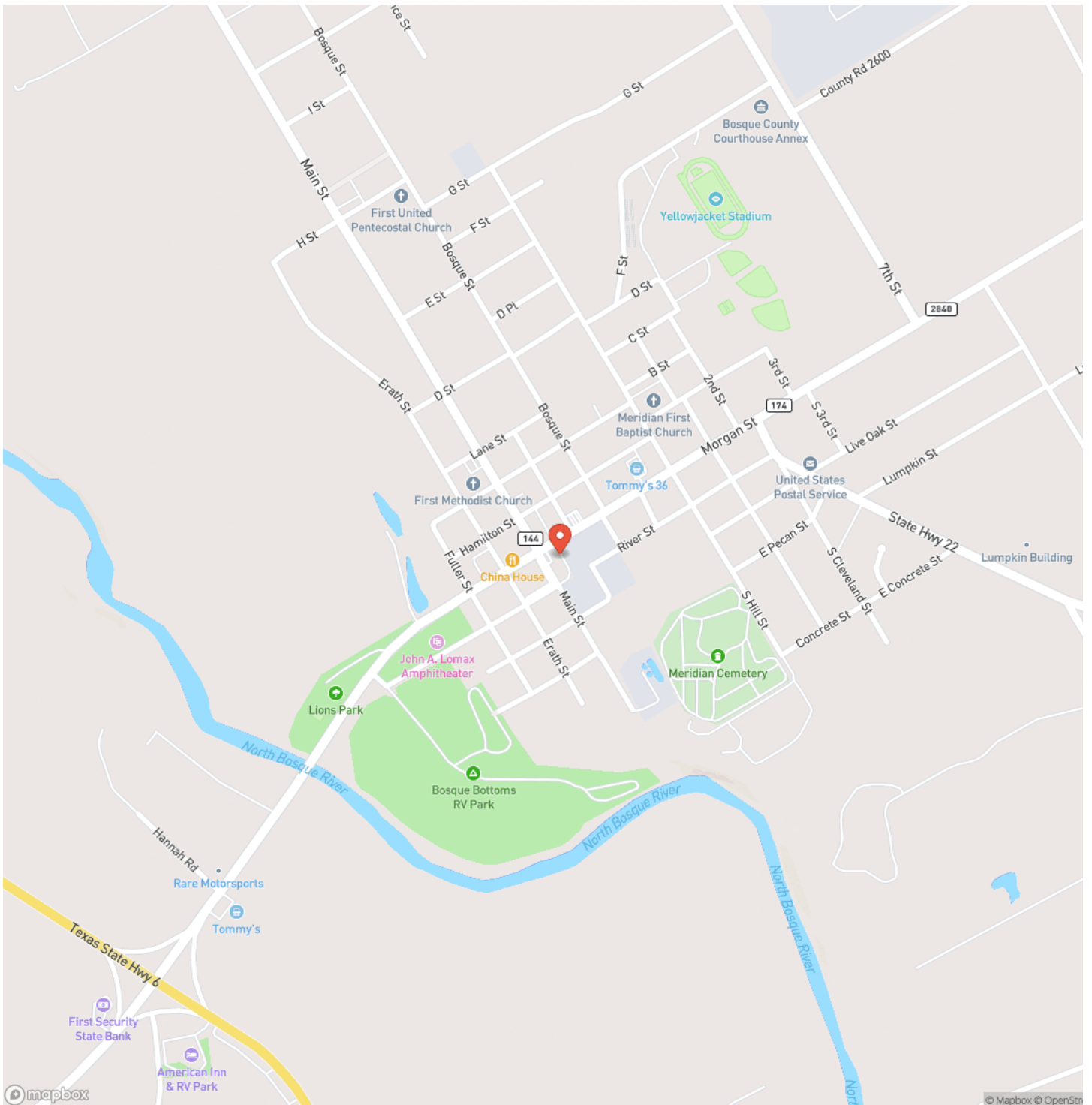


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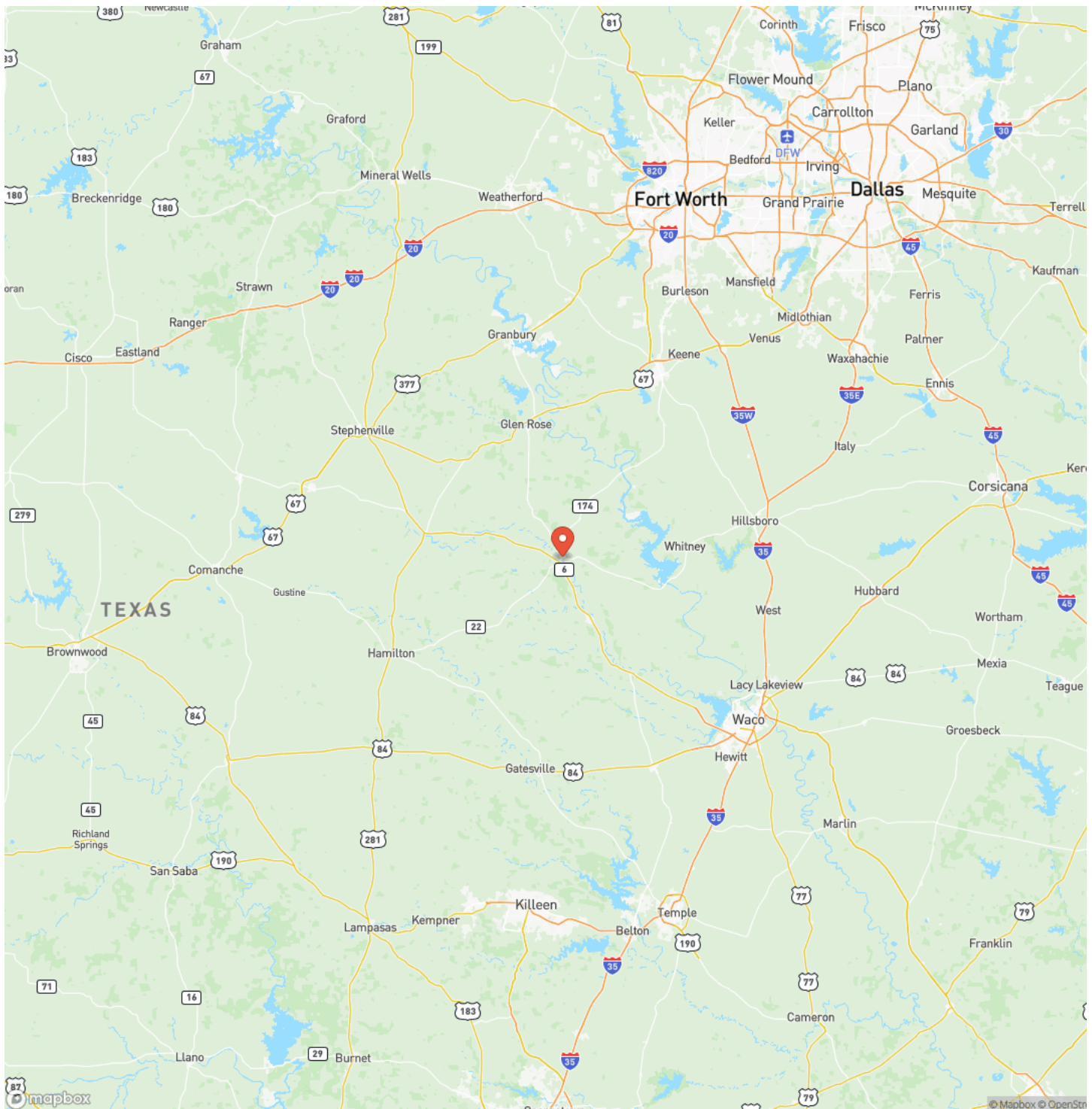
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## Locator Map



## Locator Map



## Satellite Map



### 9.84 Acres Unimproved Property Meridian, TX / Bosque County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Tai Cobb Klam

## Mobile

(254) 253-0157

## Email

tai@cobbranchproperties.com

**Address**

PO BOX 165

## City / State / Zip

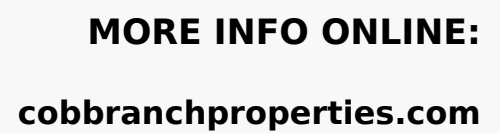
Cranfills Gap, TX 76637

## NOTES



**MORE INFO ONLINE:**

**cobbranchproperties.com**

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## **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, but 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 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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