

Burro Creek Ranch | 126 Acres
520 S Broadway Street
Meridian, TX 76665

\$995,000
126.730± Acres
Bosque County



Burro Creek Ranch | 126 Acres
Meridian, TX / Bosque County

SUMMARY

Address

520 S Broadway Street

City, State Zip

Meridian, TX 76665

County

Bosque County

Type

Hunting Land, Ranches, Residential Property, Horse Property

Latitude / Longitude

31.923067 / -97.643837

Dwelling Square Feet

1800

Bedrooms / Bathrooms

3 / 2

Acreage

126.730

Price

\$995,000

Property Website

<https://cobbranchproperties.com/property/burro-creek-ranch-126-acres-bosque-texas/67508/>



PROPERTY DESCRIPTION

520 Broadway Street, Meridian, TX 76665

Burro Creek Ranch | 126.73 Acres | 3-Bedroom, 2-Bath Ranch Home

Discover this 126.73-acre property featuring a charming 3-bedroom, 2-bath ranch-style home in the heart of Meridian, Texas. Located in Bosque County, famously known as the "Top of the Hill Country," Meridian is the gateway to this beautiful region. Nestled at the crossroads of State Highways 6 and 22, the town offers convenient access to Waco, Dallas/Fort Worth, Austin, and Stephenville. With a population of around 1,500, Meridian boasts a close-knit community, historic downtown charm, boutique shops, dining options, excellent schools, churches, and more.

You'll immediately feel at ease as you step into the cozy ranch-style home. The open-concept living and kitchen area, featuring a floating island and gas fireplace, is perfect for entertaining. The primary suite is thoughtfully situated on its wing, ensuring privacy from the guest bedrooms.

Equestrian Amenities: A fully insulated 3-stall horse barn (40'x24') with 12'x12' stalls, a removable panel for larger spaces, and insulated outer doors for winter comfort. The barn includes a cement alley, a tack room with a window unit, a hay loft, electricity, and water. It even has drive-through access via double doors on each end. This horse lover's dream is complete with a loafing shed (32'x12.5') and four-acre trap planted with buckaroo Bermuda grass; the other pastures are cross-fenced.

A unique opportunity awaits with approximately 14 acres off Lumpkin Street, featuring one water meter and one water tap—ideal for potential building sites or small subdivisions; this area has a private access gate. Currently leased for grazing, the property includes scattered hardwoods and native grasses and additional access via Highway 22 frontage with an entrance to the pastures.

Whether you're looking for a serene homestead, a place to raise horses or an investment opportunity, this property has it all. Schedule your private showing today!

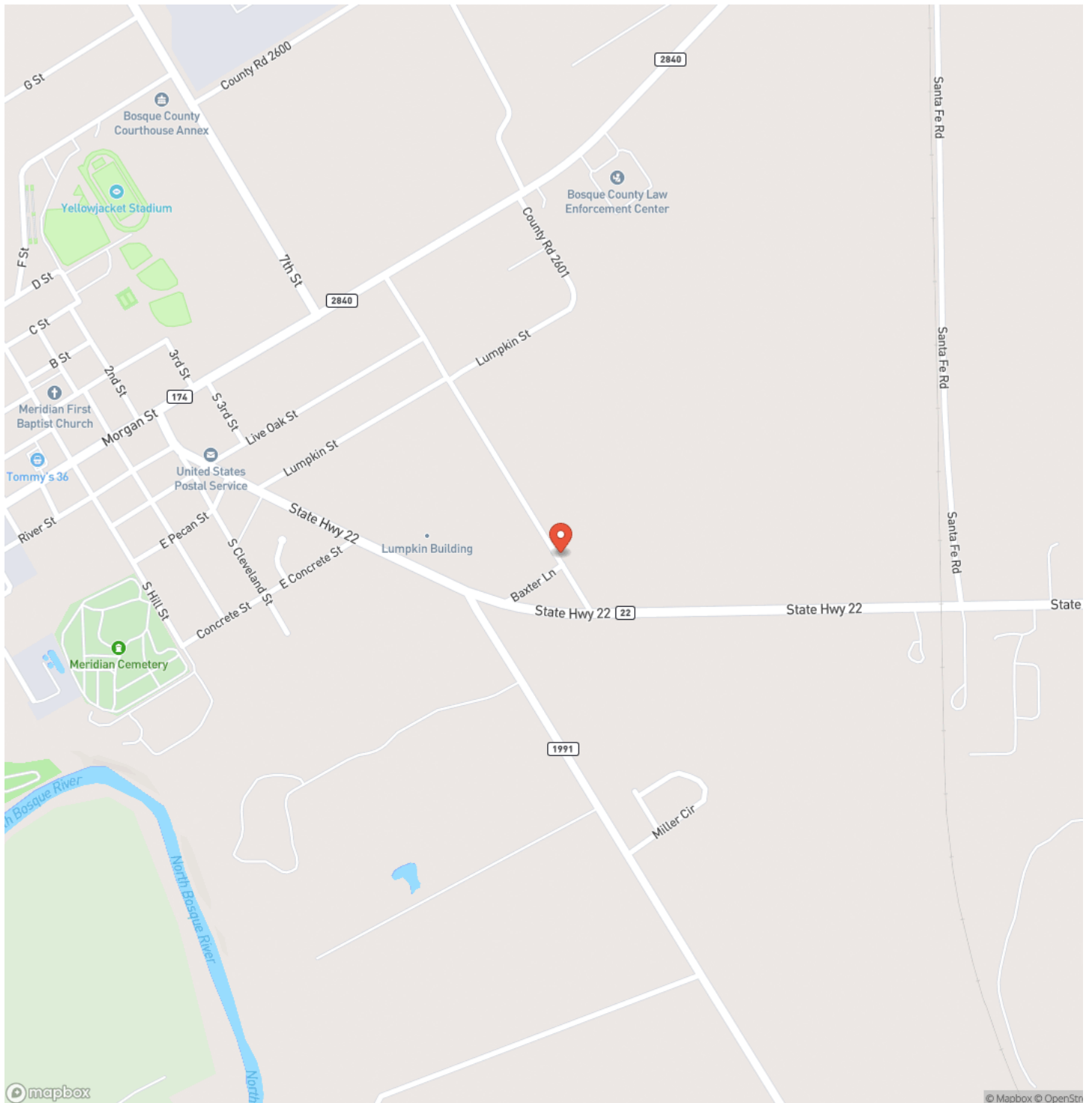
Prospects may be required to provide proof of funds or a letter of qualification before scheduling a showing. Exclusively Listed by Stefanie Cobb ([972\) 989-5220](tel:972-989-5220) and Tai Cobb-Klam ([254\) 253-0157](tel:254-253-0157). Cobb Properties strives to represent all properties accurately. 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 fee participation. If this condition is not met, fee participation will be at the sole discretion of this firm. Buyers are responsible for verifying all information and conducting their due diligence to their satisfaction regarding the information contained herein. No representation is made as to the accuracy of the information, including the possible value of this Real Property, type of use, zoning, amenities, or rights that may or may not be available. Buyers are encouraged to consult with their tax, financial, and or legal advisors before making a final determination regarding the purchase of Real Property, and further recommends that information that is of special interest or importance to Buyers should be obtained through Buyers' own independent verification.



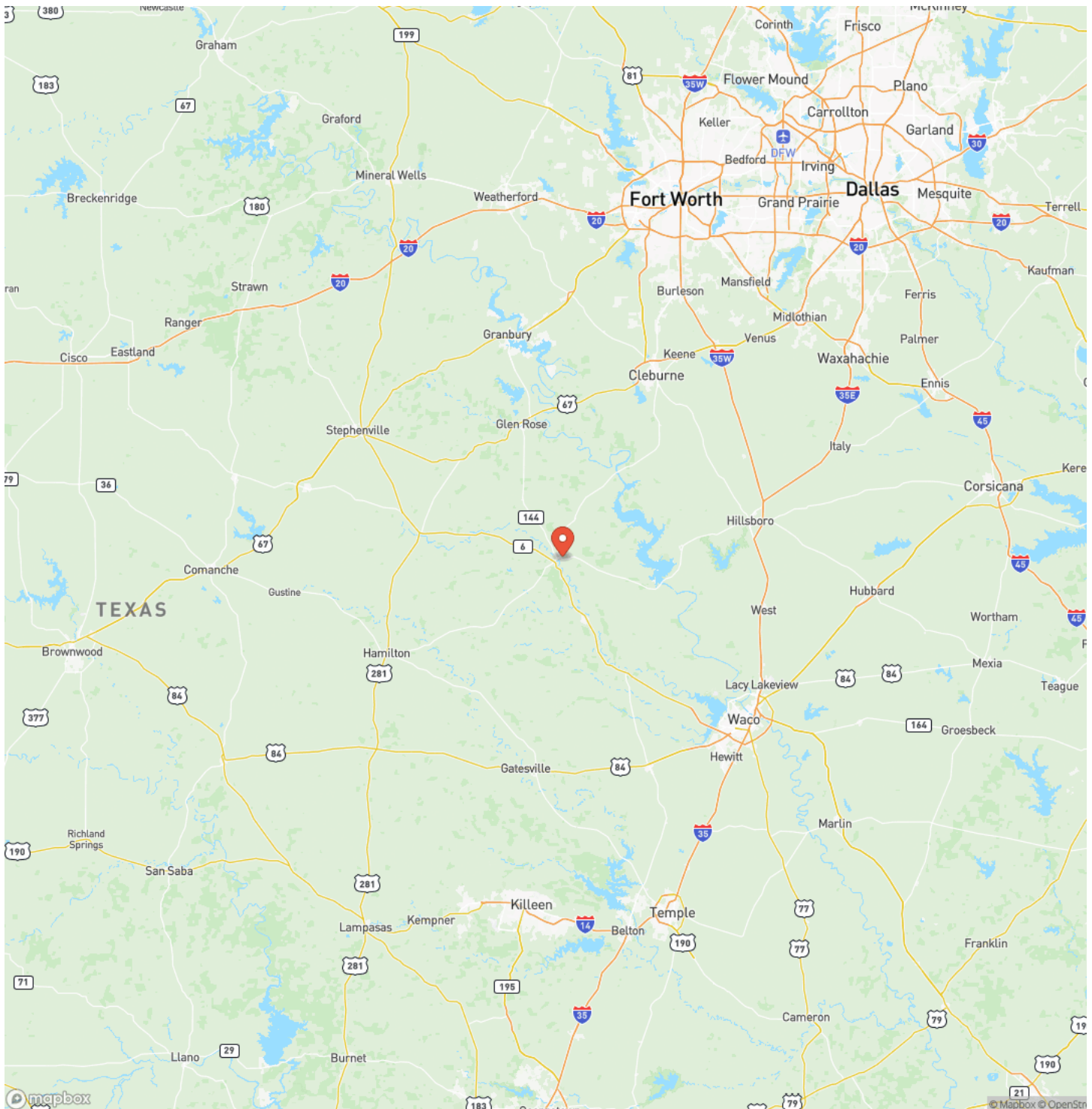
Burro Creek Ranch | 126 Acres
Meridian, TX / Bosque County



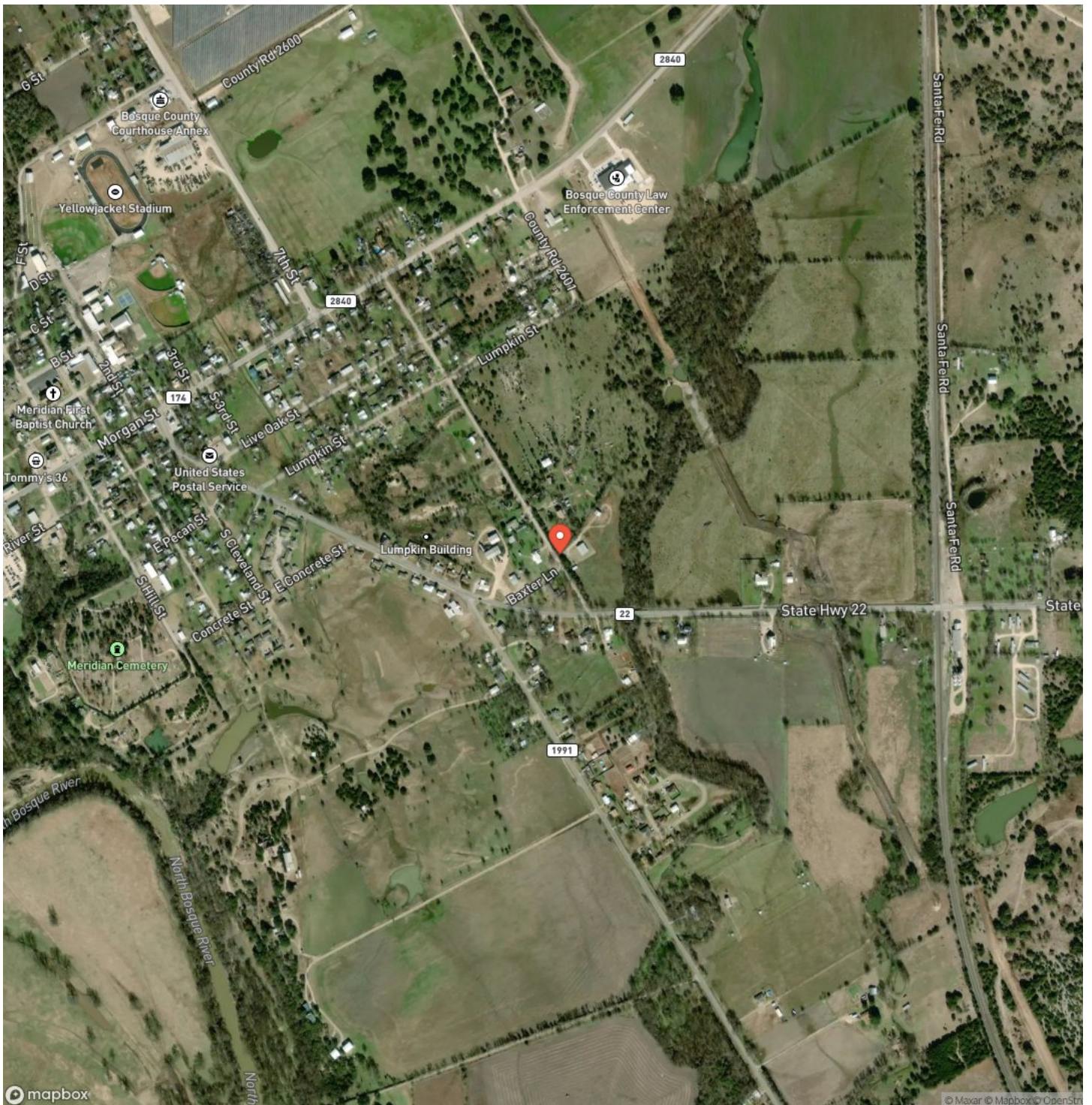
Locator Map



Locator Map



Satellite Map



Burro Creek Ranch | 126 Acres
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

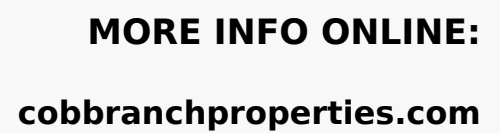
Cranfills Gap, TX 76637

NOTES

[illegible]

MORE INFO ONLINE:
cobbranchproperties.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



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.



Cobb Properties
PO BOX 165
Cranfills Gap, TX 76637
(254) 253-0157
cobbranchproperties.com

