



**RANCH  
CONNECTION**  
EST. 1984

A photograph of two horses and a cowboy in a field at sunset. The horses are in the foreground, silhouetted against the bright, hazy sky. The cowboy is in the background, also silhouetted, holding a lasso. The scene is filled with a warm, golden light and a misty atmosphere.

# MERIDIAN RANCH

[www.ranchconnection.com](http://www.ranchconnection.com)

FORT WORTH · AUSTIN · CENTRAL TEXAS · SOUTH TEXAS

5049 Edwards Ranch Rd, Flr 4 | Fort Worth, Texas | 76109



# MERIDIAN RANCH

Meridian, Texas



**BOSQUE COUNTY**

Meridian, Texas

**16.77 ACRES**

**\$679,000**

RANCH • RECREATIONAL • RESIDENTIAL • HUNTING



627 County Road 2540  
Meridian, Texas 76665

MODERN FARMHOUSE

2 HOURS TO DFW

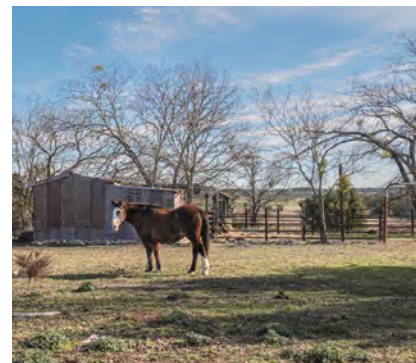
WILDLIFE EXEMPTION

ABUNDANT FLORA/FAUNA

GREAT VIEWS + STARGAZING

OUTDOOR ACTIVITIES

Sitting on nearly 17 acres of scenic Bosque County land, this 1,695 sq. ft. custom-built, modern farmhouse is the epitome of ranch luxury with vaulted wood ceilings, a fieldstone fireplace and a dream kitchen with granite countertops and expansive island. Large windows showcase views of the Bosque River valley, as does the open back deck where stunning sunsets are often enjoyed. Clear skies allow for nightly stargazing, while daytime activities include hiking, hunting, bird-watching and photography. Other property features include a pond, firepit and 360 sq. ft. cabin for additional guests or rental income. A current wildlife exemption is transferable to the new owner. Come see this perfect example of fine country living!



**JEFF YOUNG**

REALTOR®

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PROPERTY VIEWING BY APPOINTMENT ONLY

**LOCATION:** Just 5 minutes north of Meridian via Hwy 144 and CR 2540. Only 1 hour southeast to Waco via Hwy 6 and less than 2 hours northeast to the Dallas/Fort Worth area.

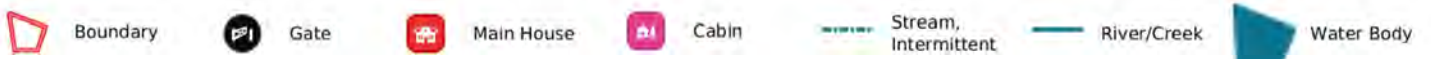
**AREA:** Located in the Cross Timbers – Limestone Cut Plain ecoregion of North Central Texas. Meridian provides nearby necessities and great restaurants. Local attractions include Meridian State Park, Lake Whitney State Park and the Bosque Valley Golf Club.





# MERIDIAN RANCH

Meridian, Texas



**Disclaimer:** This ranch offering is subject to prior sale, change in price, or removal from the market without notice. While the information above was provided by sources deemed reliable, it is in no way guaranteed by the broker or agent.