Double V Ranch
656-660 Private Road 2138
Meridian, TX 76665

$4,429,600
221± Acres
Bosque County







SUMMARY

Address
656-660 Private Road 2138

City, State Zip
Meridian, TX 76665

County
Bosque County

Type
Farms, Hunting Land, Ranches

Latitude / Longitude
31.858248 / -97.743081

Dwelling Square Feet
1,660

Bedrooms / Bathrooms
4 / 3

Acreage
221

Price
$4,429,600

Property Website
ttranchgroup.com







PROPERTY DESCRIPTION

Turnkey opportunities like Double V Ranch are few and far between. From its luxury residence and dramatic topography to its scenic views, exceptional wildlife, and abundant water resources, every aspect of the property has been thoughtfully developed to create one of Bosque County's premier recreational and hunting ranches. Whether serving as a private family retreat, an exceptional hunting destination, or a legacy investment, the ranch offers a rare combination of natural beauty, high-end improvements, and recreational diversity that is seldom found in a single property. Double V Ranch represents a truly unique opportunity to own one of the finest turnkey hunting ranches to come to market in Bosque County in recent years.

Location:

Ideally situated in Bosque County, Double V Ranch is just 7 miles south of Meridian and 8 miles north of Cranfills Gap**.** Access is simple and convenient, with the entrance located just a half mile off Highway 22 on Private Road 2338. The ranch offers the perfect balance of seclusion and accessibility, sitting less than two hours from Dallas (110 miles), approximately 2 hours and 15 minutes from Austin, just 1 hour and 15 minutes from Fort Worth, and only 50 minutes from Waco.

House:

The custom built 4 bedroom, 3 bathroom residence is thoughtfully designed with two distinct wings, blending timeless craftsmanship with modern comfort. The original home was constructed in 2005, while a beautifully integrated addition completed in 2023 expands the living space without compromising its character.

Perfectly positioned to capture some of the finest views on the ranch, the home overlooks the rolling hills of Bosque County and the picturesque 3 acre lake. Mornings often begin with whitetail deer grazing just beyond the backyard, while evenings bring breathtaking sunsets and abundant wildlife right outside your door.

Designed with entertaining in mind, the outdoor pavilion features a custom wood burning fireplace, creating the perfect setting to gather with family and friends, enjoy an evening cocktail, and take in the peaceful beauty of the surrounding landscape. A spacious wraparound porch extends along the back of the home, offering an ideal place to relax, host guests, or simply enjoy panoramic views as the sun sets over the ranch.

Shop**:** Complementing the residence is a spacious pole barn that provides ample room for tractors, equipment, vehicles, implements, and tools. The barn also serves as an excellent workspace and features a walk-in cooler, making game processing and cleanup after a successful hunt exceptionally convenient.

Hunting and Wildlife:

The Double V Ranch was designed with the serious sportsman in mind, featuring nearly 17,000 feet of perimeter game fencing and a proven wildlife management program. The ranch is home to improved typical genetic whitetails, with mature trophy bucks consistently reaching 180-200 inches. The largest buck on the ranch scored an impressive 230 inches, a testament to the exceptional genetics, habitat, and long-term management that have been invested into this ranch. The current herd maintains an excellent buck to doe ratio of approximately 1:1.6, consisting of roughly 24 bucks, 39 does, and 5 fawns.

In addition to its outstanding whitetail program, Double V Ranch offers an impressive variety of exotic wildlife, including scimitar horned oryx, blackbuck, zebra, and watusi. The property is also home to a variety of native game such as turkeys, doves, ducks and geese. The ranch has been thoughtfully managed with established food plots planted in **oats, rye, and soybean**s, providing year round nutrition and attracting wildlife across the property. A network of strategically placed hunting setups provides a wide range of hunting opportunities throughout the ranch. Five box blinds, multiple bow stands, five corn feeders and two protein feeders will convey with the sale, further enhancing the ranch's ability to maintain and improve its already impressive wildlife program.

Land:

The current owner has been a steward of the land, paying attention to every corner of the ranch. A well maintained network of interior roads provides easy access throughout the property, making it convenient to reach pastures, hunting areas, water features, and fence lines

The ranch features nearly 200 feet of topographic variance, creating the rolling terrain that has earned Bosque County the nickname "Dallas' Hill Country." Exceptional water features, including a 3± acre lake, a 3/4 -acre pond, and two wet weather creeks, are spread throughout the landscape.

The front portion of the property is more open, offering productive grasses for both cattle and wildlife grazing. As you move toward the back of the ranch, the elevation gradually rises and the vegetation becomes thicker, with live oaks, post oaks, and cedar trees providing an excellent habitat for wildlife. Regular maintenance, including road work, mowing, pruning, and general upkeep, has kept the ranch in excellent condition, making it truly ready for its next owner.

Water:

The centerpiece of the ranch is its stunning 3± acre lake, offering year round recreation and scenic beauty. Stocked with Florida largemouth bass, the lake provides outstanding fishing while serving as a natural gathering place for wildlife. During the winter months, it attracts migrating waterfowl, with ducks and geese regularly using the lake. A couple pairs of resident geese even return each spring to nest and raise their young.

In addition to the main lake, the ranch features a well-maintained 3/4 -acre pond equipped with a fish feeder. A cattle tank and two seasona creeks enhance both the landscape and give wildlife a year round water source. One of the creeks includes a picturesque waterfall where water cascades over a limestone ledge into the creek below, creating one of the ranch's most scenic natural features.

Minerals:

Contact listing broker for more information.





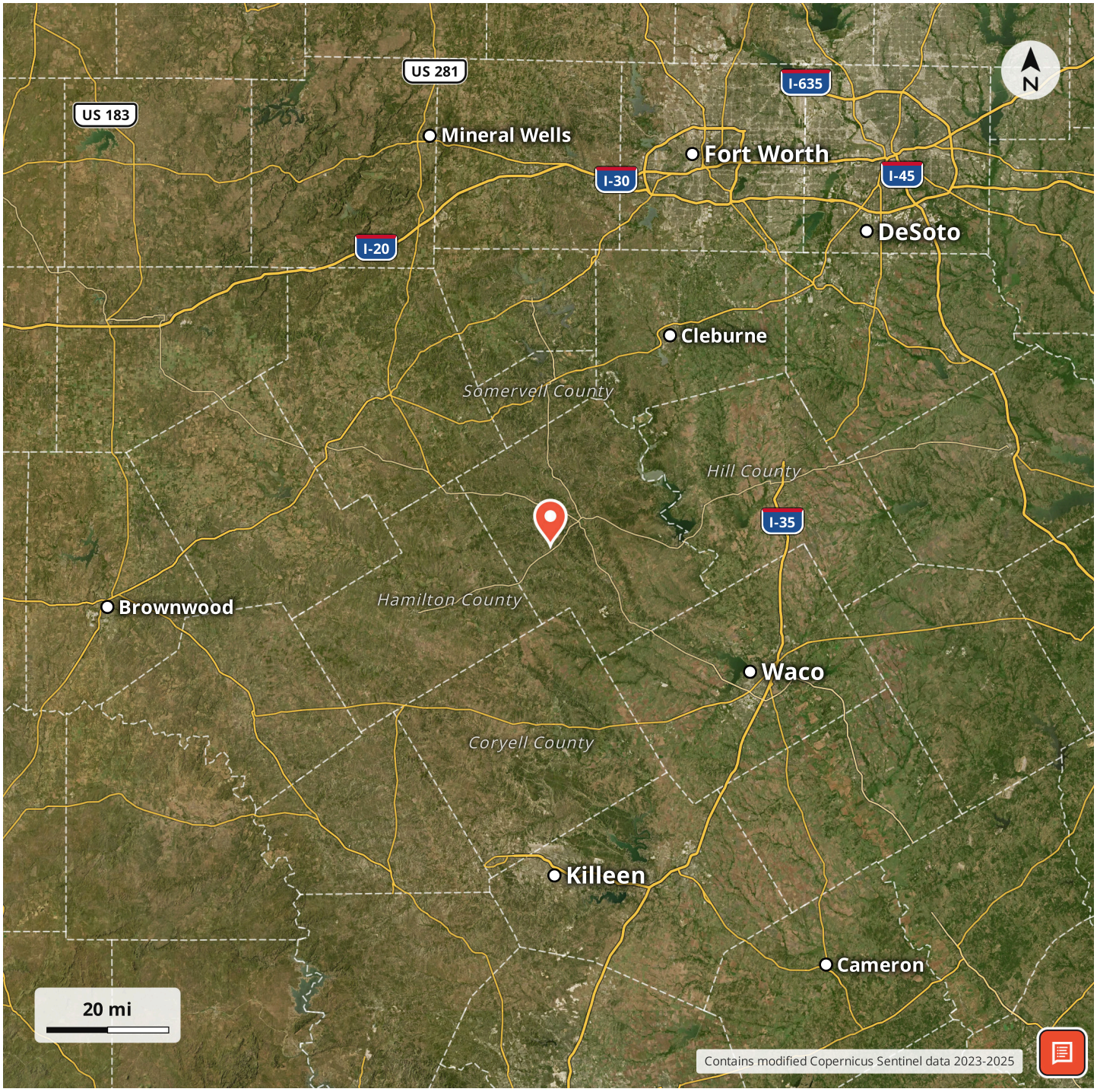




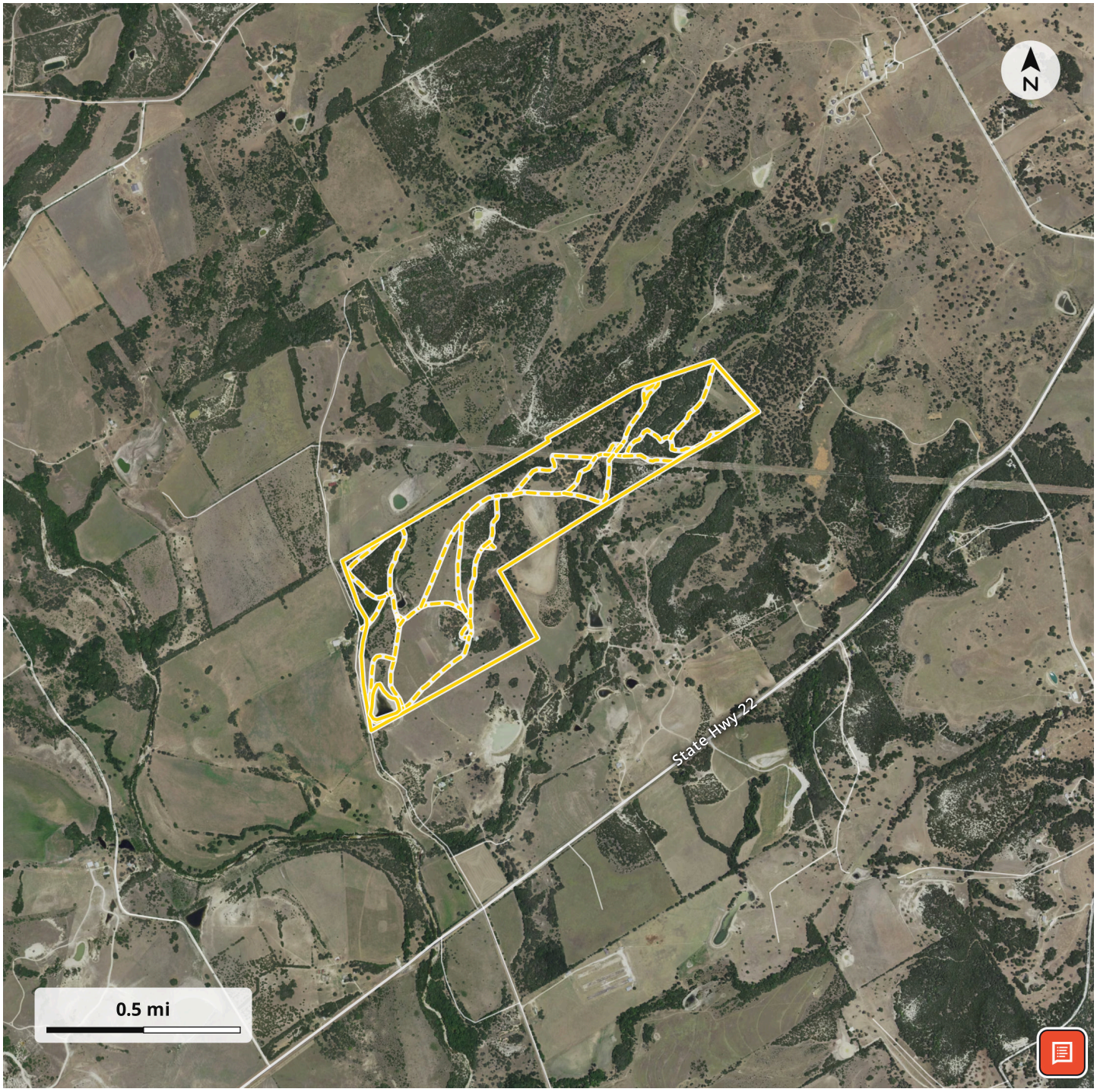




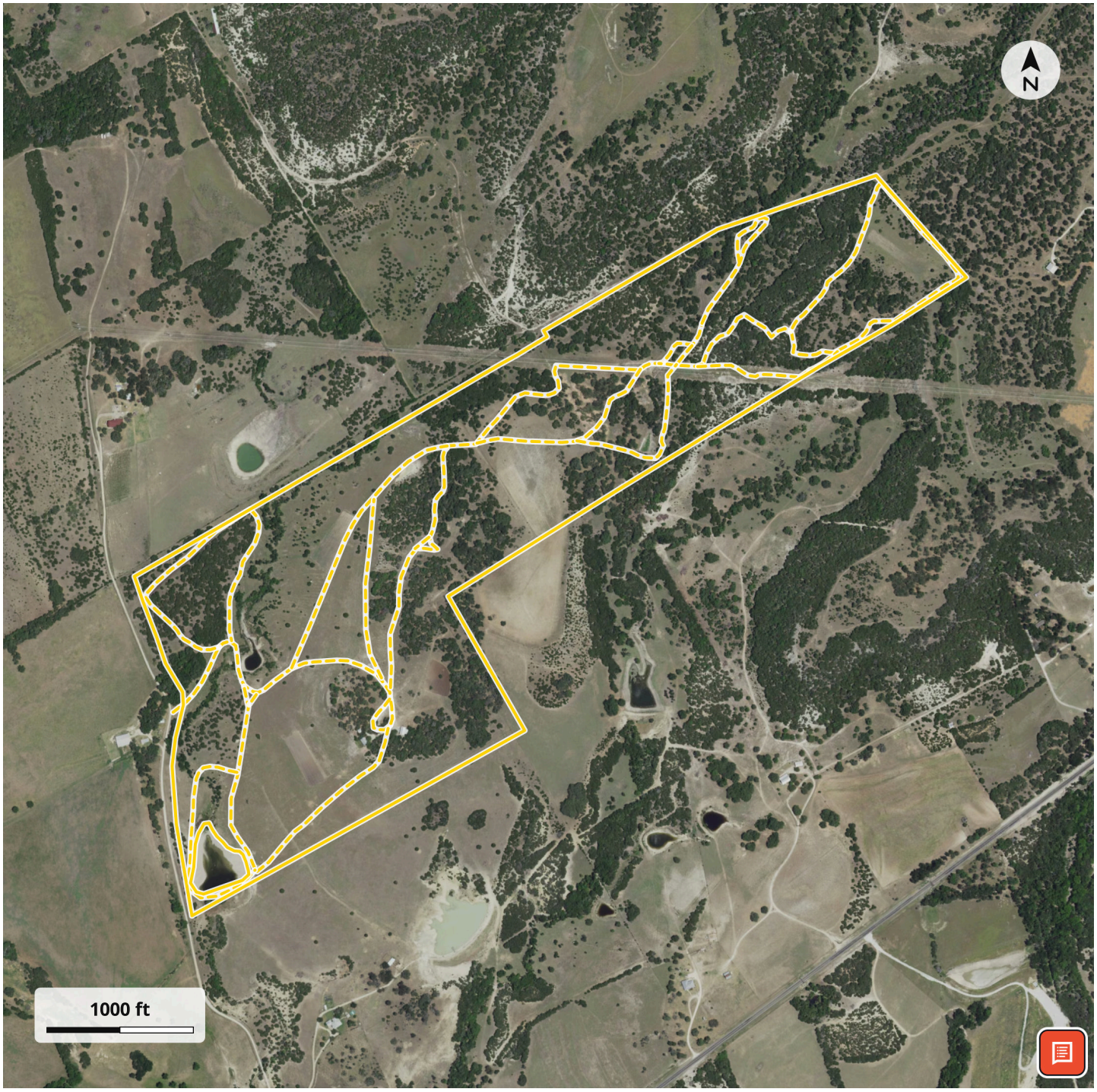
Regional Map



Locator Map



Aerial Map



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