

**Rocosa Ridge Ranch - South**  
0 FM 1991 South  
Meridian, TX 76665

**\$12,850,000**  
2,974 +/- acres  
Bosque County





## Rocosa Ridge Ranch - South Meridian, TX / Bosque County

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### **SUMMARY**

**Address**

0 FM 1991 South

**City, State Zip**

Meridian, TX 76665

**County**

Bosque County

**Type**

Ranches, Recreational Land

**Latitude / Longitude**

31.7906949 / -97.5675378

**Acreage**

2,974

**Price**

\$12,850,000

**Property Website**

<https://ttranchgroup.com/property/rocosa-ridge-ranch-south-bosque-texas/8252>



## **PROPERTY DESCRIPTION**

A ranch of this size is a rare find within highly sought out Bosque County. Shaped and molded with meticulous care, this property offers excellent grazing along with superb hunting and recreational enjoyment. The entire perimeter of the ranch is high-fenced and water is prevalent throughout, including 11 irrigated troughs for livestock and native wildlife. The topographical variance is stunning and provides multiple view points with breathtaking unobstructed views for miles. The hardest decision one might have is settling on just one of the numerous locations to build a home.

The modern improvements have been well blended into the historical preservation and significance of the property itself. Ma and Pa Ferguson once owned and used part of this property as their summer home. The former governors of Texas' picnic site is designated as a Bosque County historical site and the original stone smoker, concrete benches and piped water fountains still remain.

## **Location**

This ranch is situated within the Edwards Plateau region of Bosque County that is affectionately referred to as "the top of the hill country". Ideally located within an easy driving distance of several metropolitan cities the ranch is only 42 miles from Waco, 95 miles from Dallas and 144 miles from Austin. Clifton, TX is a short 4.5-mile drive from the southern gate and conveniently offers plenty of dining, grocer and medical options

## **Elevation, Topography, Soils and Foliage**

Dramatic topography variance and incredible views are one of this ranch's defining characteristics. In total, there is approximately 260 feet of elevation change within this tract. Spectacular canyons carve their way through different portions of the ranch creating productive low-lying areas contrasted against striking ridge lines. The tops of these ridge lines provide numerous viewpoints and each one paints a vivid portrait of the surrounding area. Each evening the western portion of the property delivers a theatrical performance of the sun setting over the North Bosque River. The land has been sculpted to highlight its natural beauty through extensive care and intense labor.

The first year and a half after acquisition was dedicated to a cedar removal program. Regrowth removal and prickly pear spraying are tended to on an annual basis. A large controlled burn was also performed. The results have produced lush grasses, clean roads and trails, gorgeous exotic wildflowers and



multiple improved food plots for hunting. The ranch is riddled with bustling oak motts and mature hardwoods that stand out against the manicured landscape.

The majority of the soils are Eckrant, Bracket-Eckrant, Purves-Maloterre, Maloterre-Tarrant and various Clays. The south tract has been used mostly for recreational purposes with very minor grazing. The pasture areas consist of native grasses. The diverse blend of thick sanctuary areas combined with thinned portions and open pasture create a flourishing mecca for native wildlife and game animals.

## **Water**

The numerous draws and canyons create multiple concentrated runoff areas and seasonal creeks. These feed many ponds and stock tanks. The two largest ponds are approximately 3.5 acres and 3 acres in size. They both hold good water all year around. There are two working water wells on the property. They are deep wells to the 2 nd Trinity Aquifer. One is a solar powered well that is located adjacent to the Ma and Pa Ferguson picnic area. The main well is located near the center of the property and is electric powered. The pump was just replaced on this well and has a transferable warranty.

11 concrete troughs are located throughout the ranch and all are plumbed to and fed from the main water well.

Two large lake sites have been identified due to the natural topography and large watershed areas.

## **Habitat, Wildlife and Cattle**

Rocosa Ridge Ranch includes a superb population of white-tailed deer, black buck antelope, turkey, dove, wild boar and bobcat. The entire perimeter of the ranch is under high fence and it has operated under a stage 3 MLD Program for 10+ years. 12 doe tags and 12 buck tags were issued for the 2018-2019 season. Intense management practices have been utilized to ensure the health of the herd, emphasize the sustained breeding of superior genetics and maximum antler mass. 200"+ class white-tailed deer inhabit the ranch.

There are 10 hunting blinds, 10 corn feeders, 3 protein feeders and 6 food plots positioned throughout. The black buck antelope were introduced by the current owner and have done very well on the ranch. There has been very minimal cattle grazing within the south tract but there is some interior cross fencing in place that is in excellent condition. 5+ cattle guards were installed to remove the need for gates and make the driving experience much more enjoyable. There are no grazing leases.



## Improvements, Structures and Roads

The ranch has virtually no structural improvements regarding homes or barns, leaving the ability for the new owners to add their personal touch. All fencing is in excellent condition. There is an all-weather road that runs from the north end of the ranch to the south end. Additional endless roads and trails are well cut and maintained. Most of these have a base layer allowing for use during wet conditions.

## Other

Caliche pit located on the ranch for road material.

Shooting range.

The ranch has significant road access on both the northeast and southwest portions of the ranch.

Portions of the ranch are in a Wildlife Management Program through 2034 and the owner receives an annual payment in return for compliance.

There is one transmission line that cuts across the very northeast portion of the property.

## Minerals and Production

A significant portion of the mineral rights and all of the surface and executive rights related to any minerals are owned by the seller. Please contact the broker for additional details. There is currently no production or mineral leases on the ranch.

## Taxes

The property is under an agricultural tax exemption program.

This ranch is being offered For Sale and is Exclusively Listed by TT Ranch Group with Briggs

Freeman Sotheby's International Realty. Buyer's broker must be identified on first contact, must

accompany buying prospect on first showing and continue to fully engage in any and all

negotiations and communications to qualify for full fee participation. If this condition is not



met, fee participation will be at the sole discretion of the Listing Broker. Prospects will be required to provide proof of funds prior to scheduling a showing. The information contained herein has been collected from sources deemed reliable, however, we cannot guarantee the accuracy of such information. Prospective buyers should verify all information to their own satisfaction.





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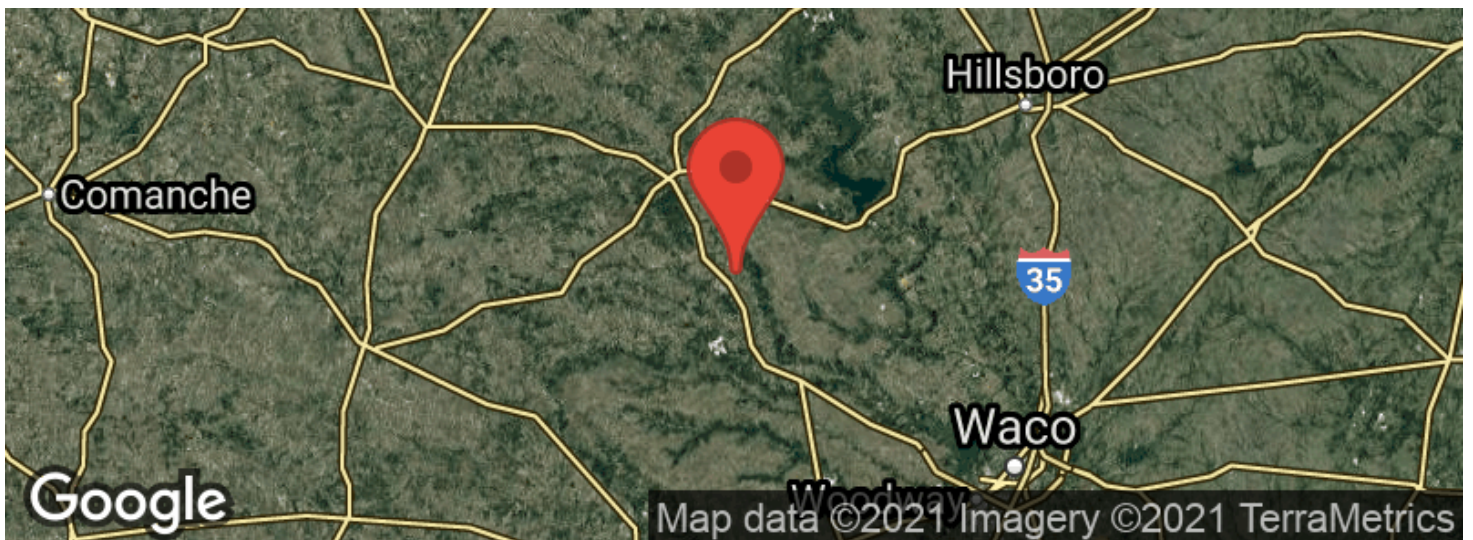


## Locator Maps





## Aerial Maps



**LISTING REPRESENTATIVE**

For more information contact:



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**City / State / Zip**

Dallas, TX, 75219

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**NOTES**

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





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