

Rocosa Ridge Ranch
0 FM 1991
Meridian, TX 76665

\$26,350,000
5,980 +/- acres
Bosque County



Rocosa Ridge Ranch
Meridian, TX / Bosque County

SUMMARY

Address

0 FM 1991

City, State Zip

Meridian, TX 76665

County

Bosque County

Type

Ranches, Hunting Land, Recreational Land

Latitude / Longitude

31.7906949 / -97.5675378

Dwelling Square Feet

5000

Bedrooms / Bathrooms

6 / 6.5

Acreage

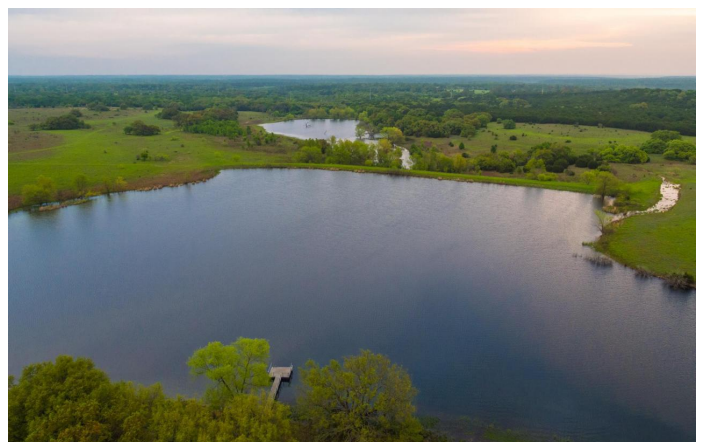
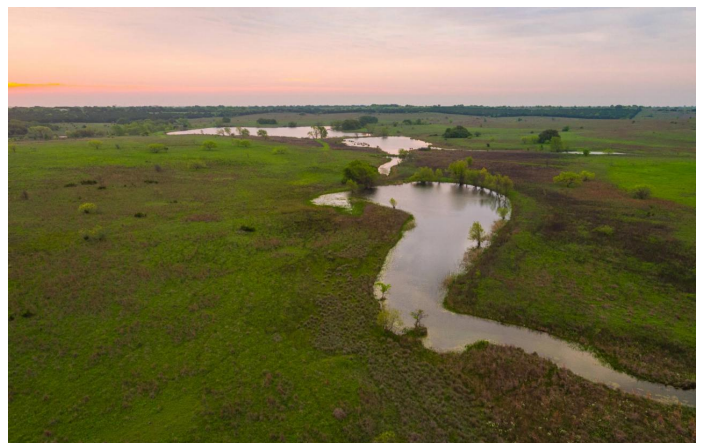
5,980

Price

\$26,350,000

Property Website

<https://ttranchgroup.com/property/rocosa-ridge-ranch-bosque-texas/8249/>



PROPERTY DESCRIPTION

At 5,980 +/- acres, Rocosa Ridge Ranch is the largest property to hit the market within Bosque County in several decades. Divided nearly in half by a county road, which creates the North Tract and the South Tract, the ranch is being offered in its entirety or the South Tract can be purchased as a standalone, high-fenced 2,974 acres. Click here to see Rocosa Ridge Ranch - South Tract. Each tract has been groomed and nurtured to highlight its unique natural features and to emphasize its highest and best use. Combined they truly make up a one of a kind offering for the discerning buyer searching for it all. This really is a must see for anyone looking in central Texas with an interest in cattle, horses, hunting, fishing, recreation or a return on investment. Please read below for additional information on each tract.

Rocosa Ridge Ranch's North Tract

A 3,005 +/- acre labor of love that has been groomed into a multi award winning property over the past decade. Located within the once sprawling Texas Blackland Prairies, this ranch has been restored to its native beauty through extensive controlled burns, cedar removal and seeding. Most of the property is now enveloped in native grasses and open pastures that highlight several scenic lakes and rolling hilltops. This ranch is turnkey and polished. It includes highly productive rangeland, newly built and completely refurbished structural improvements, ample water, numerous sporting opportunities, excellent fencing and roads, improved pastures, cattle infrastructure and even its own refurbished one of a kind red barn, which is classified as a county historical marker. You will not find another ranch such as this on the open market within Bosque County.

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. Meridian, TX is 6 miles from the main gated entrance located on TX-22.

Elevation, Topography, Soils and Foliage

Rolling topography variance and lush grass covered hilltops with long views are one of this ranch's defining characteristics. In total, there is approximately 100 feet of elevation change within this tract. Expansive water catches feed into a series of drainage seeps that supply the primary lake system. The



ranch is the recipient of both the Land Stewards Award and the Outstanding Rangeland Stewardship Award. Multiple controlled burns and extensive cedar and prickly pear removal have played a major role in restoring the land to its natural state. Native grasses consisting mostly of Little bluestem, Sideoats grama, Indiangrass and Slim tridens grow thick throughout the numerous pastures. Some improved Eastern Gama grass and Coastal fields have been installed for the cattle. Cedar regrowth removal and prickly pear spraying are still tended to on as necessary. This highlights many of the ancient gigantic Live oak trees as well as the magnificent Oak Motts.

An all-weather road runs the length of the property and good trails traverse throughout. The majority of the soils are Purves-Maloterre, Eckrant, Purves Clay and Denton silty clay. The north tract has been used mostly for grazing purposes with very minor hunting. Some wooded pockets remain in order to strategically provide wildlife sanctuaries and corridors.

Water

The ranch has three interconnected lakes that have all been stocked with fish. These lakes are approximately 2.5 acres, 4.5 acres and 11.5 acres in size. A dock was installed on the largest lake. Another 4.5 acre lake is located below the main headquarters. At least six additional ponds and numerous piped concrete water troughs are located throughout the property.

There are four registered working water wells. These are believed to 2nd Trinity Aquifer deep wells. There is a minimum of two additional water wells that are not currently in service. Water quality is excellent. The well that supplies the main home has a 3000 gallon storage tank located within the pump house.

Habitat, Wildlife and Cattle

Rocosa Ridge Ranch includes a healthy population of white-tailed deer, turkey, wild boar and migratory waterfowl and dove. The entire perimeter of the ranch is low fenced, except for one mile of high fence that was added to enhance the wildlife within that portion of the ranch. The North Tract has received very light hunting pressure with a stronger emphasis on the sport fishing. There are two hunting blinds, two feeders and one large food plot in place.

Cattle have been a primary focus on the North Tract. The ranch currently runs a straight Angus herd. Carrying capacity is estimated at approximately 300+ momma cows. Tremendous infrastructure is in place for the livestock. The ranch has excellent perimeter and cross fencing. Cattle guards have been



installed throughout creating easy mobility by vehicle. A nice set of pens was erected approximately 13 years ago. The land provides an abundance of lush native grasses, Eastern Gama and Coastal Bermuda.

Improvements, Structures and Roads

The ranch has fantastic structural improvements all suitable for living, entertaining or visiting. The owners have done a wonderful job of maintaining the historical significance and character of the preexisting structures while restoring and updating with some modern touches. The new structures were designed and built to blend in with the original look and feel of the established edifices. No detail was overlooked during this arduous process.

The main home was completed two years ago and was built to match the other existing buildings within the headquarters compound. These include the original cowboy mess hall and bunkhouse which were refurbished and repurposed to supply additional comfortable guest quarters and entertaining space.

Main Home

The main home is approximately 5000+/- SQFT and has 3 bedrooms and 3.5 baths. This residence was designed by David Stocker of Stocker Hoesterey Montenegro Architects of Dallas and built by Gartrell Construction. It was completed three years ago and is a must see. Exotic granites, many of which are leathered, were used throughout and the flooring in the master bath is leathered limestone. All the doors are solid core, and many are made of knotty alder. The windows are all Kolbe. Many of the cabinets are knotty alder as well. The home utilizes geothermal heat and Instahot water heaters. There are two air handlers. The kitchen is equipped with Thermador appliances and Subzero fridges. It also has a custom designed copper hood above the cooktop, exotic countertops from Brazil and a Shaw handmade farm sink. The powder bath includes a petrified wood sink.

Modern technology was utilized throughout, including Cat 5 wiring, remote monitoring security cameras, interactive thermostats, remote controlled blinds, USB ports, wired speakers indoors and outdoors, under-counter lighting and ambiance lighting in the swimming pool and restored original cistern... which now functions as a decorative water feature. Accordion doors open to a large screened in porch complete with fireplace and outdoor kitchen. This outdoor kitchen includes a Blaze grill hood, granite countertops and True indoor/outdoor drink cooler.

Mess Hall and Bunkhouse



These history packed buildings have rock walls that you will wish could talk. This was the headquarters used by the 9 cowboys who once worked the infamous 24,000 acre Powell Ranch, which was assembled in the early 1950's. Each were completely refurbished during the build of the new main home. Updated finishes such as central heat and air were added while relics of the past were preserved in order to maintain the authentic feel. Such items include the original mess hall fireplace, the large outdoor pit grill, the stone wall surrounding the headquarters, the dinner bell and some fossils collected from the ranch. These buildings include three bedrooms and three baths with a game room and full service kitchen.

Red Barn

This New England style barn is believed to be built in late 1889. It was fabricated of post and beams fastened with wooden pegs. The three-story barn has the capacity to house 42 horses on the main floor. The hay loft is large enough to hold thirty tons of hay. The size and scope of this barn makes it truly one of a kind in the state of Texas. The barn has been recognized by the county as a historical marker and was completely refurbished at the end of 2016.

Other Notable Structures and Improvements

- Electric gated entrance with remote monitoring/activation, rock facade, landscaping and lighting
- Professional landscaping around the headquarters and moonbeam tree lighting
- 70' x 30' metal barn with 5 stalls and tack room
- 50' x 20' metal barn with 3 stalls
- 80' x 20' hay barn
- 100' x 30' - 4 stall barn and deluxe chicken coop with automatic dusk to dawn door system
- 30' x 90' Morton building
- 30' x 90' barn
- 30' x 20' workshop
- Loafing shed
- Guest home
- Foreman's home

Other

- Significant road access on three sides of the ranch
- Dog run and kennels
- Fuel storage
- Overhead feed storage
- Additional oversized two car garage



Limited equipment and furnishings will transfer with an acceptable offer. Contact agent for details.

Minerals and Production

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

Taxes

The property is under an agricultural tax exemption program.

Rocosa Ridge South Tract

At 2974 +/- acres, Rocosa Ridge Ranch's South Tract is a rare find within highly sought out Bosque County. This ranch has been shaped and molded with meticulous care. 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. 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 topography 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. This is a rare opportunity to own a ranch of this size within this particular area of the state.

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 2nd 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.



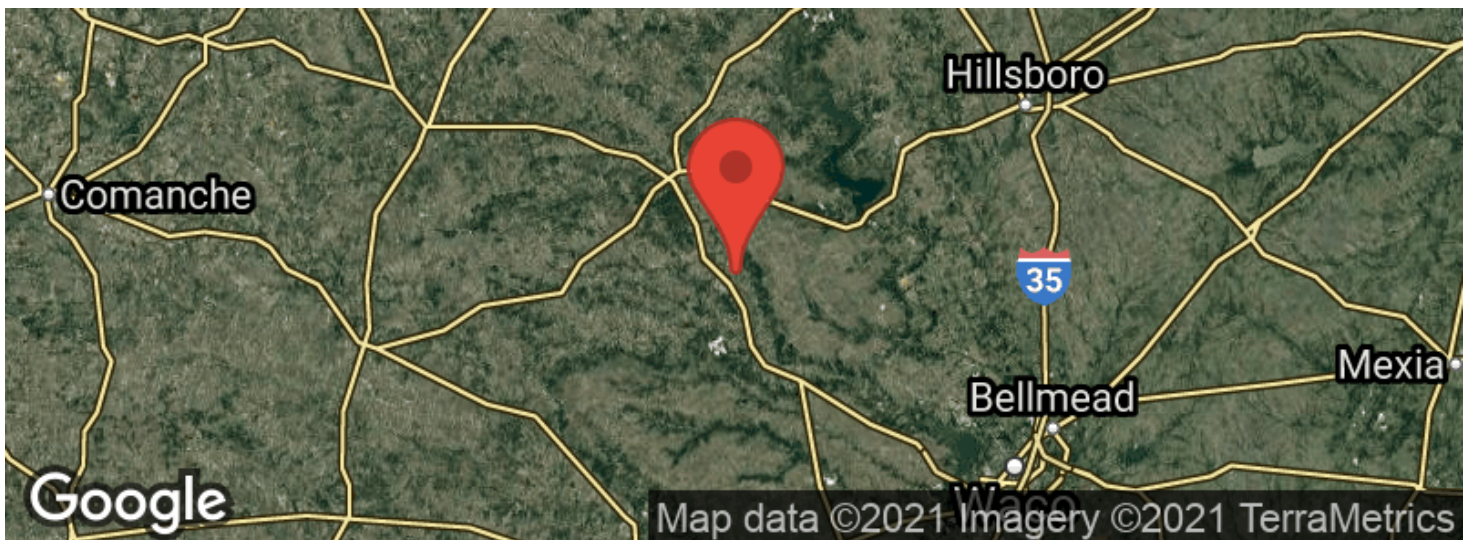
Rocosa Ridge Ranch
Meridian, TX / Bosque County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



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NOTES

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.



DISCLAIMERS

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