

Cedar Ridge Ranch
County Road 2140
Iredell, TX 76649

\$750,000
100 +/- acres
Bosque County



Cedar Ridge Ranch
Iredell, TX / Bosque County

SUMMARY

Address

County Road 2140

City, State Zip

Iredell, TX 76649

County

Bosque County

Type

Ranches

Latitude / Longitude

31.9477532 / -97.8146023

Bedrooms / Bathrooms

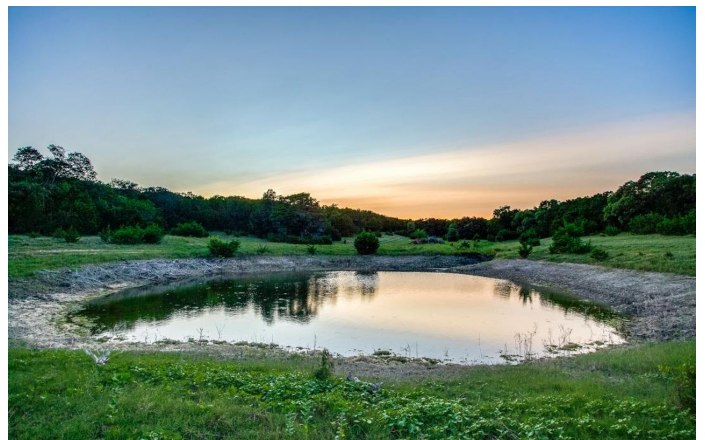
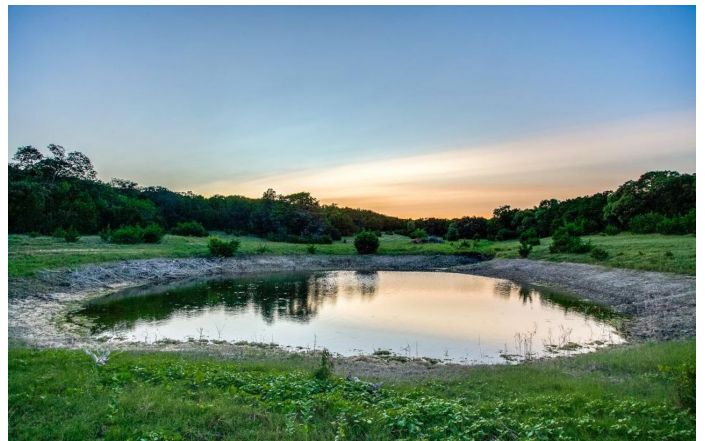
3 / 2

Acreage

100

Price

\$750,000



PROPERTY DESCRIPTION

The Cedar Ridge Ranch is located in the highly sought-after Bosque County Texas hill country just west of Meridian, TX. This part of Bosque County is known for its wonderful panoramic views of the rolling countryside. Cedar Ridge Ranch consists of 100 +/- acres and is the perfect example of this type of countryside with its rolling topography, open pastures and valleys and tree covered hillsides. Located on the property is a remodeled house that is perfect for the weekend getaway and could also become a perfect guest home if someone wanted to build a larger house on one of the many building locations scattered across the ranch. The house consists of two living rooms, three bedrooms, and two bathrooms. Perhaps the best attribute to the house is the large outdoor patio and covered deck that lets you enjoy the overlook of the property. The ranch has 60'+ of elevation variance, views that are surely to be enjoyed while sitting on the patio.

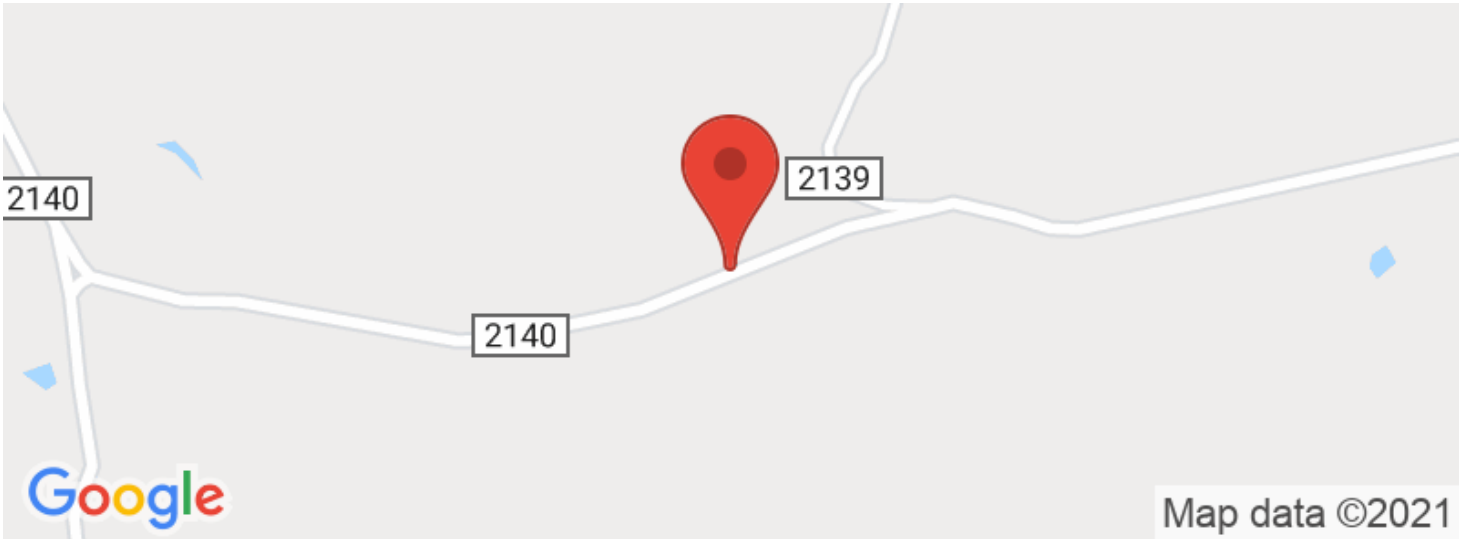
Surrounded by mainly large ranches, the property receives very little hunting pressure and is ideally situated for great hunting and wildlife viewing. Wildlife on the ranch consist of whitetail deer, turkey, hogs, and seasonal migratory birds. Whether you enjoy hunting, or wildlife watching, there is always plenty to view on this property. The current owner has taken good care of the property and has continuously worked to improve the land. Currently there are two large areas planted as food plots to assist in attracting large amount of wildlife. The ranch has two ponds that hold water year-round and several locations where additional water sources could be added. Two seasonal creeks cut through the parts of the property, adding a uniqueness to the land during the time.



Cedar Ridge Ranch
Iredell, TX / Bosque County



Locator Maps



Aerial Maps



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

Mobile

(214) 659-1554

Office

(214) 659-1554

Email

info@ttranchgroup.com

Address

3131 Turtle Creek Blvd.

City / State / Zip

Dallas, TX 75219

NOTES

[illegible]

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.



TT Ranch Group
3131 Turtle Creek Blvd.
Dallas, TX 75219
(214) 659-1554
www.ttranchgroup.com

