



F M 1991

CLIFTON, TX 76634

 \$26,350,000  5,000 sqft  6 beds  7 baths

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 separately as two individual tracts. 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 good return on investment.

PROPERTY TYPE: Residential - Farm/Ranch
MLS STATUS: Active
MLS: 14350463
YEAR BUILT: 2017
COUNTY: Bosque
TRACT OR SUBDIVIION: na
LIST DATE: 05/26/2020

CENTURY 21
Judge Fite Company

800.451.8055

AREA: BOSQUE COUNTY (92)
SQUARE FEET: 5,000
TOTAL BEDS: 6
FULL BATHS: 6
HALF BATHS: 1
ACRES: 5980
LOT SIZE (SQFT): 260,488,800

INTERIOR FEATURES

KITCHEN:

- Built-in Refrigerator/Freezer
- Convection Oven
- Cooktop - Gas
- Dishwasher
- Disposal
- Double Oven
- Drop in Range/Oven - Gas
- Oven-Gas
- Range/Oven-Gas
- Refrigerator
- Vent Mechanism

FIREPLACE:

- Other

FLOOR COVERINGS:

- Stone
 - Wood
-

EXTERIOR FEATURES

STYLE:

- Spanish

PARKING:

- Other

LOT DESCRIPTION:

- Acreage
- Horses Permitted

ROOF TYPE:

- Composition

YARD/GROUNDS:

- Arena
- Covered Deck
- Covered Porch(es)
- Deck
- Equestrian Center
- Guest Quarters
- Outdoor Fireplace/Pit
- Outdoor Living Center
- Patio Covered
- Patio Open
- Round Pens
- Stable/Barn
- Workshop

SIDING:

- Concrete

POOL TYPE:

- In Ground Gunite

FOUNDATION:

- Slab

FENCING:

- Automatic Gate
 - Barbed Wire
 - Iron
 - Metal
 - Rock/Stone
-

UTILITIES

HEATING/COOLING:

- Central Air-Elec
- Central Heat-Elec
- Propane

UTILITIES:

- Aerobic Septic
 - All Weather Road
 - Private Water
 - Well
-

UTILITIES:

ADDITIONAL PROPERTY DETAILS

OF STORIES: 2

LISTING AGENT: Tyler Thomas

OF ROOMS: 4

CO-LISTING AGENT:

HOA: None

BROKER: Briggs Freeman Sotheby's Int'l

AMENITIES:

- Bay Windows
- Built-in Wine Cooler
- Cable TV Available
- Dry Bar
- High Speed Internet Available
- Smart Home System

SECURITY FEATURES:

ENERGY FEATURES:
