

# FOR SALE

Custom Home on 158 Acres  
Listed for \$5,499,000

453 Tower Road  
Valley View, Texas



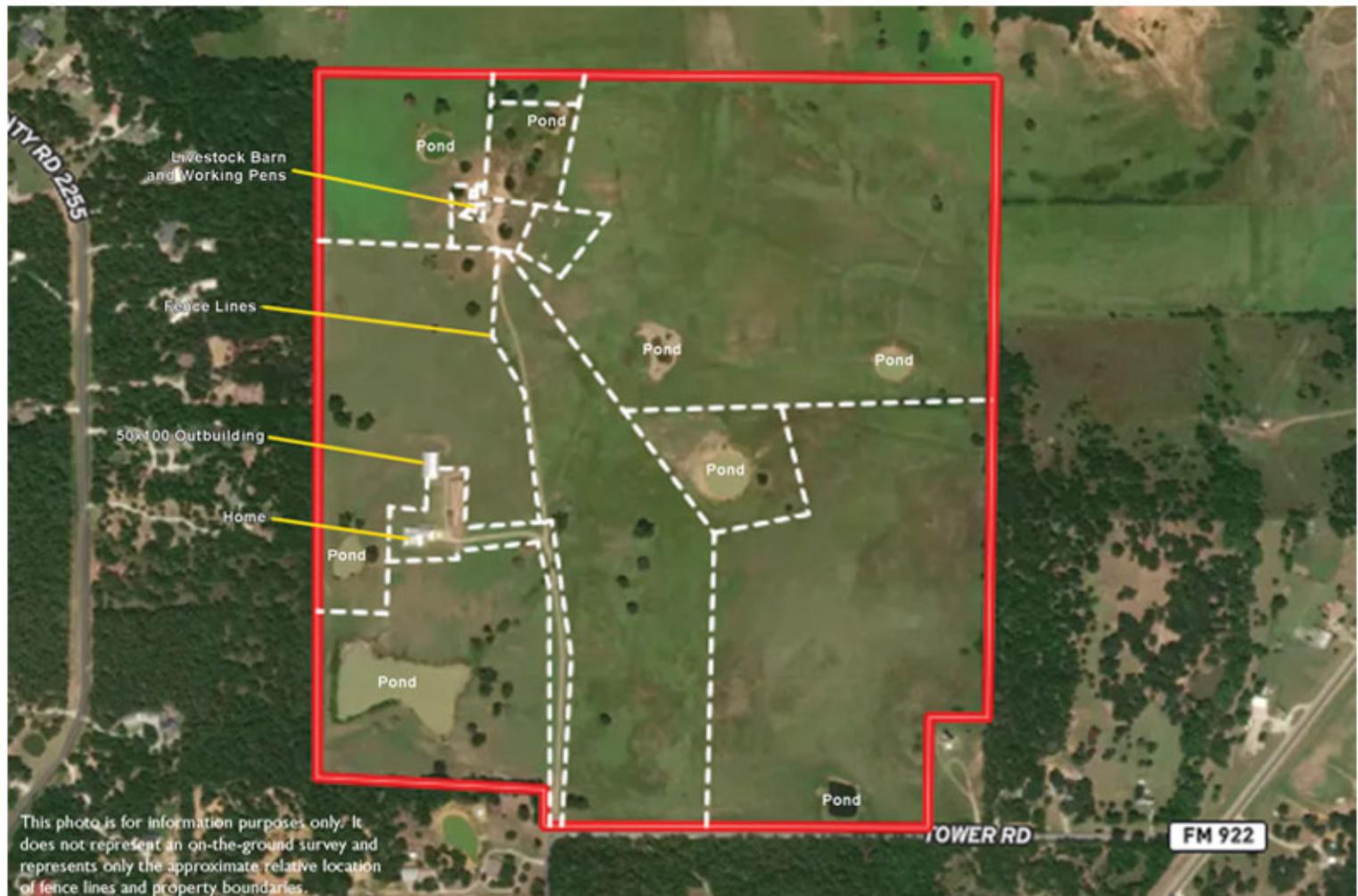
Take a closer look at this truly unique and hard-to-find opportunity with this expansive 158-acre property near Lake Ray Roberts in southern Cooke County, Texas. Large tracts of land with this much character and potential that are convenient to the Metroplex are increasingly rare. The property includes a custom-built home and a 5,000-square-foot steel outbuilding. Its diverse landscape features scattered trees, multiple fenced pastures with sandy loam soil and good coastal grass, ideal for rotational grazing. With seven stock ponds and a picturesque 2.5-acre lake, this scenic property offers endless possibilities for a wide range of uses.

The property's 3,600-square-foot single-story brick and stone custom home, built in 2014, features four bedrooms, a home office, and a three-car garage, with covered front and back porches. The interior's centerpiece is an open great room showcasing a 20-foot cathedral ceiling and a floor-to-ceiling stone fireplace, shared by the living room, kitchen, and dining areas. Large windows offer expansive views of the lake and front pasture. The home is foam insulated, ensuring low utility costs, has 80 foundation piers for peace of mind, and a durable standing seam metal roof.

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The 50 x 100 steel outbuilding includes 2,000 square feet of enclosed storage on a concrete slab with two overhead doors, plus a 3,000 square foot three-sided run-in shelter for livestock, which can easily be converted into a horse barn. The property also features an older livestock barn with working pens.

The property offers endless possibilities with approximately 1,400 feet of frontage along Tower Road and a western boundary that adjoins The Ranch, an upscale development of custom homes on acreage. There are no deed restrictions, and the property benefits from Mountain Springs Water and access to Nortex fiber.



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# 453 Tower Road, Valley View, Texas 76272

**MLS#:** 20749720 **\$** **Active**  
**Property Type:** Residential

[453 Tower Road Valley View, TX 76272-5623](#)  
**SubType:** Farm/Ranch

**LP:** \$5,499,500



**SqFt:** 3,558/Builder  
**Yr Built:** 2014/Assessor/Preowned  
**Lot Dimen:**  
**Subdivide?:** No  
**HOA:** None

**Also For Lease:** N **Lst \$/SqFt:** \$1,545.67  
**Subdivision:** Ccs1  
**County:** Cooke **Lake Name:**  
**Country:** United States **Lse MLS#:**  
**Parcel ID:** 3175 **Plan Dvlpm:**  
**Parcel ID 2:** 87569,146830  
**Lot:** Block: 41 **MultiPrcl:** Yes **MUD Dst:** No  
**Legal:** CCSL 0205 BLOCK 41 ACRES 121.61 DEATH DEED FI  
**Unexempt Tx:** \$11,800 **PID:** No

**Beds:** 4 **Tot Bth:** 3 **Liv Area:** 1  
**Fireplc:** 1 **Full Bath:** 3 **Din Area:** 2 **Pool:** No  
 **Half Bath:** 0 **Adult Community:**  
**Smart Home App/Pwd:** No

**Hdcp Am:** No **Garage:** Yes/3  
**Horses?:** Yes **Atch Gar:** Yes  
**Attached:** No **# Carport:** 0  
**Acres:** 158.420 **Cov Prk:** 3  
**HOA Dues:**

## School Information

<b>School Dist:</b> Valley View ISD	<b>Middle:</b>	<b>High:</b> Valleyview
<b>Elementary:</b> Valleyview	<b>Jr High:</b> Valleyview	<b>Sr High:</b>
<b>Primary:</b>	<b>Rooms</b>	

<b>Room</b>	<b>Dimen / Lvl</b>	<b>Features</b>	<b>Room</b>	<b>Dimen / Lvl</b>	<b>Features</b>
<b>Living Room</b>	21 x 17 / 1	Ceiling Fan(s), Fireplace	<b>Kitchen</b>	18 x 17 / 1	Breakfast Bar, Built-in Cabinets, Granite/Granite Type Countertop, Kitchen Island, Second Sink, Walk-in Pantry, Water Line to Refrigerator
<b>Dining Room</b>	17 x 15 / 1	Built-in Cabinets	<b>Breakfast Rm</b>	14 x 14 / 1	Built-in Cabinets, Ceiling Fan(s)
<b>Office</b>	16 x 15 / 1	Built-in Cabinets, Built-In Desk, Ceiling Fan(s)	<b>Bedroom-Primary</b>	17 x 15 / 1	Ceiling Fan(s), Dual Sinks, Ensuite Bath, Garden Tub, Separate Shower, Walk-in Closet(s)
<b>Bedroom</b>	14 x 12 / 1	Ceiling Fan(s), Ensuite Bath, Split Bedrooms, Walk-in Closet(s)	<b>Bedroom</b>	13 x 11 / 1	Ceiling Fan(s), Walk-in Closet(s)
<b>Bedroom</b>	13 x 11 / 1	Ceiling Fan(s), Walk-in Closet(s)	<b>Utility Room</b>	13 x 9 / 1	Built-in Cabinets, Room for Freezer, Separate Utility Room, Sink in Utility

## General Information

<b>Housing Type:</b> Single Detached	<b>Fireplace Type:</b> Blower Fan, Circulating, Insert, Living Room, Sealed Combustion, Stone, Wood Burning
<b>Style of House:</b>	<b>Flooring:</b> Carpet, Tile
<b>Lot Size/Acres:</b> Over 100 Acres	<b>Levels:</b> 1
<b>Soil:</b> Sandy Loam	<b>Type of Fence:</b> Barbed Wire, Cross Fenced, Fenced, Perimeter, Pipe
<b>Heating:</b> Central, Fireplace(s), Zoned	<b>Cooling:</b> Ceiling Fan(s), Central Air, Zoned
<b>Roof:</b> Metal	<b>Accessible Ft:</b>
<b>Windows:</b> Shutters, Window Coverings	<b>Cmplx Appv For:</b>
<b>Construction:</b> Brick, Rock/Stone	<b>Patio/Porch:</b> Front Porch
<b>Road Surface:</b> Asphalt	<b>Road Frontage:</b> County Road
<b>Crops/Grasses:</b>	<b>Vegetation:</b> Grassed
<b>Foundation:</b> Slab, Other	<b>Special Notes:</b>
<b>Basement:</b> No	<b>Listing Terms:</b> Cash, Conventional, Federal Land Bank
<b>Possession:</b> Other	

## Features

<b>Appliances:</b>	Dishwasher, Disposal, Electric Cooktop, Electric Oven, Electric Water Heater, Oven-Convection, Oven-Double
<b>Laundry Feat:</b>	Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup
<b>Interior Feat:</b>	Built-in Features, Cathedral Ceiling(s), Cedar Closet(s), Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Walk-In Closet(s)
<b>Exterior Feat:</b>	Covered Patio/Porch
<b>Park/Garage:</b>	Garage, Garage Door Opener, Garage Faces Side

**Street/Utilities:** Asphalt, Co-op Water, Individual Water Meter, Outside City Limits, Septic, Unincorporated, No City Services  
**Lot Description:** Acreage, Few Trees, Native - Oak, Pasture, Tank/ Pond, Varied, Water/Lake View  
**Proposed Use:** Cattle, Equine, Exotics, Grazing, Horses, Livestock, Pasture, Recreational, Residential, Single Family  
**Present Use:** Cattle, Grazing, Residential, Single Family  
**Other Structures:** Barn(s), Outbuilding, RV/Boat Storage, Storage  
**Restrictions:** No Known Restriction(s)  
**Easements:** Utilities  
**Miscellaneous:** Corrals, Fenced for Cattle  
**Dock Permitted:** **Lake Pump:** No  
**Other Equipment:**

#### Farm & Ranch Information

<b># Residences:</b> 1	<b>Pasture Acres:</b>	<b>Crop Retire Prog:</b>	
<b># Tank/Pond:</b> 8	<b>Cultivate Acres:</b>	<b>Aerial Photo Avl:</b> Yes	<b>Road Frontage:</b>
<b># Barns:</b> 2	<b>Bottom Lnd Acres:</b>	<b>AG Exemption:</b> Yes	<b>Wells:</b> 0
<b># Lakes:</b> 0	<b>Irrigated Acres:</b>	<b>Land Leased:</b> No	

**Horse Amenities:** Barn(s), Holding Pens

#### Remarks

**Property Description:** Take a closer look at this truly unique and hard-to-find opportunity with this expansive 158-acre property near Lake Ray Roberts in southern Cooke County, Texas. Large tracts of land with this much character and potential that are convenient to the Metroplex are increasingly rare. The property includes a custom-built home and a 5,000-square-foot steel outbuilding. Its diverse landscape features scattered trees, multiple fenced pastures with sandy loam soil and good coastal grass, ideal for rotational grazing. With seven stock ponds and a picturesque 2.5-acre lake, this scenic property offers endless possibilities for a wide range of uses. The property's 3,600-square-foot single-story brick and stone custom home, built in 2014, features four bedrooms, a home office, and a three-car garage, with covered front and back porches. The interior's centerpiece is an open great room showcasing a 20-foot cathedral ceiling and a floor-to-ceiling stone fireplace, shared by the living room, kitchen, and dining areas. Large windows offer expansive views of the lake and front pasture. The home is foam insulated, ensuring low utility costs, has 80 foundation piers for peace of mind, and a durable standing seam metal roof. The 50x100 steel outbuilding includes 2,000 square feet of enclosed storage on a concrete slab with two overhead doors, plus a 3,000 square foot three-sided run-in shelter for livestock, which can easily be converted into a horse barn. The property also features an older livestock barn with working pens. The property offers endless possibilities with approximately 1,400 feet of frontage along Tower Road and a western boundary that adjoins The Ranch, an upscale development of custom homes on acreage. There are no deed restrictions, and the property benefits from Mountain Springs Water and access to Nortex fiber.

**Public Driving Directions:** Fm922 - Take Tower Rd north. Tower Road loops around with two accesses to Fm922. Take the access on the west side, which will take you straight to this property.

#### Agent/Office Information

**Lst Ofc:** KELLER WILLIAMS REALTY

**Lst Agt:** [DUTCH WIEMEYER](#)

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 01/06/2026 09:59

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453 Tower Road, Valley View, Texas 76272

**Listing ID:** 20749720



PROPERTY AERIAL...Wow, 158 Gorgeous Acres In Valley View, TX With Custom Home, Livestock Barn/Shop, Lake And Lots Of Ponds!!



FRONT AND SIDE PROPERTY AERIAL...Outlines Are Approximate



FRONT OF PROPERTY AERIAL...Extra View, Long Driveway With Pastures On Each Side



PROPERTY AERIAL...Front And Side View



PROPERTY AERIAL...Back And Side View



PROPERTY AERIAL...View Of Home And Lake

453 Tower Road, Valley View, Texas 76272  
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PROPERTY AERIAL...View Is Looking From Back To Front



PROPERTY AERIAL...View Of Home And Livestock Barn/Shop Combo



BACK OF HOME AND LAKE



FRONT OF HOME...Custom Brick/Stone With Metal Roof



FRONT OF HOME...Extra View



LARGE COVERED FRONT PORCH

453 Tower Road, Valley View, Texas 76272

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GREAT ROOM...View Of Dining, Living, Kitchen And  
Dinette



GREAT ROOM...Extra View



GREAT ROOM...Tile Floor, Vaulted Ceiling, Stone  
WB Fireplace W/Insert



KITCHEN...Tile Floor, Granite C-Tops, SS  
Appliances, Dbl Ovens, Large W/I Pantry



KITCHEN...Tumbled Marble Backsplash, Under  
Cabinet Lights, Vaulted Ceiling



KITCHEN...Island W/Built-Ins, Large Breakfast Bar,  
Open To Living And Dining Areas

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DINING AREA...Tile Floor, Built-In Cabinet



DINETTE...Tile Floor, Door To Cvr'd Back Porch, Built-In China Hutch, Plantation Shutters



PRIMARY BEDROOM...Trayed Ceiling, Carpet, 2-Inch Blinds



PRIMARY BATHROOM...Tile Floor, Dbl Vanity W/Granite Top, Walk-In Closet W/Built-Ins



PRIMARY BATH...Garden Tub, Large Tile Shower W/Bench Seat



BEDROOM 2...Carpet, Walk-In Closet

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BEDROOM 3...Carpet, Walk-In Closet



GUEST BATH...Tile Floor, Granite Vanity Top, Tub/Shower Combo, Linen Cabinet



PROPERTY ENTRANCE



OUTBUILDING...50X100 Overall Size

OUTBUILDING...Enclosed Side Is 40x50  
W/Concrete Slab And 2 Overhead Doors. Livestock  
Area Is 50x60 W/Dirt Floor

BEAUTIFUL LAKE...Stocked With Fish

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LAKE...Extra View



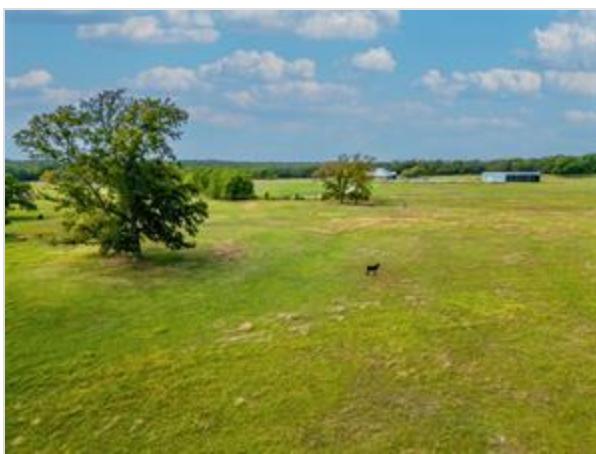
ONE OF MANY PONDS



POND



POND



PASTURES



PASTURES

453 Tower Road, Valley View, Texas 76272

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CATTLE BARN WITH PENS



PASTURES



Boundary

|  Boundary 158.4 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
67	Silstid loamy fine sand, 0 to 5 percent slopes	46.2	29.16	0	31	3s
26	Gasil loamy fine sand, 1 to 5 percent slopes	24.87	15.7	0	42	3e
28	Gasil fine sandy loam, 1 to 3 percent slopes	23.71	14.97	0	47	2e
13	Callisburg fine sandy loam, 3 to 8 percent slopes, seve rely eroded	22.13	13.97	0	41	6e
6	Birome-Aubrey-Rayex complex, 3 to 12 percent slopes	13.55	8.55	0	36	7s
44	Mabank fine sandy loam, 0 to 1 percent slopes	10.19	6.43	0	40	3w
2	Aubrey fine sandy loam, 1 to 5 percent slopes	5.42	3.42	0	41	3e
27	Gasil loamy fine sand, 5 to 8 percent slopes	4.94	3.12	0	42	4e
29	Gasil fine sandy loam, 1 to 5 percent slopes, eroded	3.71	2.34	0	41	3e
16	Crockett fine sandy loam, 1 to 5 percent slopes, eroded	3.68	2.32	0	32	4e
TOTALS		158.4( *)	100%	-	38.47	3.67

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



1 2 3 4 5 6 7 8

'Wild Life'

• • • • • • • •

Forestry

• • • • • • • •

Limited

• • • • • • • •

Moderate

• • • • • • • •

Intense

• • • • • • • •

Limited

• • • • • • • •

Moderate

• • • • • • • •

Intense

• • • • • • • •

Very Intense

• • • • • • • •

## Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water