

453 Tower Road, Valley View, Texas 76272

MLS#: 21320343 **N** Active

[453 Tower Road Valley View, TX 76272-5623](#)

LP: \$1,752,600

Property Type: Residential

SubType: Farm/Ranch



Also For Lease: N

Lst \$/SqFt: \$492.58

Subdivision: Ccsl

County: Cooke

Lake Name:

Country: United States

Lse MLS#:

Parcel ID: [146830](#)

Plan Dvlpm:

Parcel ID 2: 3175

Lot: **Block:** 41

MultiPrcl: Yes **MUD Dst:** No

Legal: CCSL 0205 BLOCK 41 ACRES 121.61 DEATH DEED FI

Unexmpt 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

SqFt: 3,558/Builder

Yr Built: 2014/Assessor/Preowned

Lot Dimen:

Subdivide?: Subdivided

HOA: None

Hdcp Am: No

Horses?: Yes

Attached: No

Acres: 28.000

HOA Dues:

Garage: Yes/3

Attch Gar: Yes

Carport: 0

Cov Prk: 3

School Information

School Dist: Valley View ISD

Elementary: Valleyview

Primary:

Middle:

Jr High: Valleyview

High: Valleyview

Sr High:

Rooms

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

General Information

Housing Type: Single Detached

Fireplace Type: Blower Fan, Circulating, Insert, Living Room, Sealed Combustion, Stone, Wood Burning

Style of House: Traditional

Flooring: Carpet, Tile

Lot Size/Acres: 10 to < 50 Acres

Levels: 1

Soil: Sandy Loam

Type of Fence: Barbed Wire, Cross Fenced, Fenced, Perimeter, Pipe

Heating: Central, Electric, Fireplace Insert, Fireplace(s), Zoned

Cooling: Ceiling Fan(s), Central Air, Electric, Zoned

Roof: Metal

Accessible Ft:

Construction: Brick, Rock/Stone

Patio/Porch: Covered

Surface Rights: All

Topography:

Road Surface: Oil & Screen

Road Frontage: County Road

Crops/Grasses:

Vegetation: Grassed

Foundation: Slab, Other

Special Notes:

Basement: No

Listing Terms: Cash, Conventional, Federal Land Bank

Possession: Other

Features

Appliances: Dishwasher, Disposal, Electric Cooktop, Electric Oven, Electric Water Heater, Oven-Convection, Oven-Double

Laundry Feat: Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Dryer Hookup, Washer Hookup

Interior Feat: Built-in Features, Cathedral Ceiling(s), Cedar Closet(s), Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Walk-In Closet(s)

Exterior Feat: Covered Patio/Porch

Park/Garage: Garage, Garage Door Opener, Garage Faces Side
Street/Utilities: All Weather Road, Co-op Electric, Co-op Water, Individual Water Meter, Outside City Limits, Overhead Utilities, 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: Fenced for Cattle
Dock Permitted:
Other Equipment:

Lake Pump: No

Farm & Ranch Information

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

Horse Amenities: Barn(s)

Remarks

Property Description: Just minutes from Lake Ray Roberts, this exceptional 28-acre property offers the privacy of country living while being only about 7 miles east of I-35 in Valley View, Texas. Overlooking a picturesque 2.5-acre lake, the property features a custom-built home, a 5,000-square-foot steel outbuilding, several fenced pastures, and additional acreage available for those seeking a larger ranch or recreational property. Built in 2014, the approximately 3,600-square-foot, single-story, brick-and-stone custom home offers four bedrooms, a home office, a three-car garage, and covered front and back porches. The open living area is highlighted by a 20-foot cathedral ceiling and a floor-to-ceiling stone fireplace that serves the living room, kitchen, and dining areas. Large windows capture panoramic views of the lake and surrounding pastures, creating a bright, inviting living space. Additional features include foam insulation for energy efficiency, a standing seam metal roof, and foundation piers. The property's gently varied terrain includes scattered trees, sandy loam soil, quality coastal Bermuda grass, fenced pastures, a scenic 2.5-acre lake, and a stock pond, making it well-suited for horses, livestock, or simply enjoying the outdoors. The 5000sf outbuilding provides approximately 2,000 sf of enclosed storage on a concrete slab with 2 overhead doors, along with a 3,000sf 3-sided livestock shelter that offers excellent potential for conversion into horse stalls or other agricultural uses. With direct access to Fm922, no deed restrictions, Mountain Springs Water, and Nortex fiber internet, the property offers flexibility for a variety of uses. The western boundary adjoins The Ranch, an established acreage community of custom homes, while the location is only minutes from Lake Ray Roberts and approx 4 miles from Johnson Branch State Park. For buyers seeking additional room, the property is part of a larger 158-acre ranch, with additional acreage available for purchase.

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 07/04/2026 10:59

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