

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



Also For Lease: N
Subdivision: Ccsl
County: Cooke
Country: United States
Parcel ID: [3175](#)
Parcel ID 2: 87569,146830
Lot: **Block:** 41
Legal: CCSL 0205 BLOCK 41 ACRES 121.61 DEATH DEED FI
Unexmpt Tx: \$11,800
Lst \$/SqFt: \$1,545.67
Lake Name:
Lse MLS#:
Plan Dvlpm:
MultiPrcl: Yes **MUD Dst:** No
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?: No
HOA: None

Hdcp Am: No
Horses?: Yes
Attached: No
Acres: 158.420
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
Style of House:
Lot Size/Acres: Over 100 Acres
Soil: Sandy Loam
Heating: Central, Fireplace(s), Zoned
Roof: Metal
Windows: Shutters, Window Coverings
Construction: Brick, Rock/Stone
Road Surface: Asphalt
Crops/Grasses:
Foundation: Slab, Other
Basement: No
Possession: Other
Fireplace Type: Blower Fan, Circulating, Insert, Living Room, Sealed Combustion, Stone, Wood Burning
Flooring: Carpet, Tile
Levels: 1
Type of Fence: Barbed Wire, Cross Fenced, Fenced, Perimeter, Pipe
Cooling: Ceiling Fan(s), Central Air, Zoned
Accessible Ft:
Cmplx Appv For:
Patio/Porch: Front Porch
Road Frontage: County Road
Vegetation: Grassed
Special Notes:
Listing Terms: Cash, Conventional, Federal Land Bank

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, 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: 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:
Other Equipment:

Lake Pump: No

Farm & Ranch Information

# Residences: 1	Pasture Acres:	Crop Retire Prog:		
# Tank/Pond: 8	Cultivate Acres:	Aerial Photo Avl: Yes	Road Frontage:	
# Barns: 2	Bottom Lnd Acres:	AG Exemption: Yes	Wells: 0	
# Lakes: 0	Irrigated Acres:	Land Leased: 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 07/02/2026 15:15

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