

130AC Tower Road, Valley View, Texas 76272

MLS#: 20912909 \$ **Active**
Property Type: Land

[130AC Tower Road Valley View, TX 76272](#)
SubType: Improved Land

LP: \$3,575,000



Lst \$/Acre: \$27,500.00

Subdivision: Ccsl
County: Cooke
Country: United States
Parcel ID: [87569](#)
Parcel ID 2: 146830
Lot: **Block:** 41
Spcl Tax Auth:

Lake Name:

Plan Dvlpm:

MultiPrcl: Yes **MUD Dst:** No
PID:No

Rd Front: **Frontg Ft:** 1,360 **Rd Asmt:**

Land SqFt: 5,662,800 **Acres:** 130.000 **\$/Lot SqFt:** \$0.63
Appraisr: **Subdivided:** No
Lot Dimen: **Will Subdv:** No
Land Leased: No

HOA: None

HOA Co:

General Information

Crop Retire Prog:
Land Leased: No
AG Exemption: Yes

Lakes: 0
Tanks/Ponds: 5
Wells: 0

Pasture Acres:
Cultivated Acres:
Bottom Land Ac:

School Information

School Dist: Valley View ISD
Elementary: Valleyview
Primary:

Middle:
Jr High: Valleyview

High: Valleyview
Sr High:

Features

Lot Description: Acreage, Few Trees, Native - Oak, Pasture, Tank/ Pond, Varied
Lot Size/Acres: Over 100 Acres
Present Use: Cattle, Grazing
Proposed Use: Agricultural, Cattle, Development, Equine, Exotics, Grazing, Horses, Investment, Livestock, Pasture, Recreational, Residential, Single Family

Restrictions: No Known Restriction(s)
Easements: Utilities
Documents:

Zoning Info: --

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

Development: Unzoned

Exterior Bldgs: Barn(s)

Street/Utilities: Asphalt, Co-op Electric, Co-op Water, Gravel/Rock, Outside City Limits, Overhead Utilities, Unincorporated, No City Services

Barn Informatn: Barn(s), Holding Pens

Common Feat:

Road Front Desc: County Road

Miscellaneous:

Road Surface: Asphalt, Gravel

Road Frontage:

Crops/Grasses: Coastal Bermuda

Special Notes:

Soil: Sandy Loam

Prop Finance: Cash, Conventional, Federal Land Bank

Surface Rights: All

Possession: Other

Waterfront:

Showing: 24 Hour Notice

Vegetation: Grassed

Plat Wtrfn Bnd:

Horses: Yes **Dock Permitted:**

Lake Pump:

Remarks

Property Description: This 130-acre tract offers a rare opportunity in southern Cooke County, just minutes from Lake Ray Roberts and within easy reach of I-35 and the DFW Metroplex. Ideal for livestock, subdividing, or recreational use, the land features sandy loam soil, multiple fenced pastures with established coastal grass, scattered trees, and several stock ponds. The property includes approximately 1,360 feet of frontage on Tower Road and a western boundary that borders The Ranch, an upscale development of custom homes on acreage. There are no deed restrictions, it is not affected by Lake Ray Roberts Land Use Ordinance zoning, has a current ag exemption, and access to Mountain Springs Water. This tract is part of a larger 158-acre property for sale at 453 Tower Road, which includes a 3,500 sq. ft. custom home and a 5,000 sq. ft. storage building and livestock barn.

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](#)