

FOR SALE

**Exclusive 35 Acre Lakeside Property
Listed for \$1,825,000**

**1529 Hemming Rd
Valley View, Texas**



Ideally located in a sought-after area of custom homes, estates, and equestrian properties with easy access to I-35, the property offers a prime building site, a newer modular home and a spacious shop with a climate-controlled flex space, making this property ideal as a weekend retreat or full-time residence.

Whether you enjoy fishing, launching a kayak, or simply taking in the peaceful setting of living on a protected waterfowl sanctuary, access to the water's edge is just a short stroll down an easy walking path.

The property offers a premium homesite with panoramic lake views setting the stage for a future custom home. Presently, there is a nice 2020 Oak Creek modular home privately tucked away that offers a comfortable space as a temporary residence while you build, a weekend or full-time residence, a guest home, or an Airbnb. It features just under 1,000 square feet with lake views from the living room and master bedroom. This spacious home includes two bedrooms, two baths, a welcoming living area, separate laundry/mudroom and a charming porch for relaxing and taking in the tranquil surroundings and the lake.

The versatile 50x60 shop building is designed for both utility and comfort, offering a range of possibilities with its spacious layout and partially finished enclosed flex space. The shop includes a walk-in door, three overhead doors, one with extra height for RV or large boat storage, and a covered rear extension for additional storage needs. Inside, the foam-insulated, climate-controlled flex space spans approximately 1,800 square feet and can be accessed from either the large covered front patio or directly from the shop. Continued on next page.....

The space is partially finished, giving you the opportunity to complete it to your liking. The main level is laid out for a lounge or game room with a pre-wired and pre-plumbed kitchen area, a bonus room with a closet, and a full bath with washer/dryer hookups. Upstairs, enjoy lake views from a planned office space, work out area, or man cave/she shed. This space also includes two storage closets, a second full bath, and a large storage room. HVAC, water, and plumbing are in place, and materials for finishing, including flooring, stainless induction cooktop, wall oven, and an electric fireplace, are included and ready for installation.

With an automatic gated entry with keypad for added peace of mind, the property benefits from the current wildlife exemption, helping keep property taxes low. It's also equipped with high-speed fiber internet, a high-capacity aerobic septic system designed to support an additional home, and a 350-amp underground electric service, providing plenty of power for future expansion.

With convenient access to major amenities and recreational attractions, 1529 Hemming Road is about six miles east of I-35, providing a sensible commute to the DFW Metroplex, the DFW International Airport, hospitals, universities, and Denton's Razor Ranch Town Center for shopping, dining, and services, Gainesville and 2 hours from Oklahoma City.



Dutch and Cheryl Wiemeyer
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1529 Hemming Road, Valley View, Texas 76272

MLS#: 20954205 **N** Active

[1529 Hemming Road Valley View, TX 76272-7728](#)

LP: \$1,825,000

Property Type: Residential

SubType: Farm/Ranch



Also For Lease: N

Lst \$/SqFt: \$1,901.04

Subdivision: Ccsl

County: Cooke

Lake Name: Ray Roberts

Country: United States

Lse MLS#:

Parcel ID: [20655](#)

Plan Dvlpm:

Parcel ID 2: 86750,318823

Lot: 15,16

Block:

MultiPrcl: Yes MUD Dst: No

Legal: CCSL 0205 BLOCK 16 ACRES 33.26

Unexmpt Tx: \$2,017

PID:No

Beds: 2

Tot Bth: 2

Liv Area: 1

Fireplc: 0

Full Bath: 2

Din Area: 1

Pool: No

Half Bath: 0

Adult Community:

Smart Home App/Pwd: No

SqFt: 960/Assessor

Yr Built: 2020/Assessor/Preowned

Lot Dimen:

Subdivide?: No

HOA: None

Hdcp Am: No

Horses?: Yes

Attached: No

Acres: 34.990

HOA Dues:

Garage: No/0

Attch Gar:

Carport: 0

Cov Prk: 0

School Information

School Dist: Pilot Point ISD

Elementary: Pilot Point

Middle: Pilot Point

High: Pilot Point

Intermediate: Pilot Point

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	16 x 10 / 1		Kitchen	12 x 11 / 1	Built-in Cabinets, Eat-in Kitchen, Water Line to Refrigerator
Bedroom-Primary	13 x 13 / 1	Ceiling Fan(s), Dual Sinks, Ensuite Bath, Linen Closet, Separate Shower	Bedroom	11 x 9 / 1	
Utility Room	11 x 7 / 1	Built-in Cabinets, Separate Utility Room, Utility Closet			

General Information

Housing Type: Manufactured (certificate exch)

Style of House:

Lot Size/Acres: 10 to < 50 Acres

Soil: Clay, Sandy Loam

Heating: Electric

Roof: Metal

Construction:

Surface Rights: All

Road Surface: Asphalt

Crops/Grasses:

Foundation: Pillar/Post/Pier

Basement: No

Possession: Other

Fireplace Type:

Flooring: Luxury Vinyl Plank

Levels: 1

Type of Fence: Barbed Wire, Gate, Perimeter, Wire

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

Accessible Ft:

Patio/Porch: Covered, Patio, Side Porch

Topography:

Road Frontage: County Road

Vegetation: Partially Wooded

Special Notes: Survey Available

Listing Terms: Cash, Conventional, Federal Land Bank

Features

Appliances: Dishwasher, Disposal, Electric Range, Microwave

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

Interior Feat: Eat-in Kitchen, Flat Screen Wiring, High Speed Internet Available, Open Floorplan

Exterior Feat: Covered Patio/Porch, RV/Boat Parking

Park/Garage: Outside, RV Access/Parking

Street/Utilities: Aerobic Septic, Asphalt, Co-op Electric, Co-op Water, Individual Water Meter, Outside City Limits, Propane, No City Services

Lot Description: Acreage, Many Trees, Pasture, Tank/ Pond, Varied

Proposed Use: Equine, Grazing, Horses, Hunting/Fishing, Livestock, Pasture, Recreational, Residential

Other Structures: Outbuilding, RV/Boat Storage, Workshop w/Electric

Restrictions: No Known Restriction(s), Other

Easements: Utilities

Waterfront: Lake Front - Corps of Engineers

Dock Permitted: No

Plat Wtrfn Bnd:

Lake Pump:

Farm & Ranch Information

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

Remarks

Property Description: Nestled along the shores of Lake Ray Roberts, this 35-acre lakeside property offers an unmatched blend of natural beauty, privacy, & recreational opportunities. With expansive lake views, about 700ft of shoreline, and vibrant Texas sunsets as your backdrop, the land is rich in character, featuring a mix of trees, pasture, and a pond, creating the best of country living. The property offers a premium build site with panoramic lake views setting the stage for a future custom home. Presently, there is a newer modular home with lake views that offers a comfortable space as a temporary residence while you build, a weekend or full-time residence, or a guest home. The 50x60 shop offers a range of possibilities with its spacious layout & partially finished enclosed flex space. The shop includes 3 overhead doors, 1 with extra height for RV storage. Inside, the foam-insulated, climate-controlled flex space spans approx 1,800sf. The space is partially finished, giving you the opportunity to complete it to your liking. The main level is laid out for a lounge or game room with a pre-wired & pre-plumbed kitchen area, a bonus room with closet, & a full bath with washer & dryer hookups. Upstairs, enjoy lake views from a planned office space, 2 storage closets, a 2nd full bath, and a large storage room. HVAC, water, & plumbing are in place, and materials for finishing, including flooring, stainless induction cooktop, wall oven, and an electric fireplace are included & ready for installation. The property has a current wildlife exemption, helping keep property taxes low. It's also equipped with high-speed fiber internet, a high-capacity aerobic septic system designed to support an additional home, & a 350-amp underground electric service, providing plenty of power for future expansion. With convenient access to major amenities and recreational attractions, 1529 Hemming Road is about 6 miles east of I-35, providing a sensible commute to the Metroplex & the DFW Intl Airport.

Public Driving Directions: From Lone Oak Road, go north on Hemming Rd. Property on left. No for sale sign. Address on mailbox. Google Maps is accurate.

Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY

Lst Agt: [DUTCH WIEMEYER](#)

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 06/13/2025 14:26

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1529 Hemming Road, Valley View, Texas 76272
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Lakefront View Facing North



View over shop facing West



View from Prime Lakeview Build Site. Previously used as an RV pad.



Enjoy unparalleled sunsets



View facing Northward overlooking the Modular Home, RV Pad, and Shop



Overhead View facing Eastward

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Enjoy natural beauty



Automatic Gated Entrance with Keypad and Remote Access



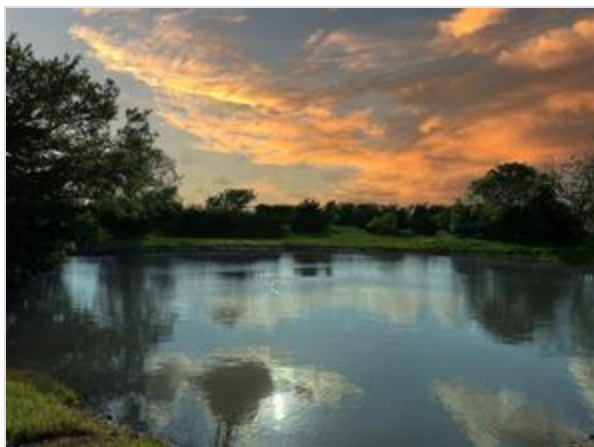
Overview facing westward



Peaceful sunsets



Trees around the East Portion of the Property



Pond. Stocked with Hybrid Bluegill.

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View from prime build site



Overview facing westward showing the pond and shop



50 x 60 Shop with Climate Controlled Flex-Space, Covered Front Patio, and Covered Storage on the Back.



Seasonal creek area



Painted Bunting that frequents the property. Enjoy the abundant wildlife, waterfowl, and birds that call this area home



Trails through the trees

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Pond



2020 Modular Home with Lake Views. 966 Square Feet of Interior Living Space with 1 Living Area, Kitchen, 2 Bedrooms, 2 full Baths, and Utility/Mud Room. Offers a comfortable space as a temporary residence while you build, a weekend or full-time residence, a guest home, or an Airbnb



View over Modular Home



Patio lake views



Winter lake view from home



Backyard and natural area

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Lake views from the living room



Kitchen



Primary Bedroom with en-suite bath and lake views



Primary en-suite full bath



Primary bath



Guest full bath

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Mud/Utility room



Sunrise Facing Eastward



Overhead lake shore view facing eastward towards prime build site/RV pad, shop, and modular home



Abundant wildflowers throughout the property



Permitted walking trail leads to the water's edge through a gated access from the property. Easy access for bringing your fishing gear or to launch your canoes or kayaks.



Corps of Engineers land is accessible by a gate and permitted path from the property.

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Another perfect ending

Flex-Space within climate-controlled space inside shop. This area is partially finished, giving you the opportunity to complete it to your liking. The main level is laid out for a lounge/game room with a pre-wired & pre-plumbed kitchen area, a bonus room with a closet, & a full bath with washer/dryer hookups. HVAC, water, plumbing are in place. Materials for finishing, including flooring, stainless induction cooktop, wall oven, and an electric fireplace, are included and ready for installation.



Full Bath with Walk-In Shower and Washer and Dryer Connections inside Climate Controlled Flex-Space



Abundant wildlife frequent the area. The current wildlife exemption helps keep property taxes low.

FIELD NOTES TO 34.99 ACRES IN LOT 16 AND LOT 15 OF THE COOKE COUNTY SCHOOL LAND SURVEY ABSTRACT 205, COOKE COUNTY, TEXAS

LAKEVIEW SUBDIVISION, SECTION 2
CAB. A, SLIDE 63A CCPR
Lot 2

Tom Hastings, 860/607 CC DR

Since this survey was completed, the shop building has been moved (to accommodate the premium build site for a home), the modular home has been added, and the convenience fence has been removed.

POB



A. HILL SURVEY ABSTRACT 472

EASEMENT NOTES

1. Drained ditch easement, tract 818E-2 from Thompson to USA recorded in Vol. 738, p. 186 CDDR is shown.
2. Road Relocation Easement, 818E-1 from Thompson to USA recorded in Vol. 738, p. 189 CDDR is shown.
3. Right of Way Easement Thompson to Cooke County Electric Assoc. is a blanket easement affecting the parent tract and any land carved.
4. Easement on the part of Cooke County Electric Assoc. from Be Brown to Cooke County Electric Assoc. recorded in Vol. 2102, p. 356 CDDR is a blanket easement affecting this tract.

FLOOD STATEMENT: This tract lies in Zone X (area determined to be outside the 0.2% annual chance floodplain, per FIRM 4807650575c, dated 1/16/2008.

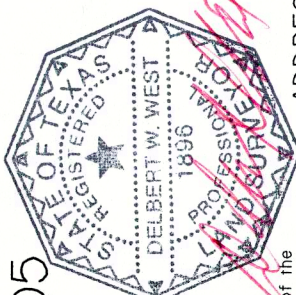
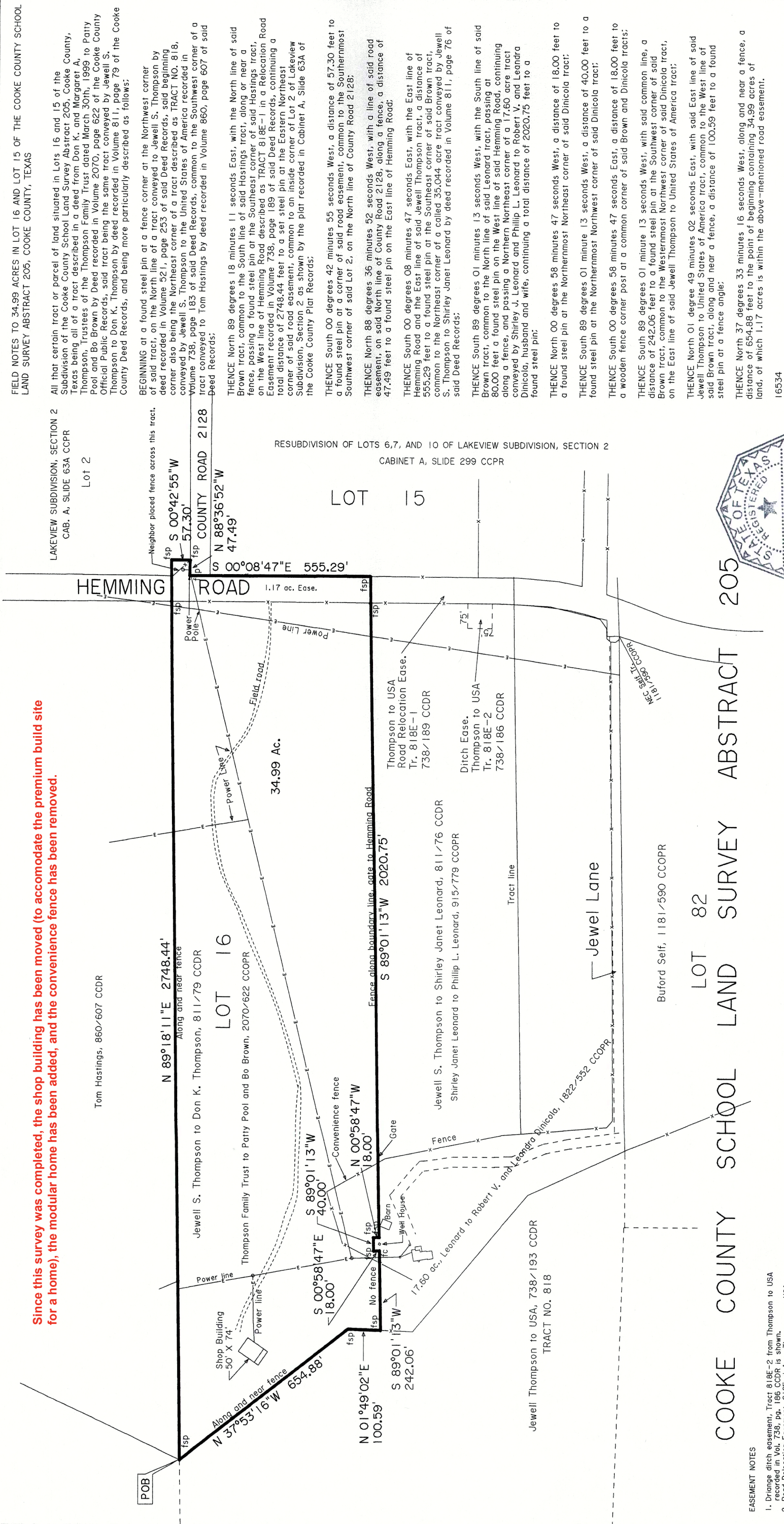
Bearings are referred to grid bearings of the Texas Coord. System, NAD 83, NCZ, ground distances.

CERTIFIED SURVEY SIGNED IN RED.
This plat and description/descriptions was prepared for the exclusive use of the parties for which this survey was provided, on the date shown, and does not extend to other parties without an expressed re-stating by the surveyor. Copyright has been reserved.

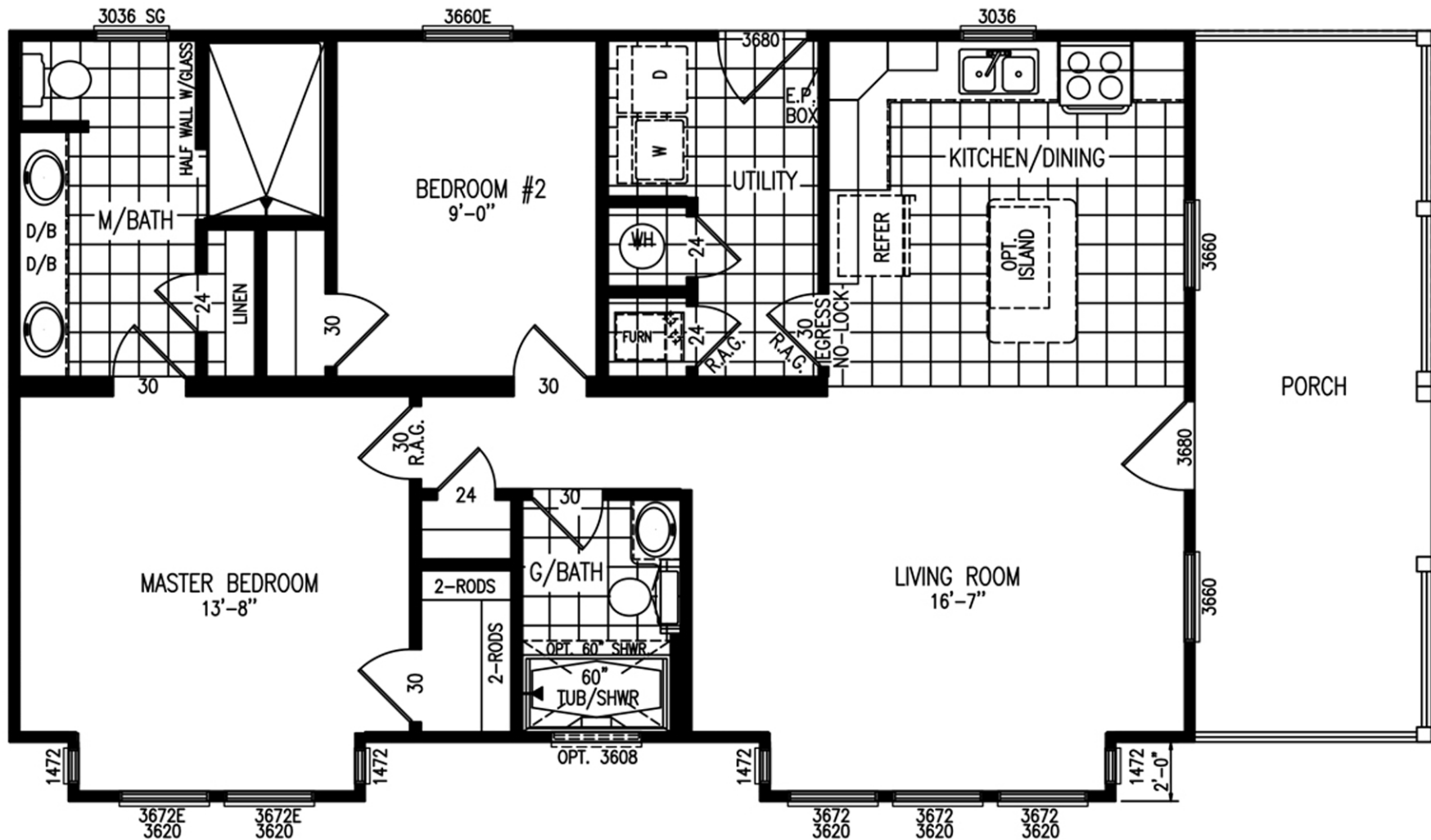
The Plat hereon is a true representation of the property as determined by an actual survey made on the ground by me, the lines and corners being as indicated. THERE ARE NO CONFLICTS, ENCROACHMENTS, OR PROTRUSIONS EXCEPT AT extreme Northeast corner neighbor has placed a fence across a part of this tract

ADDRESS: 1529 Hemming Rd., Valley View, TX 76272	DELBERT W. WEST REGISTERED PROFESSIONAL LAND SURVEYOR 107 NORTH DIXON STREET GAINESVILLE, TEXAS 76240 940/665-1914		
SCALE 1" = 300'			
DATE 7/29/2020			
FILE 14043/14043-5			
DRAWN DWW	Copyright 2020 Delbert W. West, RPLS		

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Falcon L40EP8

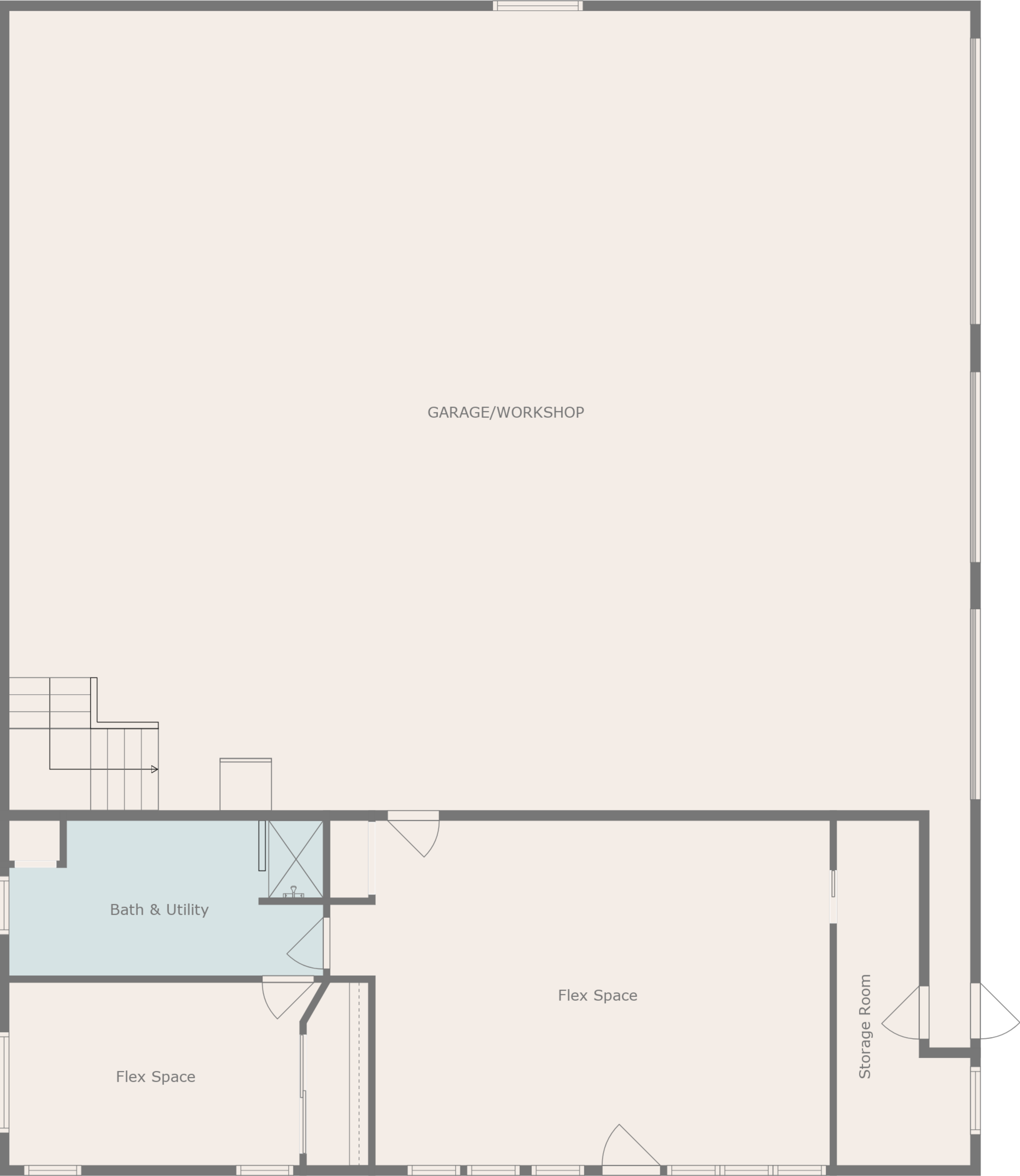
26 x 48 (52) Overall w/ 8' Porch

26 x 48 Box 966 Lvg.Sq.Ft.

2 Bedroom 2 Bath

Rev. 4-16-25

The floorplan of this design is flipped at 1529 Hemming



Floor 2



Floor 1



Proposed Design for Flex-Space Kitchen

