

10 County Road 2263, Valley View, Texas 76272

MLS#: 21341443 N Active

[10 County Road 2263 Valley View, TX 76272-6408](#)

LP: \$335,000

Property Type: Land

SubType: Unimproved Land

Lst \$/Acre: \$65,429.69

Lake Name:

Plan Dvlpm:

MultiPrcl: No MUD Dst: No

PID:No

Subdivision: Woods The

County: Cooke

Country: United States

Parcel ID: [55365](#)

Lot: 21 Block:

Legal: WOODS THE; LOT 21; ACRES 5.12

Unexmpt Tx: \$1,859

Spcl Tax Auth:

Land SqFt: 223,027

Acres: 5.120

\$/Lot SqFt: \$1.50

Lot Dimen:

Will Subdv: No



HOA: Mandatory

HOA Dues: \$150/Annually

HOA Co: The Woods at Mountain Springs POA

Phone: 972-365-3452

Adult Community:

General Information

AG Exemption: No

Wells:

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, Cul-De-Sac, Irregular Lot, Many Trees, Native - Oak, Subdivision, Varied

Lot Size/Acres: 5 to < 10 Acres

Restrictions: Deed

Present Use:

Easements: Utilities

Proposed Use: Single Family

Documents: Survey

Zoning Info: Single Family

Development: Plat Approved, Streets Installed, Utilities Installed

Type of Fence:

Exterior Bldgs:

Street/Utilities: Asphalt, Co-op Electric, Co-op Water, Propane, Septic, Underground Utilities, Unincorporated, No City Services, No Sewer

Topography:

HOA Includes: Management Fees

Road Front Desc: County Road

Miscellaneous:

Road Surface: Asphalt

Road Frontage:

Soil: Sandy Loam

Prop Finance: Cash, Conventional

Surface Rights: All

Possession: Closing/Funding

Waterfront: Creek

Showing: Go Show-No Appt. Needed

Horses: Yes Dock Permitted:

Lake Pump:

Remarks

Property Description: Tucked away at the end of a quiet cul-de-sac in The Woods at Mountain Springs, this beautiful 5.12-acre wooded property offers a private homesite surrounded by mature hardwoods, providing an exceptional setting for your custom home in the heart of Southern Cooke County. Located in the Lake Ray Roberts corridor, the property enjoys convenient access to the lake, Johnson Branch State Park, boat launches, FM 922, I-35, and Lone Oak Road. Thoughtfully prepared for its next owner, a drivable path leads to the cleared homesite, which was carefully selected to take advantage of the property's natural topography while preserving the surrounding woods. A seasonal creek meanders along the back of the property, bringing wildlife and adding to its natural beauty and appeal. The Woods at Mountain Springs is an established deed-restricted neighborhood that helps preserve the quality and appearance of neighboring properties. Underground utilities maintain the neighborhood's scenic character, while co-op water and electric provide a convenient foundation for your future home. While the property carries a Valley View mailing address, it is located in the highly regarded Mountain Springs area, one of Southern Cooke County's most sought-after destinations for acreage properties. Known for its rolling terrain, mature trees, and proximity to Lake Ray Roberts, Mountain Springs has become a premier location for custom homes on acreage while remaining within easy reach of Denton, Gainesville, and the Dallas-Fort Worth Metroplex. The property is served by Valley View ISD, a small rural school district known for its close-knit community and personalized educational environment. Whether you're ready to build today or planning for the future, this exceptional property offers a rare opportunity to own 5.12 wooded acres in one of Southern Cooke County's premier acreage communities.

Public Driving Directions: North on Fm372 at Fm922. Right on Cr2261 to end. Left on Cr2263 to cul-de-sac. Sign on lot.

Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY

Lst Agt: [DUTCH WIEMEYER](#)

