

FOR SALE

Custom Home on 158 Acres
Listed for \$5,995,000

453 Tower Road
Valley View, Texas



This photo is for information purposes only. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

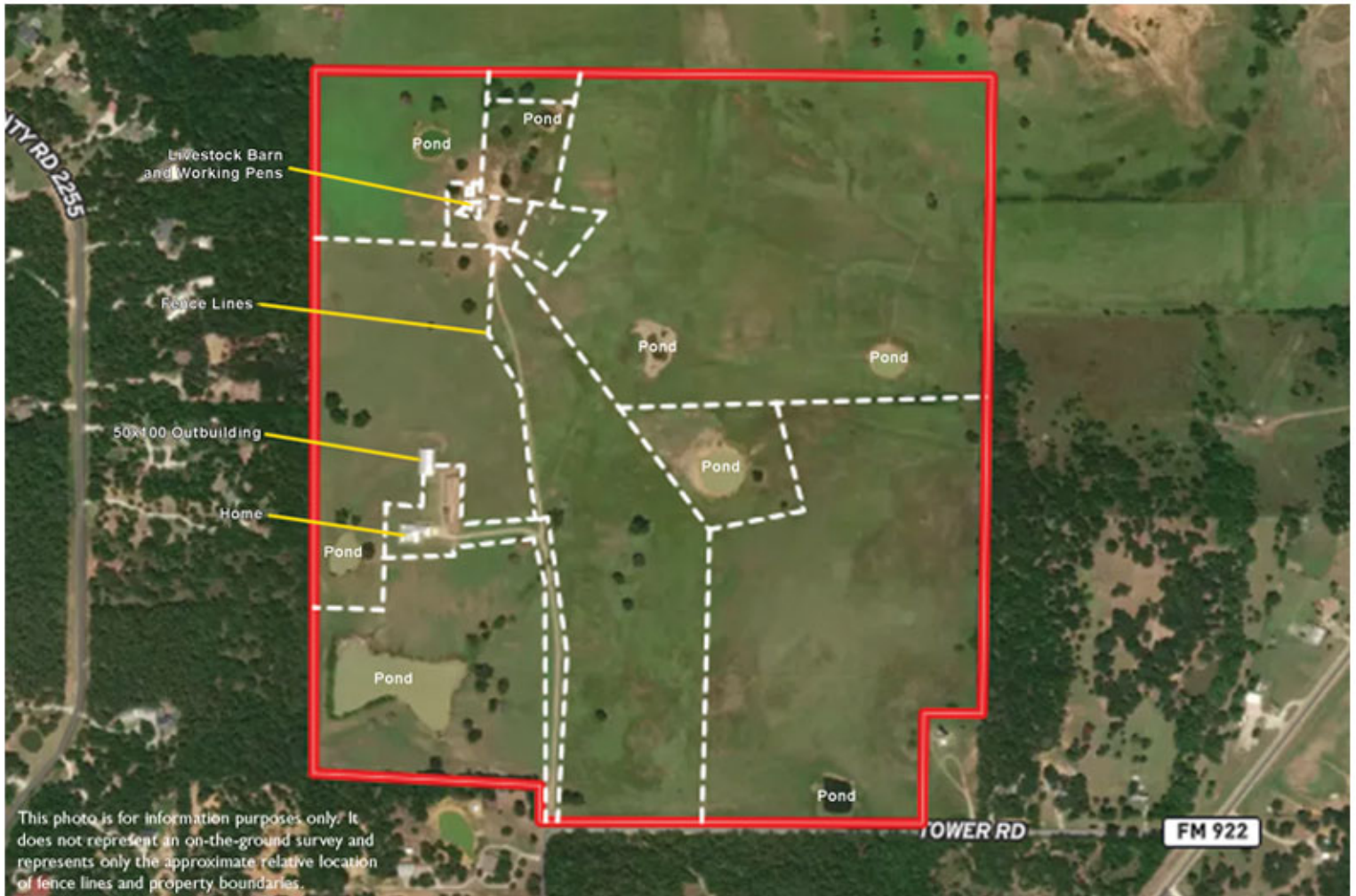
Take a closer look at this truly unique and hard-to-find opportunity with this expansive 158-acre property near Lake Ray Roberts in southern Cooke County, Texas. Large tracts of land with this much character and potential that are convenient to the Metroplex are increasingly rare. The property includes 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.

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The 50 x 100 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.



Dutch and Cheryl Wiemeyer
REALTORS®
Direct/Text (940) 391-9092
Office (940) 365-4687
info@texasliving.com
www.texasliving.com

453 Tower Road, Valley View, Texas 76272

MLS#: 20749720 **N** Active
Property Type: Residential

[453 Tower Road Valley View, TX 76272-5623](#)
SubType: Farm/Ranch

LP: \$5,995,000



SqFt: 3,558/Builder
Yr Built: 2014/Assessor/Preowned
Lot Dimen:
Subdivide?: No
HOA: None

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: \$1,684.94
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

Hdcp Am: No **Garage:** Yes/3
Horses?: Yes **Attch Gar:** Yes
Attached: No **# Carport:** 0
Acres: 158.420 **Cov Prk:** 3
HOA Dues:

School Information

School Dist: Valley View ISD
Elementary: Valleyview
Primary:
Middle:
Jr High: Valleyview
High: Valleyview
Sr High:

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
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: Plantation 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:

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		

Remarks

Property Description: Take a closer look at this hard-to-find opportunity with this expansive 158-acre property near Lake Ray Roberts in southern Cooke County. 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 5000sf outbuilding. Its diverse landscape features scattered trees, multiple fenced pastures, sandy loam soil, & good coastal grass. With 7 stock ponds and a picturesque 2.5-acre lake, this scenic property offers endless possibilities for a wide range of uses. The centerpiece of the single-story home is a great room showcasing a 20ft cathedral ceiling & a floor-to-ceiling stone fireplace. The property offers endless possibilities with approx 1,400ft 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 10/14/2024 12:57

453 Tower Road, Valley View, Texas 76272

Listing ID: 20749720



PROPERTY AERIAL...Wow, 158 Gorgeous Acres In Valley View, TX With Custom Home, Livestock Barn/Shop, Lake And Lots Of Ponds!!

FRONT AND SIDE PROPERTY AERIAL...Outlines Are Approximate



FRONT OF PROPERTY AERIAL...Extra View, Long Driveway With Pastures On Each Side

PROPERTY AERIAL...Front And Side View



PROPERTY AERIAL...Back And Side View

PROPERTY AERIAL...View Of Home And Lake

453 Tower Road, Valley View, Texas 76272

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PROPERTY AERIAL...View Is Looking From Back To Front



PROPERTY AERIAL...View Of Home And Livestock Barn/Shop Combo



BACK OF HOME AND LAKE



FRONT OF HOME...Custom Brick/Stone With Metal Roof



FRONT OF HOME...Extra View



LARGE COVERED FRONT PORCH

453 Tower Road, Valley View, Texas 76272

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GREAT ROOM...View Of Dining, Living, Kitchen And Dinette



GREAT ROOM...Extra View



GREAT ROOM...Tile Floor, Vaulted Ceiling, Stone WB Fireplace W/Insert



KITCHEN...Tile Floor, Granite C-Tops, SS Appliances, Dbl Ovens, Large W/I Pantry



KITCHEN...Tumbled Marble Backsplash, Under Cabinet Lights, Vaulted Ceiling



KITCHEN...Island W/Built-Ins, Large Breakfast Bar, Open To Living And Dining Areas

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DINING AREA...Tile Floor, Built-In Cabinet



DINETTE...Tile Floor, Door To Cvrd Back Porch, Built-In China Hutch, Plantation Shutters



PRIMARY BEDROOM...Trayed Ceiling, Carpet, 2-Inch Blinds



PRIMARY BATHROOM...Tile Floor, Dbl Vanity W/Granite Top, Walk-In Closet W/Built-Ins



PRIMARY BATH...Garden Tub, Large Tile Shower W/Bench Seat



BEDROOM 2...Carpet, Walk-In Closet

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BEDROOM 3...Carpet, Walk-In Closet



GUEST BATH...Tile Floor, Granite Vanity Top, Tub/Shower Combo, Linen Cabinet



PROPERTY ENTRANCE



OUTBUILDING...50X100 Overall Size



OUTBUILDING...Enclosed Side Is 40x50 W/Concrete Slab And 2 Overhead Doors. Livestock Area Is 50x60 W/Dirt Floor



BEAUTIFUL LAKE...Stocked With Fish

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LAKE...Extra View



ONE OF MANY PONDS



POND



POND



PASTURES



PASTURES

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CATTLE BARN WITH PENS



PASTURES

|  Boundary 158.4 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
67	Silstid loamy fine sand, 0 to 5 percent slopes	46.2	29.16	0	31	3s
26	Gasil loamy fine sand, 1 to 5 percent slopes	24.87	15.7	0	42	3e
28	Gasil fine sandy loam, 1 to 3 percent slopes	23.71	14.97	0	47	2e
13	Callisburg fine sandy loam, 3 to 8 percent slopes, severe eroded	22.13	13.97	0	41	6e
6	Birome-Aubrey-Rayex complex, 3 to 12 percent slopes	13.55	8.55	0	36	7s
44	Mabank fine sandy loam, 0 to 1 percent slopes	10.19	6.43	0	40	3w
2	Aubrey fine sandy loam, 1 to 5 percent slopes	5.42	3.42	0	41	3e
27	Gasil loamy fine sand, 5 to 8 percent slopes	4.94	3.12	0	42	4e
29	Gasil fine sandy loam, 1 to 5 percent slopes, eroded	3.71	2.34	0	41	3e
16	Crockett fine sandy loam, 1 to 5 percent slopes, eroded	3.68	2.32	0	32	4e
TOTALS		158.4(*)	100%	-	38.47	3.67









(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water