

# 130AC Tower Road, Valley View, Texas 76272

**MLS#:** 20912909 **N** Active  
**Property Type:** Land

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

**LP:** \$4,160,000



**Lst \$/Acre:** \$32,000.00

**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:** \$0.73  
**Appraiser:** **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 and Nortex fiber. 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](#)