

XXX E Lone Oak Rd, Valley View
XXX E Lone Oak Rd
Valley View, TX 76272

\$2,500,000
70± Acres
Cooke County



**XXX E Lone Oak Rd, Valley View
Valley View, TX / Cooke County**

SUMMARY

Address

XXX E Lone Oak Rd

City, State Zip

Valley View, TX 76272

County

Cooke County

Type

Undeveloped Land

Latitude / Longitude

33.437599 / -97.146475

Acreage

70

Price

\$2,500,000

Property Website

<https://northtexasrealestate.com/property/xxx-e-lone-oak-rd-valley-view-cooke-texas/27554>



**XXX E Lone Oak Rd, Valley View
Valley View, TX / Cooke County**

PROPERTY DESCRIPTION

Approximately 70 acres within a minute from I-35 and minutes from Lake Ray Roberts.

Land is currently Ag exempt and used for cattle and grazing.

It has a pond and barn shelter for cattle.

This area is surrounded by new housing developments. So, this property could stay in it's current use or possibly be developed into smaller housing tracts.

Proximity to I-35 makes an easy commute and opens possibilities for business with around 1200ft of road frontage on E Lone Oak Rd.

All information to be verified by Buyer and Buyer's Agent.

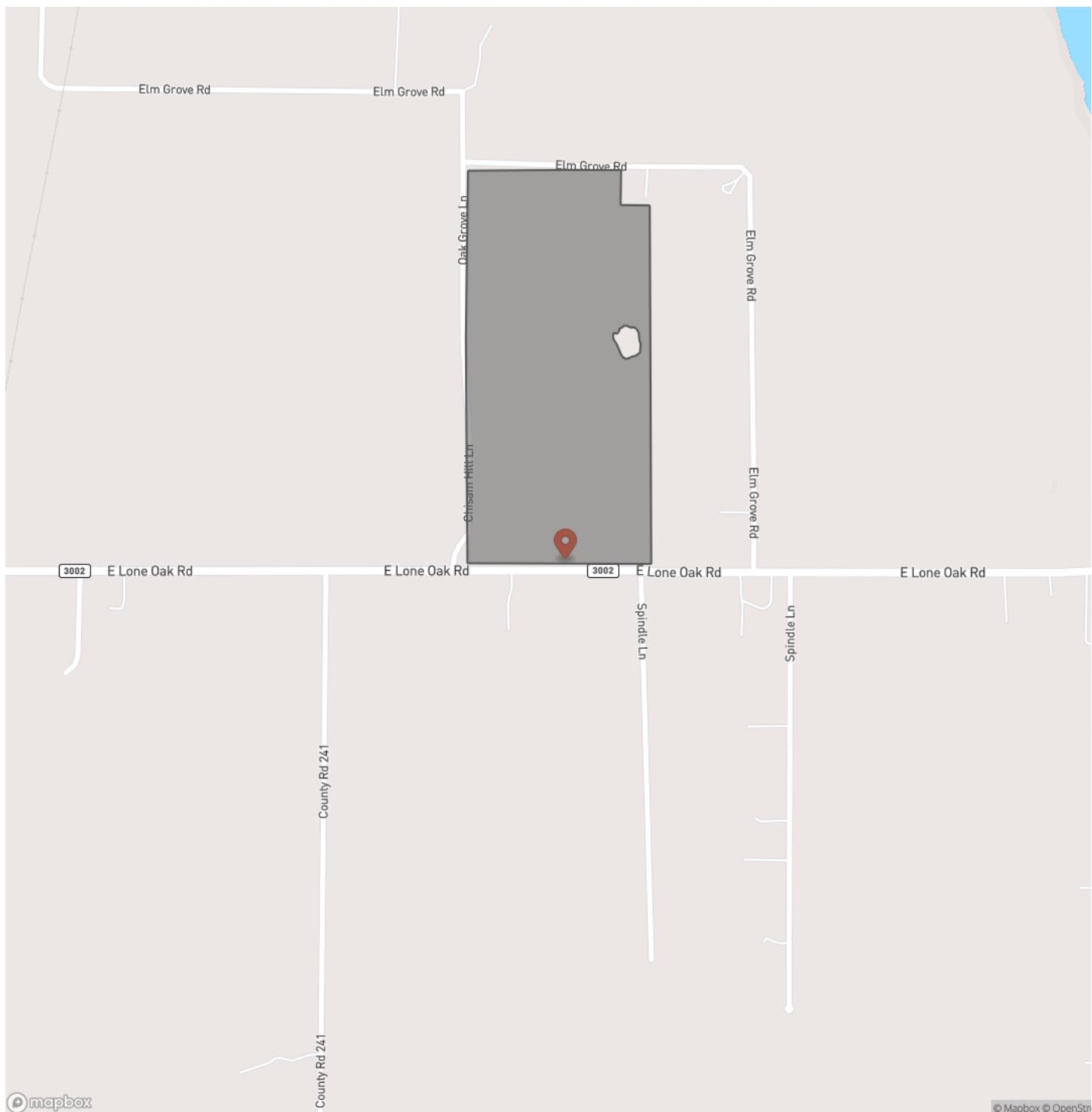
Driving Directions: Approximately 9-miles from Sanger. From I-35 take Lone Oak Rd exit. Go east approximately 1-mile.

XXX E Lone Oak Rd, Valley View
Valley View, TX / Cooke County

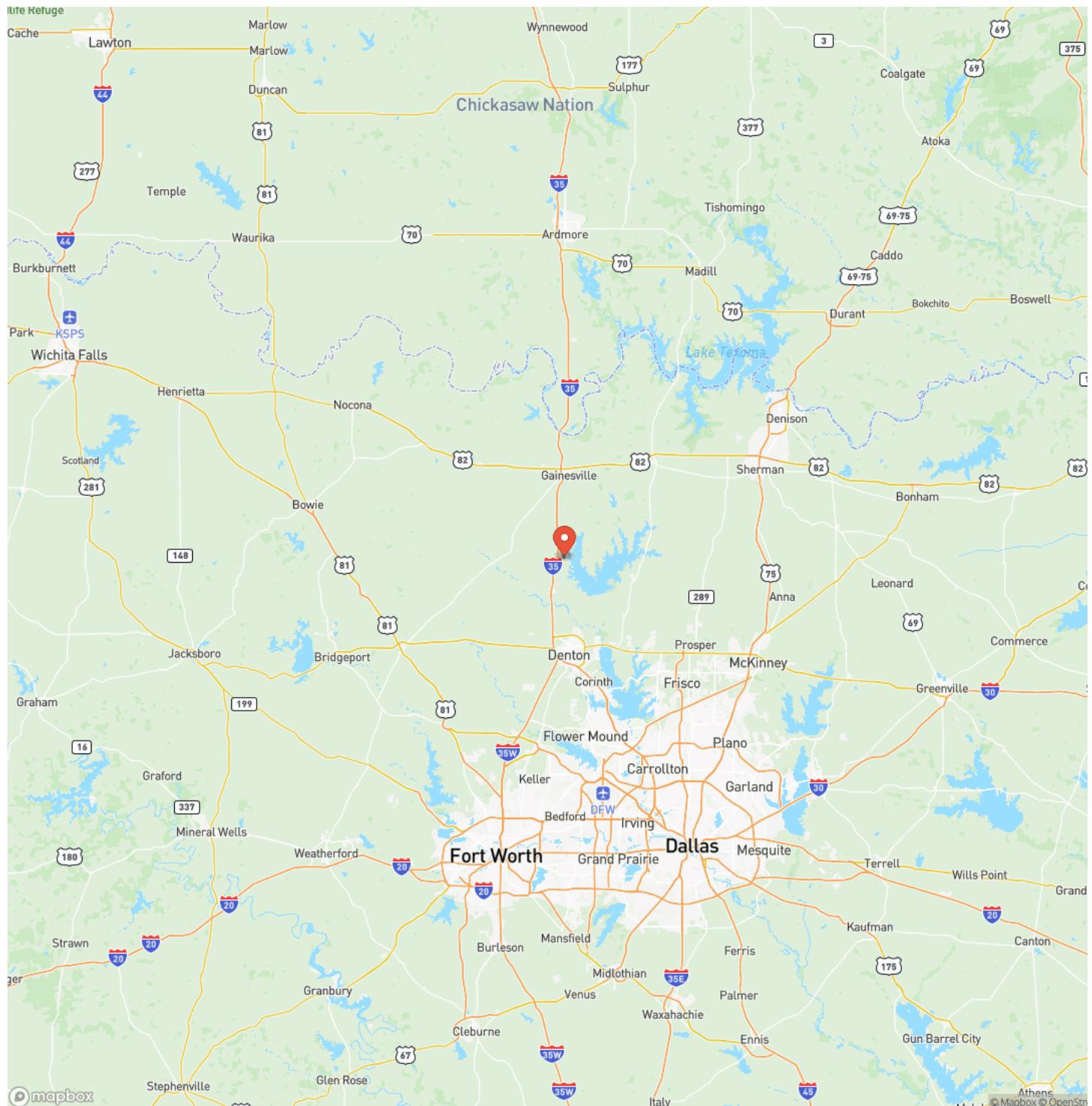


XXX E Lone Oak Rd, Valley View
Valley View, TX / Cooke County

Locator Map



Locator Map



Satellite Map



**XXX E Lone Oak Rd, Valley View
Valley View, TX / Cooke County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Iva Walterscheid

Mobile

(940) 565-8326

Email

iva@northtexasrealestate.com

Address

3311 I-35

City / State / Zip

Denton, TX 76207

NOTES



NOTES

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Newland Real Estate
3311 I 35
Denton, TX 76207
(940) 594-9882
www.northtexasrealestate.com
