

TBD CR 2007 Valley View, TX
TBD CR 2007
Valley View, TX 76272

\$1,395,000
59.450± Acres
Cooke County



TBD CR 2007 Valley View, TX
Valley View, TX / Cooke County

SUMMARY

Address

TBD CR 2007

City, State Zip

Valley View, TX 76272

County

Cooke County

Type

Farms, Ranches, Recreational Land, Undeveloped Land, Lot

Latitude / Longitude

33.508518 / -97.186842

Acreage

59.450

Price

\$1,395,000

Property Website

<https://ranchmanproperties.com/detail/tbd-cr-2007-valley-view-tx-cooke-texas/54072/>



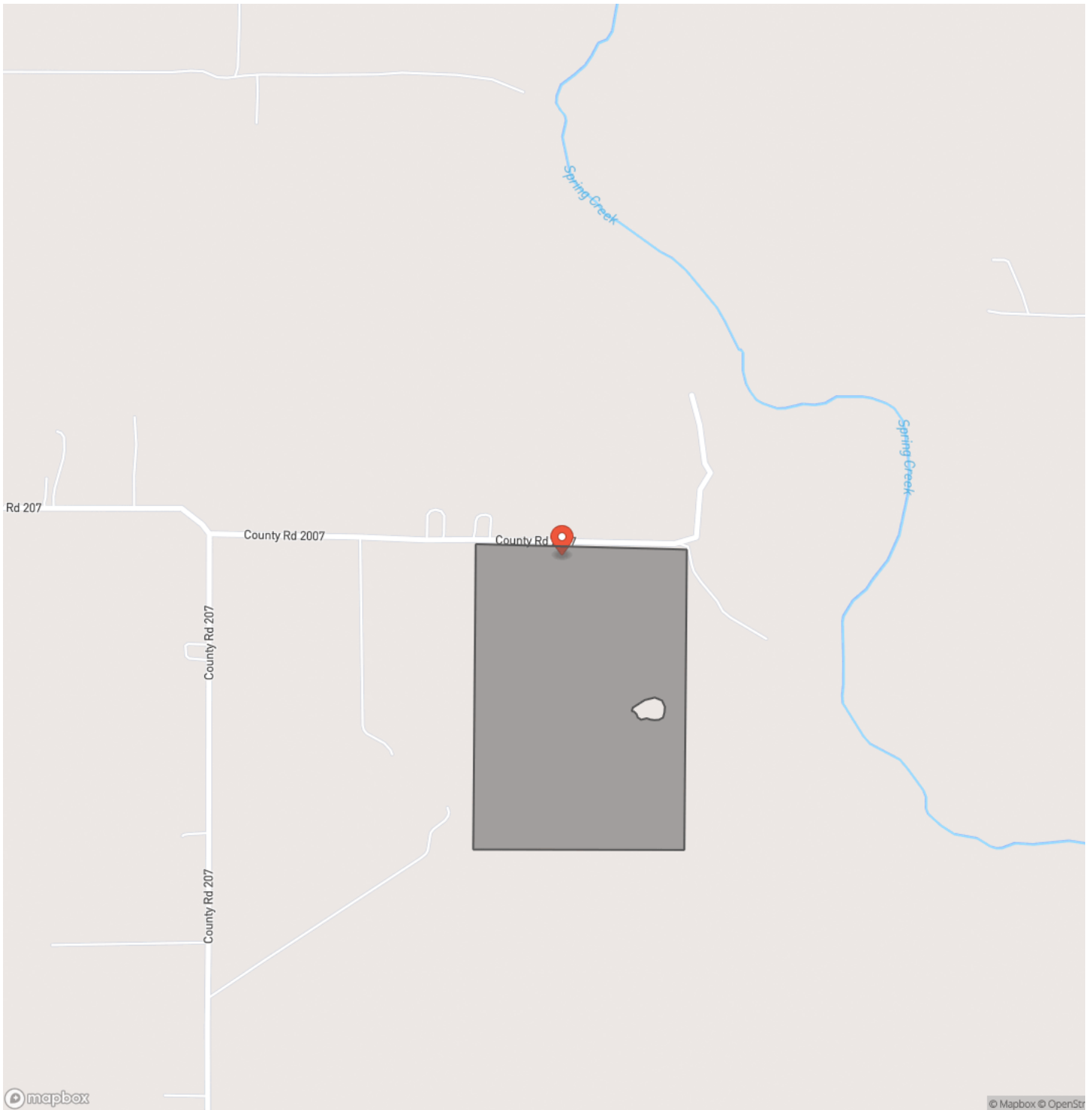
PROPERTY DESCRIPTION

Nestled in the picturesque countryside of Valley View, TX, this stunning 59.45-acre property offers a rare opportunity to own a piece of Texas paradise. Boasting lush coastal fields, a half acre pond, and scattered trees, this property is set up right. The property features a well-maintained 50x30 barn with convenient working pens, ideal for livestock or storage. Whether you're looking to build your dream home, start a farm, or simply escape the hustle and bustle of city life, this property offers endless possibilities. Located just a short drive from major cities like Denton and Dallas, this property combines the best of both worlds – the serenity of rural living with easy access to urban amenities. Don't miss your chance to own this beautiful piece of Texas land!

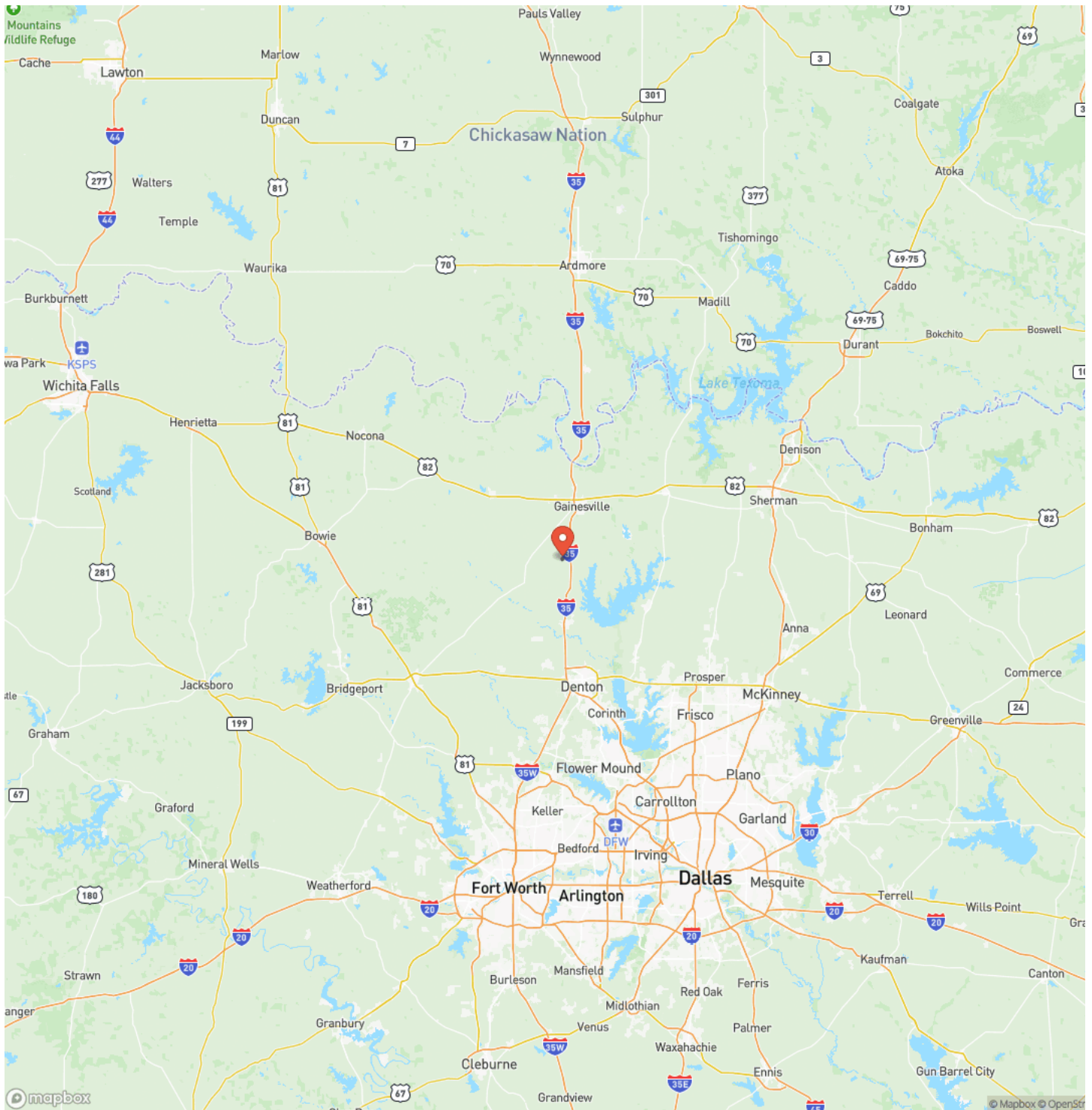




Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Ben Clark

Mobile

(940) 206-9745

Office

(940) 320-9181

Email

ben@ranchmanproperties.com

Address

2434 Lillian Miller Pkwy

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

[illegible]

MORE INFO ONLINE:
RanchmanProperties.com

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.



Ranchman Properties
2434 Lillian Miller Pkwy
Denton, TX 76205
(940) 320-9181
RanchmanProperties.com

