

# TBD CR 2007

## VALLEY VIEW, TX

BEDS 3 | BATHS 3.1 | 3,084 SQFT | 59.49 ACRES

**THE PERFECT  
COUNTRY CANVAS**

*"Scenic North Texas Ranch with  
Endless Potential"*



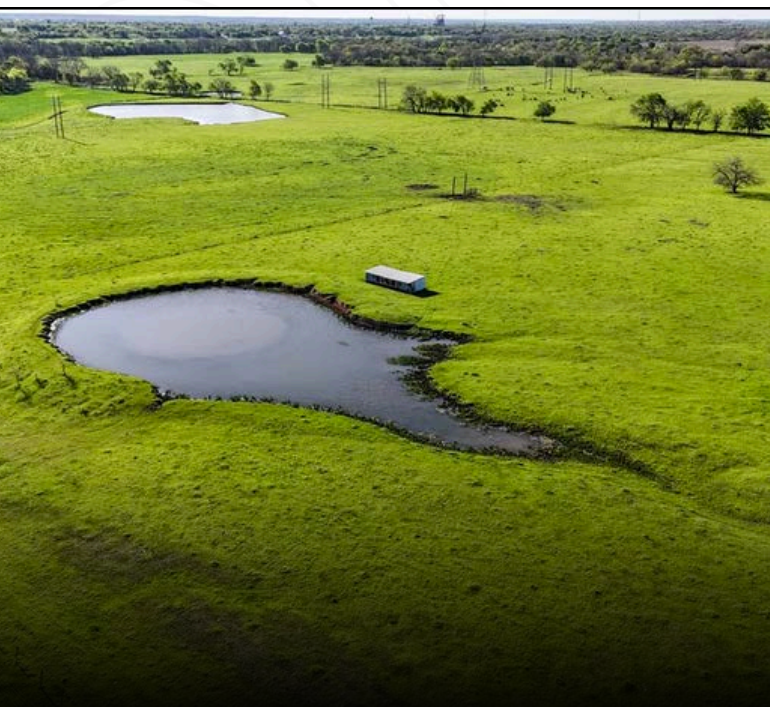


# DREAM, BUILD, AND ENJOY COUNTRY LIVING



Nestled in the scenic countryside of Valley View, TX, this 59.45-acre property presents a rare opportunity to own a true Texas retreat. Featuring lush coastal fields, a half-acre pond, and mature scattered trees, the land is beautifully maintained and ready for use. A 50x30 barn with working pens provides ideal space for livestock, equipment, or storage.

The gentle rolling terrain and open pastures make it perfect for cattle, horses, or recreational activities. Whether you're envisioning a dream home, a small farm, or a private getaway, this property offers endless possibilities.



Wildlife abounds, creating opportunities for hunting, nature observation, or simply enjoying the peace of country living. Dove, whitetail deer, and small game are frequently spotted, while the property supports bird watching, fishing, and hunting for outdoor enthusiasts. Just a short drive from Denton and Dallas, it perfectly blends the tranquility of rural life with convenient access to city amenities.

This is a rare chance to own a versatile, scenic, and functional piece of Texas land—ready for your vision to come to life.



# EXCEPTIONAL FEATURES



Discover a rare Texas retreat in Valley View, offering scenic landscapes, versatile land use, and abundant wildlife—perfect for ranching, recreation, or building your dream home.

- **Expansive Pastures & Rolling Terrain:** Ideal for livestock, horses, or recreational use.
- **Half-Acre Pond:** Supports wildlife, fishing, or scenic enjoyment.
- **50x30 Barn with Working Pens:** Perfect for livestock, equipment, or storage.
- **Wildlife Abundance:** Dove, whitetail deer, and small game throughout the property.
- **Recreational Opportunities:** Bird watching, fishing, and hunting.
- **Mature Scattered Trees:** Adds beauty, shade, and privacy.
- **Convenient Location:** Short drive to Denton and Dallas while enjoying rural tranquility.

This property is a rare chance to own a versatile, scenic, and fully functional piece of North Texas land—ready for your vision to come to life.







## ABOUT THE RANCHMAN PROPERTIES TEAM

Ranchman Properties is a real estate team designed to give our clients the absolute best possible experience in the Texas and Oklahoma farm and ranch real estate market. Whether it's a hunting property, equine property, production property, or residential estate, we have you covered!

We place the utmost importance on client communication and satisfaction with their total experience. Our desire is to create relationships that last well beyond the purchase or sale of your home or property. Ranchman Properties promises to ethically represent your interests while together we navigate one of the biggest financial and emotional decisions in your life.

Ranchman Properties is a premiere farm and ranch brokerage in North and Central Texas. With 9 land agents across the state, Ranchman Properties has catapulted themselves as one of the leading land brokerages in Texas since 2015. With over half a billion in sales volume, the team at Ranchman Properties has the expertise to facilitate any size land transaction with integrity and the knowledge to get it across the finish line.



KELLERWILLIAMS  
**LAND**



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