

106 acres 1663 Northshore Lane, Valley
View, TX 76272
1663 Northshore Lane
Valley View, TX 76272-6107

\$3,413,200
106 +/- acres
Cooke County



106 acres 1663 Northshore Lane, Valley View, TX 76272
Valley View, TX / Cooke County

SUMMARY

Address

1663 Northshore Lane

City, State Zip

Valley View, TX 76272-6107

County

Cooke County

Type

Undeveloped Land, Hunting Land, Recreational Land, Ranches

Latitude / Longitude

33.5053255 / -97.0785361

Acreage

106

Price

\$3,413,200

Property Website

<https://northtexasrealestate.com/property/106-acres-1663-northshore-lane-valley-view-tx-76272-cooke-texas/25664>



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PROPERTY DESCRIPTION

Gorgeous Ranch or Development property located in Cooke County less than ten minutes from I35 and Valley View, five minutes from Lake Ray Roberts and around one hour from the Metroplex and DFW Airport. Approximately 106+/- acres with incredible views, ponds, improved coastal Bermuda, large mature oaks and hardwoods and seventy-five feet of elevation change. Property has over 3,000 feet of road frontage on Northshore Lane and Prairie Grove Road and is fenced and cross fenced. Persimmon Creek also runs through the property and is home to turkey, hogs and deer. Information deemed reliable but not guaranteed.

Buyer and Buyer's agent to verify that all information contained herein is accurate.

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Locator Maps



106 acres 1663 Northshore Lane, Valley View, TX 76272
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Aerial Maps



106 acres 1663 Northshore Lane, Valley View, TX 76272
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LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Higgs

Mobile

(940) 206-7540

Email

jhiggs@northtexasrealestate.com

Address

3311 I-35

City / State / Zip

Denton, TX 76207

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.

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
