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







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# **SUMMARY**

Address 1663 Northshore Lane

**City, State Zip** Valley View, TX 76272-6107

**County** Cooke County

#### Туре

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/106acres-1663-northshore-lane-valley-view-tx-76272cooke-texas/25664







## **NEWLAND** REALESTATE Page 2

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







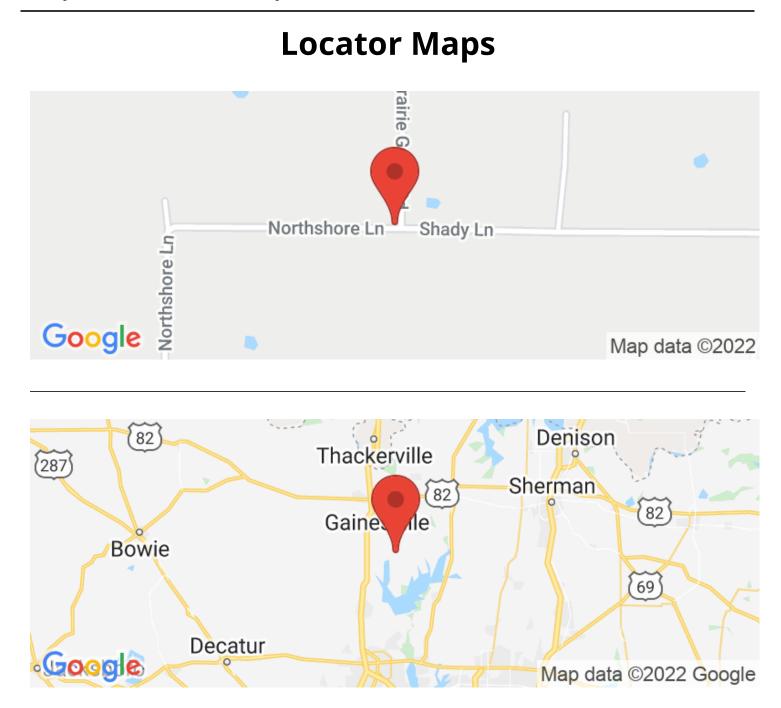


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# **Aerial Maps**







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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

## <u>NOTES</u>



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# **DISCLAIMERS**

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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.



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