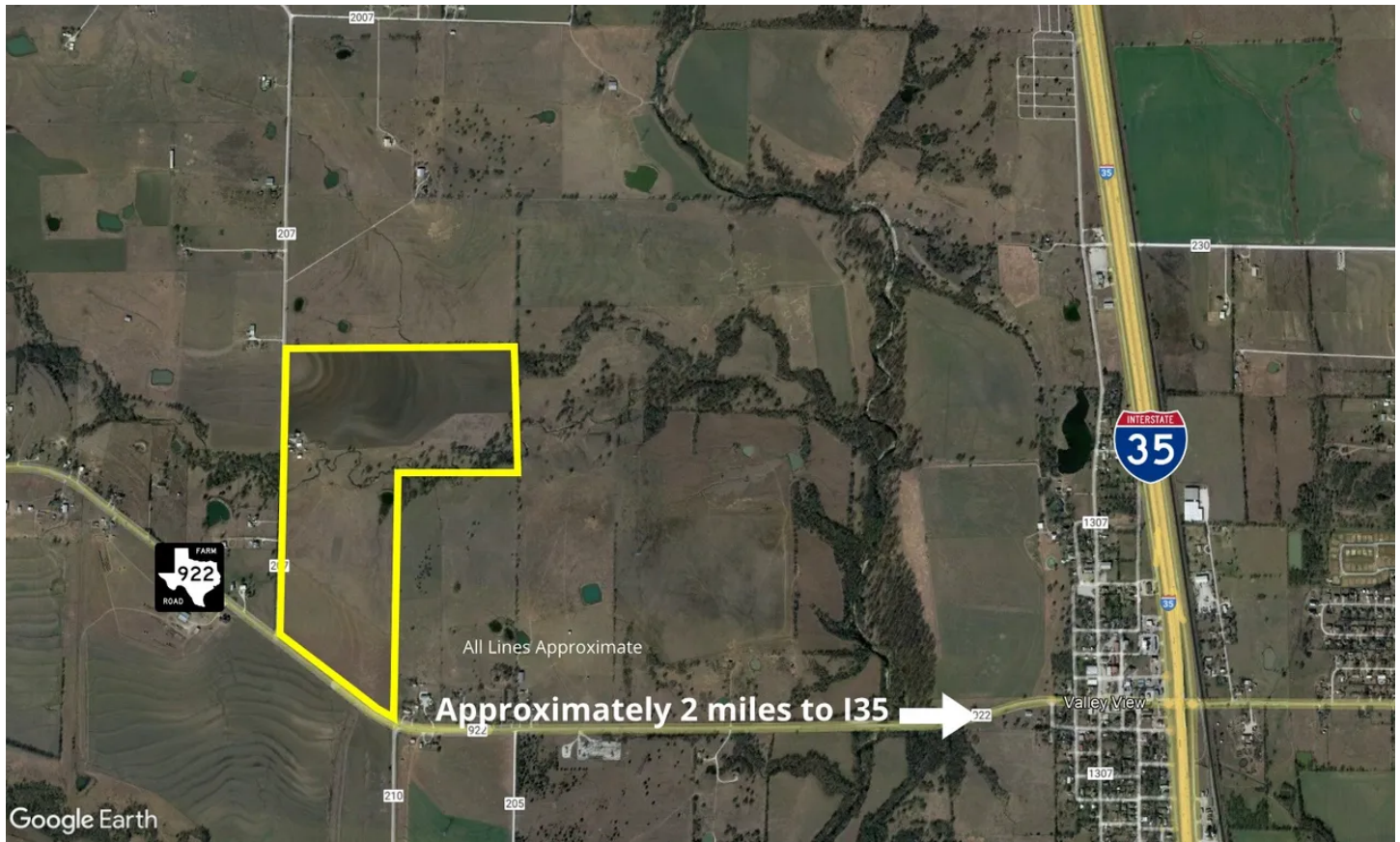


387 County Road 207, Valley View (145 Acres)
387 County Road 207
Valley View, TX 76272

\$3,650,000
145.820± Acres
Cooke County



387 County Road 207, Valley View (145 Acres)
Valley View, TX / Cooke County

SUMMARY

Address

387 County Road 207

City, State Zip

Valley View, TX 76272

County

Cooke County

Type

Ranches, Residential Property, Farms, Horse Property,
Recreational Land, Undeveloped Land, Hunting Land

Latitude / Longitude

33.495866 / -97.193718

Dwelling Square Feet

1616

Bedrooms / Bathrooms

3 / 1

Acreage

145.820

Price

\$3,650,000



387 County Road 207, Valley View (145 Acres)
Valley View, TX / Cooke County

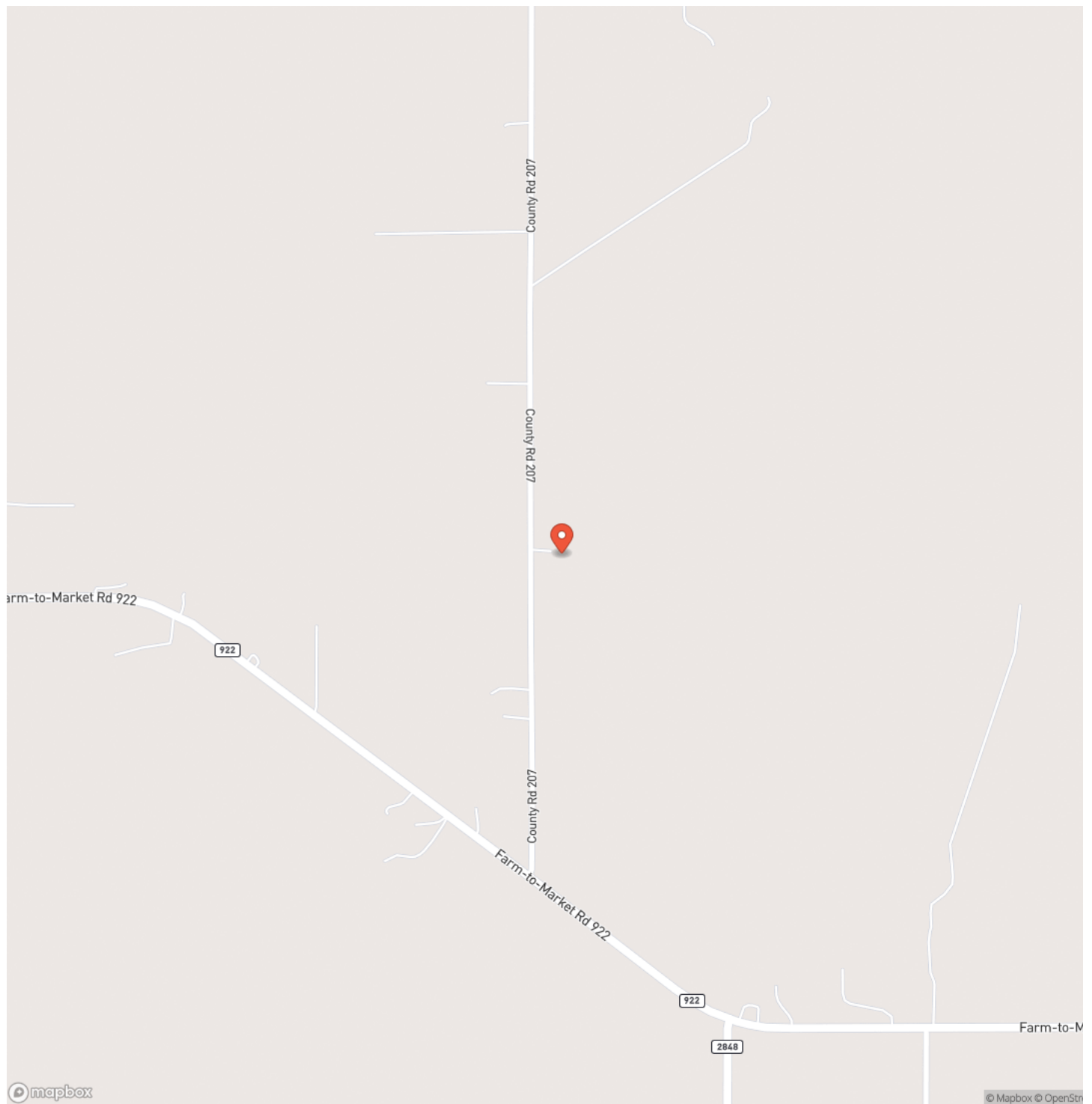
PROPERTY DESCRIPTION

Approximately 145.82 gorgeous acres in Valley View, TX! This property includes 3 property IDs (R11131, R11133, and R11132). Property is gentle rolling with open pasture, with some scattered trees and has perimeter barbed wire fencing with some pipe fencing, a creek, and one pond. Consists of native and improved grasses. There are approximately 3130 feet of road frontage along County Road 207 and approximately 1550 feet of road frontage along FM 922. Around 2 miles to I35! There is an older home on the property that is currently leased through March 2024 and generating \$1800 a month in income. This 3-1 brick home has a metal roof and is approximately 1616 sq feet. There is also a 2 car detached garage, approximately 2500 sf hay-equipment older barn with metal siding & roof, dirt flooring, and wood frame; approximately 1200 sf metal siding and metal frame shop on a concrete slab with electric; approximately 1680 sf metal shed with dirt flooring; and a silo and loafing shed.

387 County Road 207, Valley View (145 Acres)
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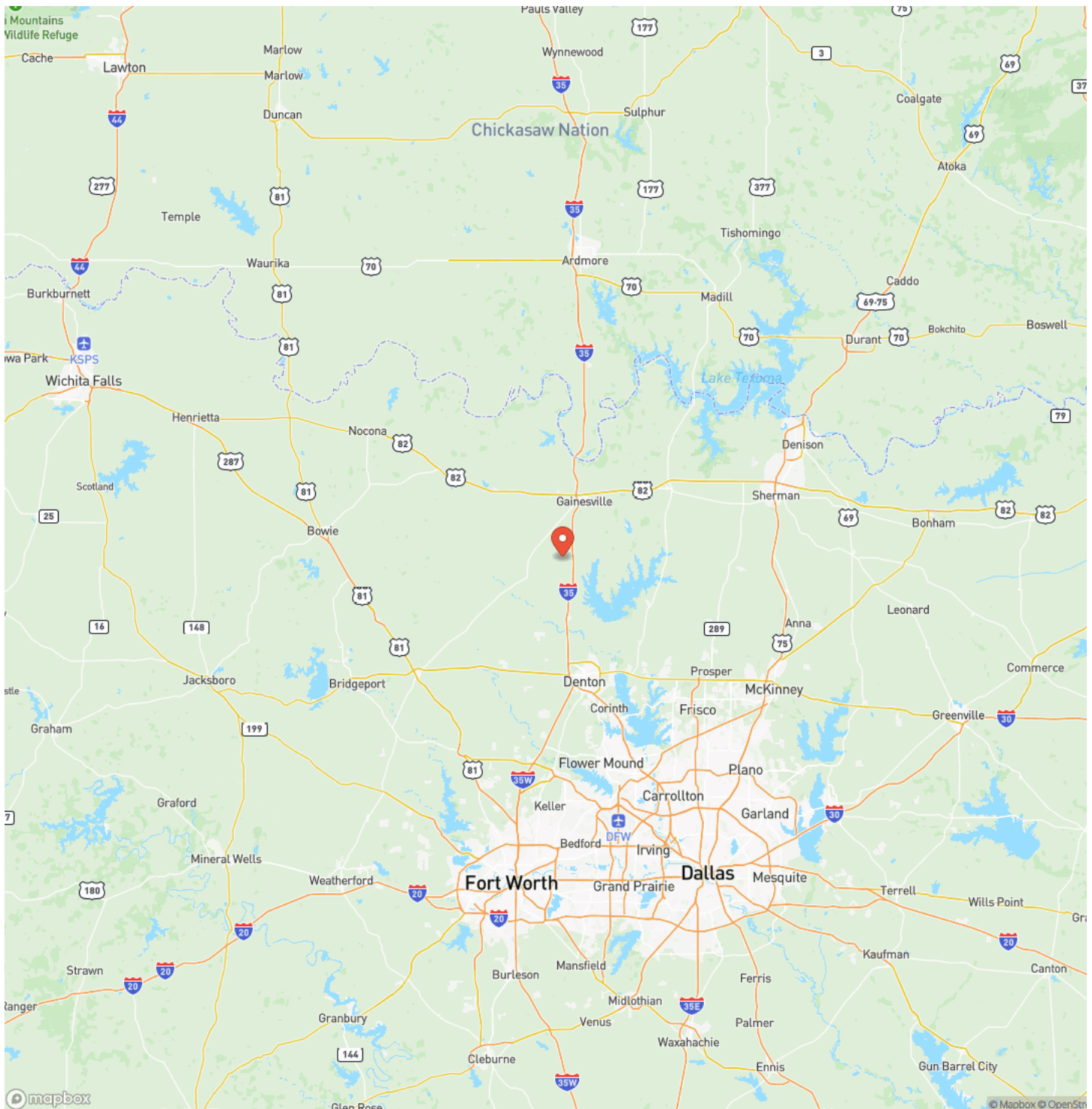


Locator Map



Valley View, TX / Cooke County

Locator Map



387 County Road 207, Valley View (145 Acres)
Valley View, TX / Cooke County

Satellite Map



387 County Road 207, Valley View (145 Acres)
Valley View, TX / Cooke County

LISTING REPRESENTATIVE

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Address

3311 I-35

City / State / Zip

Denton, TX 76207

NOTES

[illegible]

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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