

Home on acreage for sale in Era, TX  
590 County Road 385  
Valley View, TX 76272

**\$1,750,000**  
57.130± Acres  
Cooke County



**MORE INFO ONLINE:**

[MoreofTexas.com](http://MoreofTexas.com)



**Home on acreage for sale in Era, TX  
Valley View, TX / Cooke County**

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**SUMMARY**

**Address**

590 County Road 385

**City, State Zip**

Valley View, TX 76272

**County**

Cooke County

**Type**

Farms, Ranches, Residential Property

**Latitude / Longitude**

33.485584 / -97.266048

**Taxes (Annually)**

8470

**Dwelling Square Feet**

3049

**Bedrooms / Bathrooms**

3 / 2.5

**Acreage**

57.130

**Price**

\$1,750,000

**Property Website**

<https://www.mossyoakproperties.com/property/home-on-acreage-for-sale-in-era-tx-cooke-texas/82071/>



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### **PROPERTY DESCRIPTION**

Move to the country and be the proud new owner of this 57 acre property located 1.5 miles from the Era community. The home, with 10 foot ceilings, custom trim and cabinets, and plenty of room for the family, also features a swimming pool, outdoor living area, and an upstairs bonus room. A 40x60 insulated workshop with epoxy floor has water and electricity as well as a car lift. The 36x36 barn has a wash bay, tack room, and 3 stalls, and a hay barn stores the feed. One of the two ponds features a gazebo, a pavilion with a bar and restroom, and a dock. Cross fenced for rotating livestock. 30 acres are in cultivation with the rest in native pasture. Good set of cattle pens, as well as a pen for just about every variety of animal you can think of! Dog pen, chicken pen, horse pens, cattle pens and more! Great place to make your homestead dreams come true. Two water wells supply the entire property, and there are two septic systems. Approx 2000 feet of county road frontage!



**MORE INFO ONLINE:**

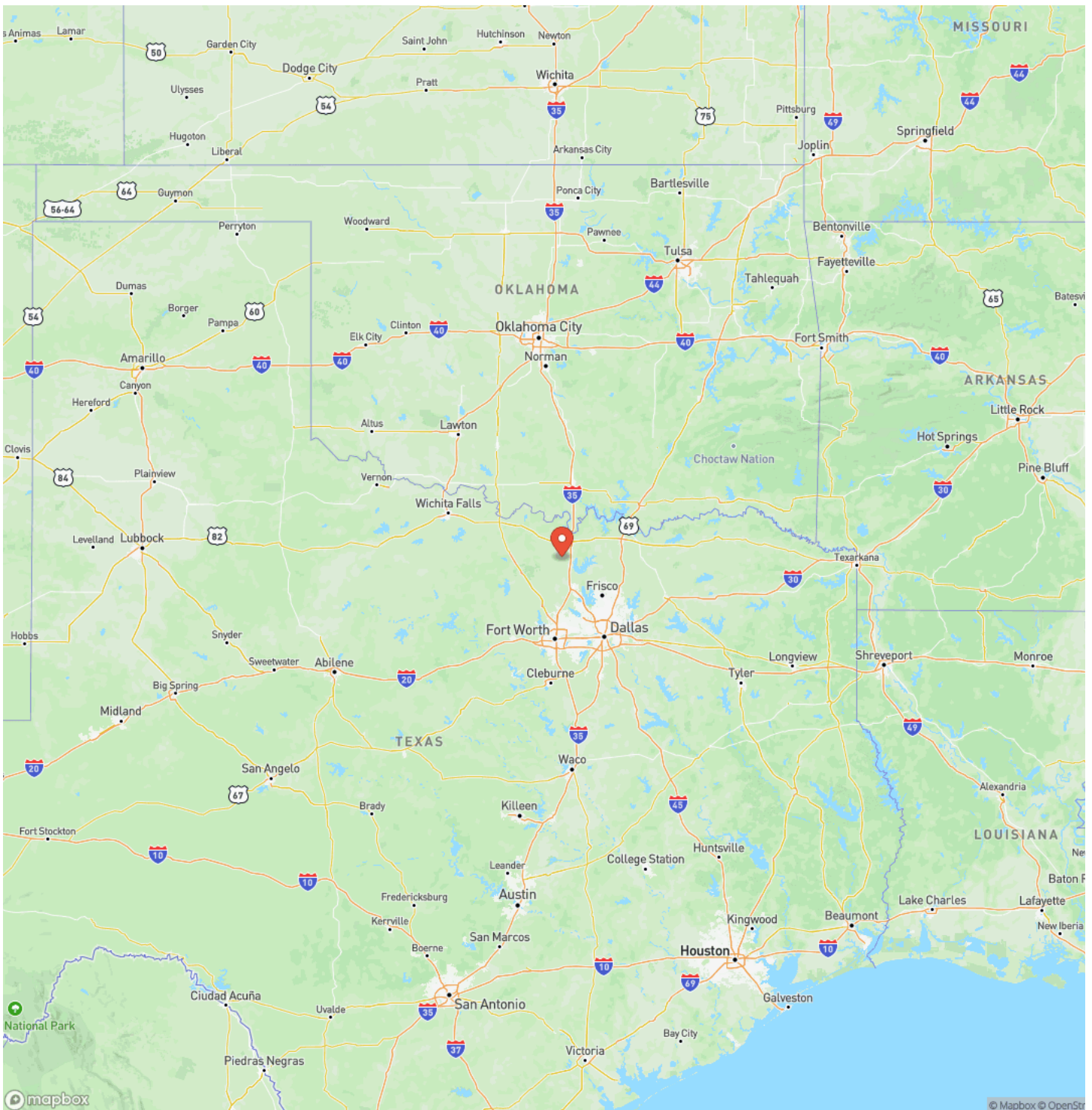
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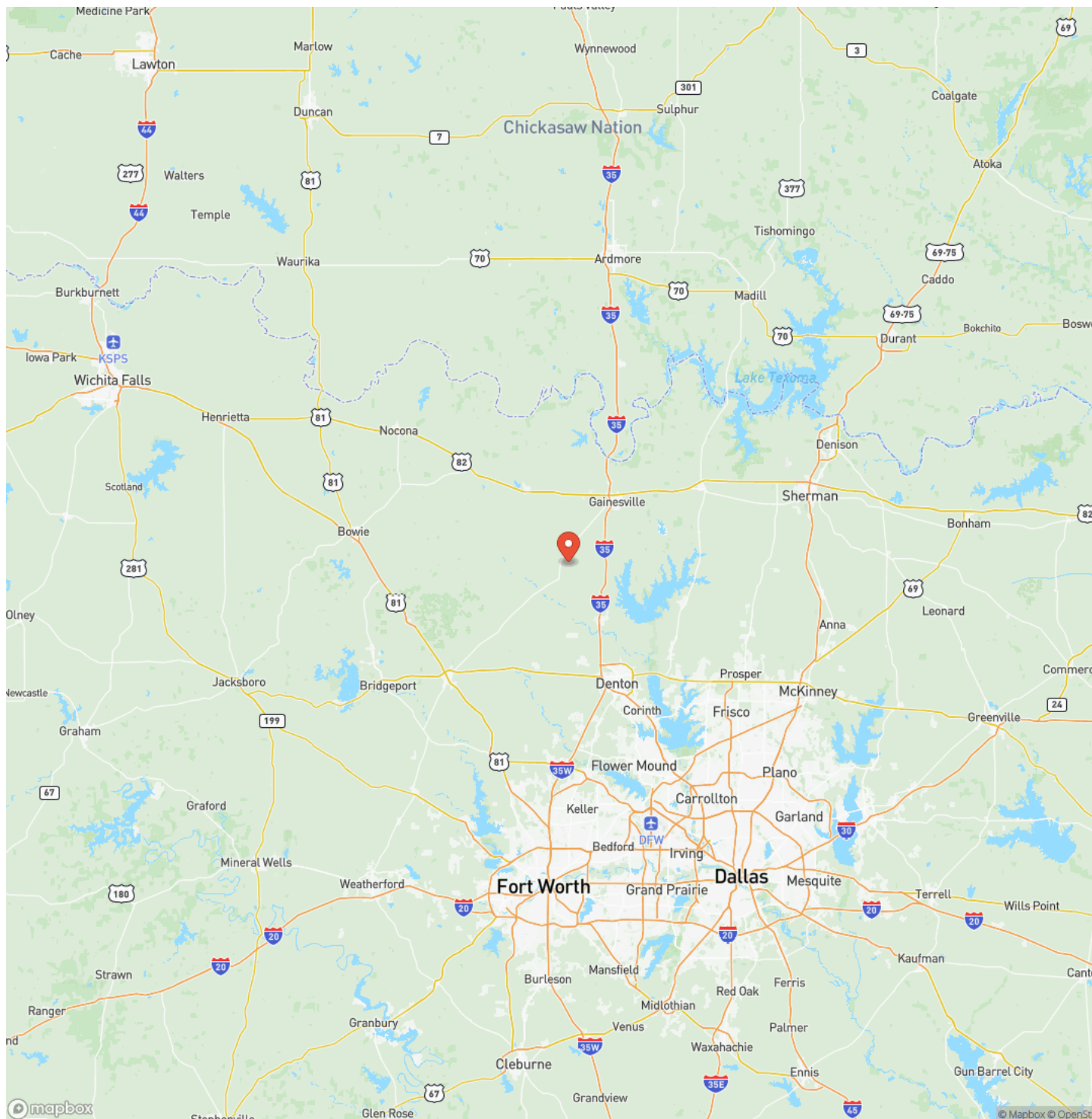


## Locator Map



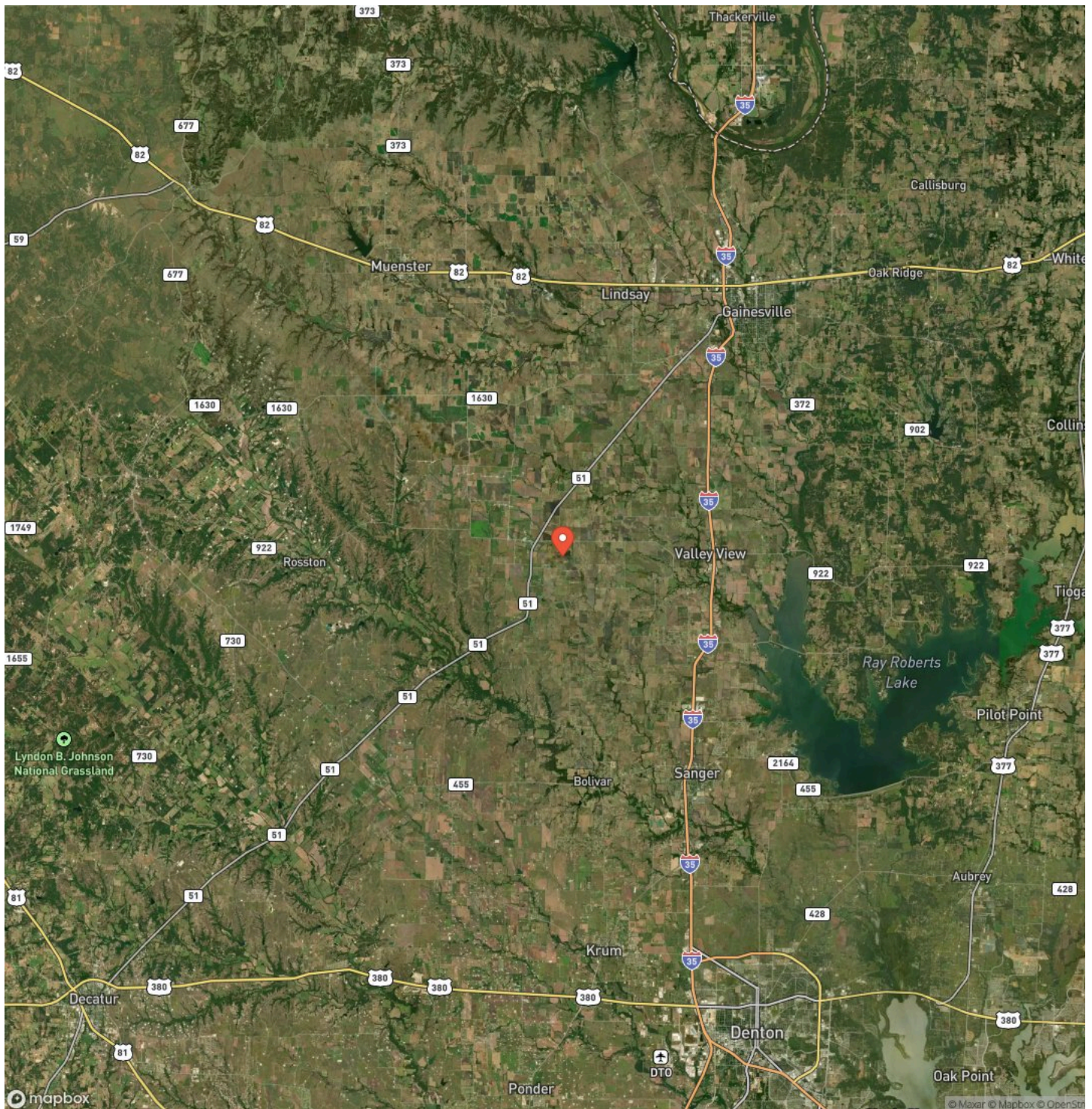


## Locator Map





## Satellite Map





## Home on acreage for sale in Era, TX Valley View, TX / Cooke County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jared Groce

## Mobile

(940) 390-0081

## Office

(940) 600-1313

## Email

jgroce@mossyoakproperties.com

**Address**

200 N. Dixon

## City / State / Zip

## NOTES

[illegible]

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## This image shows a single 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.



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