

90 acres near Cooke / Denton County line
CR 247
Valley View, TX 76272

\$1,800,000
90 +/- acres
Cooke County



MORE INFO ONLINE:

MoreofTexas.com

90 acres near Cooke / Denton County line Valley View, TX / Cooke County

SUMMARY

Address

CR 247

City, State Zip

Valley View, TX 76272

County

Cooke County

Type

Undeveloped Land, Farms

Latitude / Longitude

33.434124 / -97.221418

Taxes (Annually)

207

Acreage

90

Price

\$1,800,000

Property Website

<https://moreoftexas.com/detail/90-acres-near-cooke-denton-county-line-cooke-texas/26785/>



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PROPERTY DESCRIPTION

LOCATION: County Road 247, 1/2 mile north of the Denton County line in Cooke County, TX

WATER: Duck Creek. Pond.

UTILITIES: Electric and co-op water available at the County Road

WILDLIFE: Whitetail deer, Rio Grand Turkey, predators, feral hogs, dove, waterfowl

MINERALS: None. No production or pipelines on the property

VEGETATION: Native

TERRAIN: Rolling, with elevations from 800' to 730' above sea level

SOILS: Clay loam

TAXES: \$207. Property is ag exempt

IMPROVEMENTS: Fencing, pond, old barn.

CURRENT USE: Farming and grazing

POTENTIAL USE: Rural residential, development, farming, grazing, hunting, fishing, recreational

NEIGHBORS: Larger agricultural tracts surround the property.

FENCING: Fair to good.

EASEMENTS: None known

LEASES: None known

SHOWINGS: Buyers agent, if applicable, must be identified on first contact and must be present at initial showing of the property listing to the prospective real estate buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of listing agent. Call listing agent for showing appointment - he will meet you on the property and give the tour.



MOSSY OAK PROPERTIES
OF TEXAS

MORE INFO ONLINE:

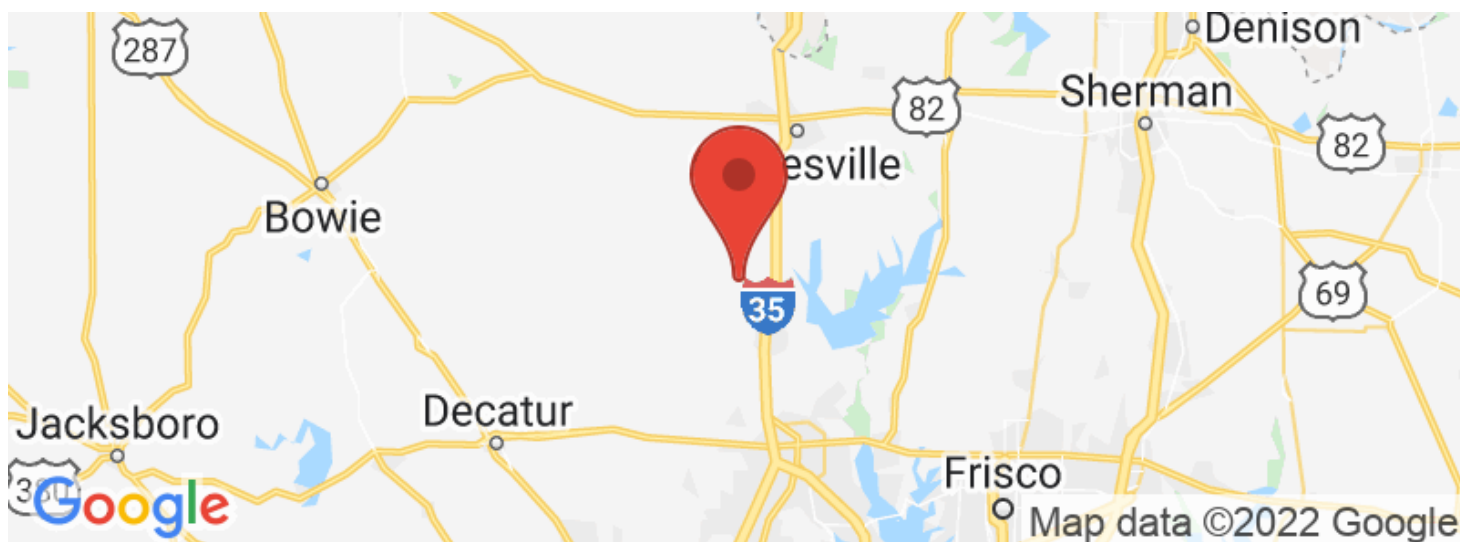
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Locator Maps



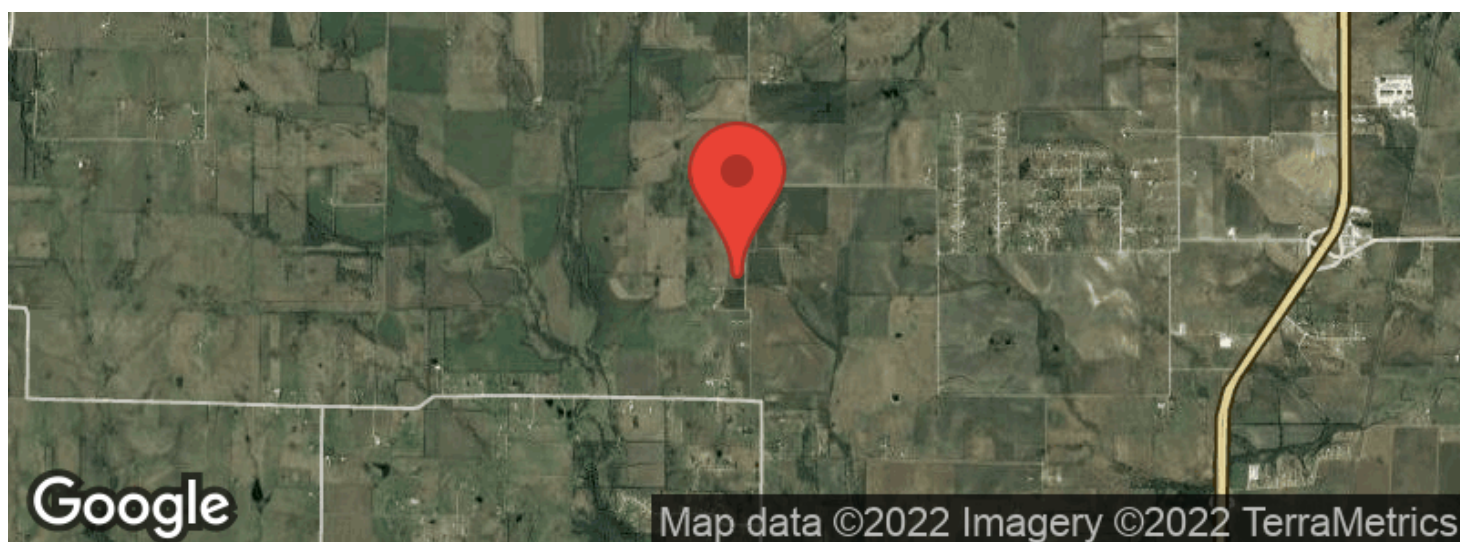
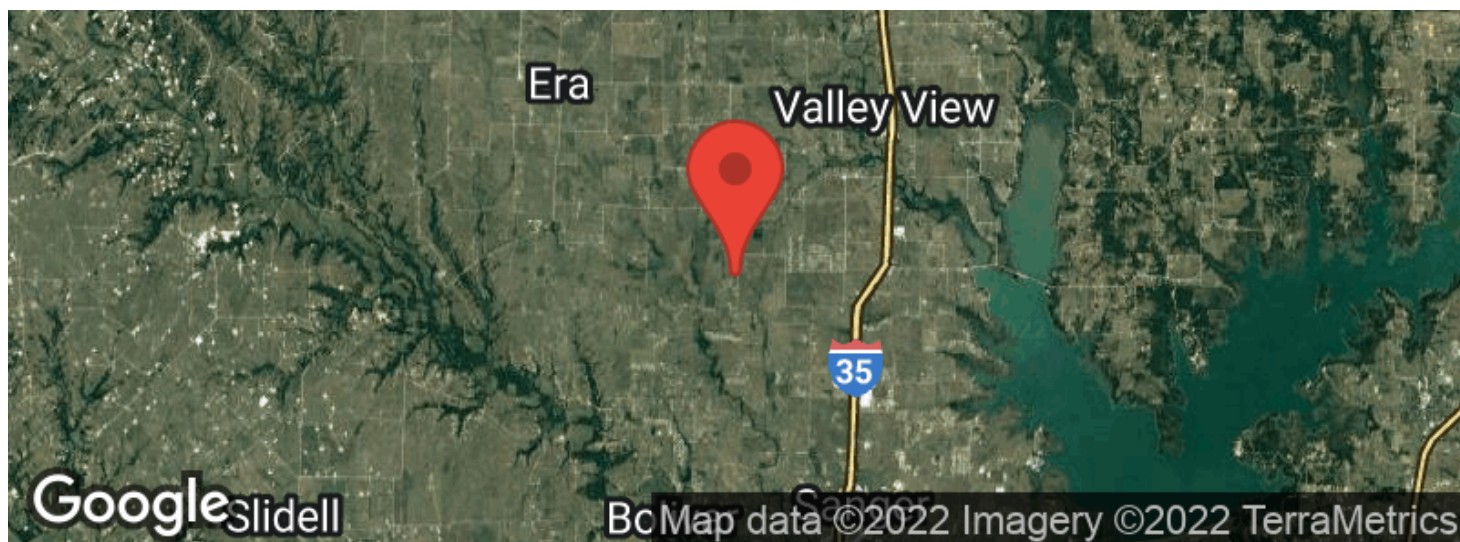
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Aerial Maps



90 acres near Cooke / Denton County line
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LISTING REPRESENTATIVE

For more information contact:



Representative

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NOTES

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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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Mossy Oak Properties of Texas

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