

Lake View Ranch
942 Elm Grove Rd
Valley View, TX 76272

\$2,600,000
106± Acres
Cooke County



Lake View Ranch
Valley View, TX / Cooke County

SUMMARY

Address

942 Elm Grove Rd

City, State Zip

Valley View, TX 76272

County

Cooke County

Type

Undeveloped Land, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

33.448081 / -97.145579

Acreage

106

Price

\$2,600,000

Property Website

<https://arrowheadlandcompany.com/property/lake-view-ranch-cooke-texas/91599/>



PROPERTY DESCRIPTION

This 106 +/- acres property in Valley View, Texas offers a great mix of development, homesite, and recreational potential! This Cooke County property features stunning views of Lake Ray Roberts, as a result, offering endless potential when it comes to development! The property features open pastures with gently rolling terrain, scattered pockets of timber, and three ponds. The land provides an ideal blend of beauty and functionality! With nearly half a mile of road frontage and being fully-fenced, this property provides you with easy access and security whether choosing to develop or utilize for your ranching operation. The property captures the best of Texas country living with the added bonus of being near the lake! Also, it borders Corp Land on the north side providing you with more recreational potential. This property is conveniently located +/- 8 minutes from Downtown Valley View, TX , 1 hour 6+/- minutes from Dallas, and +/- 27 minutes from Denton. Don't miss this chance to own your one-of-a-kind investment opportunity! There is electric along the road, water well on the property, and county water close by. Any mineral rights owned by Seller will convey with the sale. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Joe Marzahl at [\(469\) 596-9016](tel:4695969016) .

Disclaimer: The boundary lines shown are approximate and are provided for general reference only. Arrowhead Land Company makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of those property lines. Buyers are advised to obtain an independent survey to verify exact property boundaries.

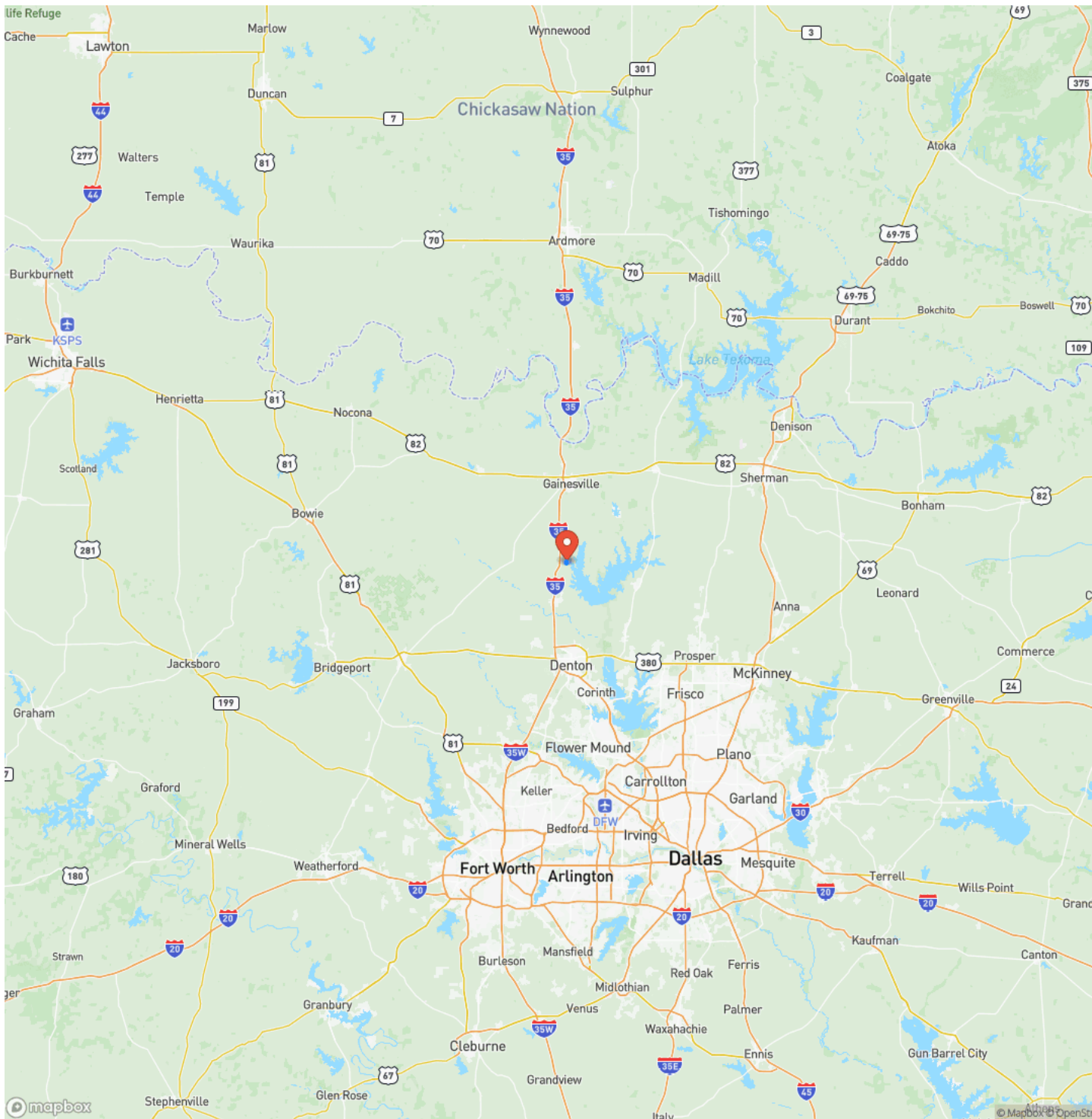
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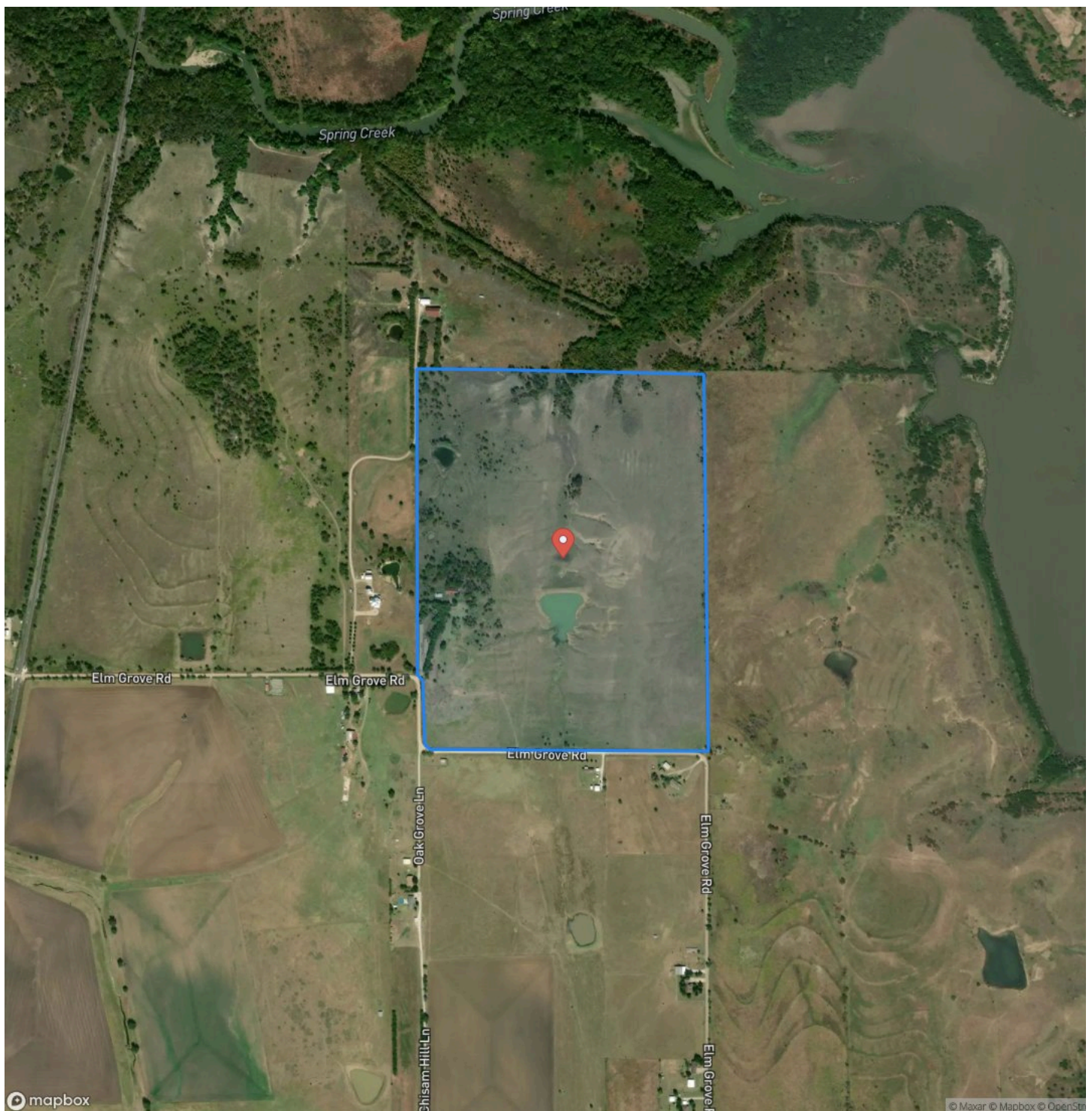
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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www.arrowheadlandcompany.com

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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