

**Valley View**  
TBD CR 110  
Caddo, TX 76429

**\$168,000**  
21± Acres  
Stephens County



**MORE INFO ONLINE:**

**CFRLand.com**



**Valley View**  
**Caddo, TX / Stephens County**

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**SUMMARY**

**Address**

TBD CR 110

**City, State Zip**

Caddo, TX 76429

**County**

Stephens County

**Type**

Hunting Land, Ranches, Recreational Land, Undeveloped Land, Commercial

**Latitude / Longitude**

32.718671 / -98.67757

**Taxes (Annually)**

20

**Acreage**

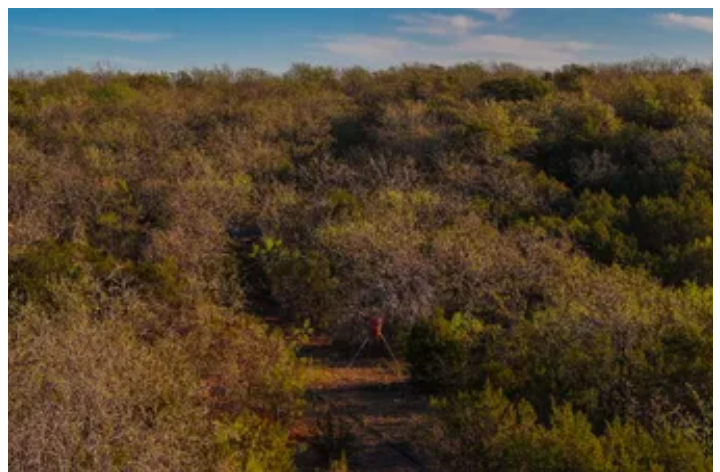
21

**Price**

\$168,000

**Property Website**

<https://cfrland.com/detail/valley-view-stephens-texas/53665/>



### **PROPERTY DESCRIPTION**

Valley View is an exceptional property covering approximately 21 acres in the eastern part of Stephens County, just outside the small community of Caddo, Texas. This charming piece of land provides convenient access from the paved Highway 180 and a private gate on CR 110, creating a variety of potential building locations. It boasts 50 feet of elevation along the northern boundary that gradually levels out in the center of the property, creating a beautiful, lush valley. Additionally, a small pond along this hill's edge fluctuates based on rainfall. One of the unique aspects of this property is that it provides paid oil and gas royalties with production equipment discreetly located out of sight in the northwest corner. Wooded terrain combined with Oil & Gas income makes Valley View an exceptional find for a property of its size.

### **-- IMPROVEMENTS --**

- 1 Pasture ~ No cross-fences
- Water ~ Stephens County SUD on HWY 180 and CR 110; Buyer responsible for feasibility test for water meter
- Electricity ~ TXU Electricity
- Roads ~ 1 road along the eastern boundary; Dirt Road
- Fences ~ No cross fencing; Fair boundary fence on north, east, and west. The southern boundary fence needs repair

### **-- WATER, COVER & TERRAIN --**

- Surface Water ~ 1 Pond at .06 ac (when full)
- Water Wells ~ No water wells in this area
- Tree Cover ~ 100% Wooded, Mesquite, Elm, Cedar
- Underbrush ~ Moderate, Elbowbush, Bumelia, prickly pear, cat claw
- Native Grasses ~ Little Bluestem, Side Oats Grama, winter rye; excellent bedding
- Grazing ~ Property is not currently being grazed
- Cultivation ~ No cultivation

### **-- HUNTING & RECREATION --**

- Wildlife ~ Whitetail Deer, duck, dove, hogs, varmint
- Hunting Pressure ~ Has not been hunted in several years
- Blinds & Feeders ~ No blinds and feeders of any value
- Land ~ 50 ft of elevation; thick hillside with lightly wooded bottom
- Pictures & Videos ~ Game camera footage coming soon

### **-- MINERALS & WIND --**

- Mineral Rights ~ Seller owns a portion; will convey with acceptable offer
- Pipelines ~ One polly pipeline running west to east
- Oil & Gas ~ 1 active well and tank batteries (Delta Oil & Gas); Mineral income is \$150.00 a year
- Wind Rights ~ 100% Wind rights convey
- Wind Production ~ No current windfarms in the area

**-- ACCESS & DISTANCES --**

- Road Frontage ~ Gate on HWY 180 and back gate on CR 110
- Nearby Towns ~ 13 mi E of Breckenridge, 33 mi W of Mineral Wells
- Major Cities ~ 78 mi W of Fort Worth, 64 mi NE of Abilene
- Airports ~ 12 mi NE of Stephens County Airport, 95 mi W of DFW Airport

**AGENT COMMENTS:** Valley View is located in a prime spot offering privacy, while also being in close proximity to Possum Kingdom Lake and Hubbard Creek Lake for outdoor activities including water skiing and fishing. This property is unique in that it provides paid oil and gas royalties, which is a rare find for a property of its size. Additionally, there is a seven-acre lot to the south that is currently on the market and could be a wonderful addition to Valley View.

**Listing Agent: Travis Patterson** [254-246-5266](tel:254-246-5266)

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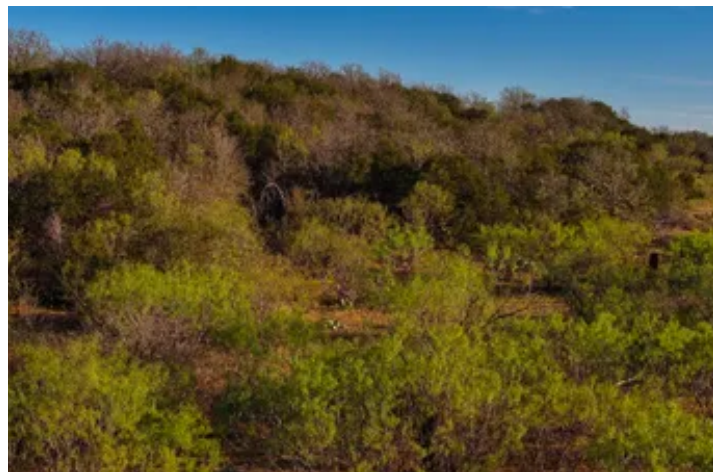
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Valley View  
Caddo, TX / Stephens County

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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Travis Patterson

## Mobile

(254) 246-5266

## Email

Travis@cfreland.com

**Address**

City / State / Zip

Albany, TX 76430

## NOTES

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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**

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