

CENTURY 21[®]

Judge Fite Company



130AC TOWER ROAD

VALLEY VIEW, TX 76272



\$3,575,000



1 acres

DESCRIPTION

This 130-acre tract offers a rare opportunity in southern Cooke County, just minutes from Lake Ray Roberts and within easy reach of 1-35 and the DFW Metroplex. Ideal for livestock, subdividing, or recreational use, the land features sandy loam soil, multiple fenced pastures with established coastal grass, scattered trees, and several stock ponds. The property includes approximately 1,360 feet of frontage on Tower Road and a western boundary that borders The Ranch, an upscale development of custom homes on acreage. There are no deed restrictions, it is not affected by Lake Ray Roberts Land Use Ordinance zoning, has a current ag exemption, and access to Mountain Springs Water. This tract is part of a larger 158-acre property for sale at 453 Tower Road, which includes a 3,500 sq. ft. custom home and a 5,000 sq. ft. storage building and livestock barn.

PROPERTY TYPE: Land - Improved Land

MLS STATUS: Active

MLS: 20912909

YEAR BUILT:

COUNTY: Cooke

TRACT OR SUBDIVIION: Ccsl

LIST DATE: 04/23/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 130

LOT SIZE (SQFT): 5,662,800

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- HardwoodTrees
- Pasture
- PondOnLot
- FewTrees

FENCING:

- BarbedWire
- CrossFenced
- Fenced
- Perimeter
- Partial

UTILITIES

UTILITIES:

- ElectricityAvailable
- None
- OverheadUtilities
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: DUTCH WIEMEYER 

PHONE: 940.365.7600

BROKERED BY: KELLER WILLIAMS REALTY

century21judgefite.com

each office is independently owned and operated