## **FOR SALE**

Prime Acreage Property Listed for \$1,600,000

4275 E Fm 922 Valley View, Texas



Nestled against Corps of Engineers land and offering easy access to a nearby conservation lake adjacent to Lake Ray Roberts, this exceptional 20-acre property provides the perfect blend of privacy, space, natural beauty, and convenience. The property features a custom stone home, a stable with an apartment, a livestock barn, a large pond, and beautiful oak trees.

The custom stone home embodies Texas ambiance with wraparound porches on both levels, scattered oak shade trees, and a fully fenced, pet-friendly yard. Inside, the home offers over 3,100 square feet of beautifully updated living space featuring four bedrooms, including a generously sized primary suite with a sitting area and ensuite bath. The home's inviting layout includes a cozy living room with a fireplace that opens to a gourmet kitchen with a Wolf gas range, a movable island, a breakfast bar, a dry bar, and a walk-in pantry. There's also a home office, dining room, an attached two-car garage, foam-insulated floored attic, dual 16 SEER Variable Speed HVAC systems, Nortex high-speed fiber, and a whole-home Generac generator. Step outside to the private backyard with terraced landscaped beds, where a short stroll leads to the Corps of Engineers land and a large conservation reservoir adjacent to Lake Ray Roberts.

For horses and livestock, there is a 5-stall horse barn with covered parking/storage and an adjoining one-bedroom apartment with a living area, kitchenette, and full bath. There's also a loafing shed, a 42 x 48 livestock barn, and four fenced pastures.

Located about 5 miles east of I-35, there's plenty of room to roam and enjoy with this property. From riding through the trees, fishing in the private pond, walking down to the larger reservoir, or just relaxing under the wrap around porches, there's something for everyone. The land is a sandy loam and offers the ideal balance of pasture and trees. The property includes almost 775 feet of pipe and cable frontage along Fm922 with a dense treed barrier separating the front 8-acre pasture from the rest of the property. For added seclusion, the property also includes three bordering lots in the neighboring addition, providing an additional layer of privacy.







**Dutch and Cheryl Wiemeyer** 

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MLS#: 20710348 \$ Active **LP:** \$1,600,000 4275 E Fm 922 Valley View, TX 76272

Also For Lease: N

Subdivision: CCSL

Cooke

24395

Block:

**United States** 

County:

Country:

Legal:

Parcel ID:

Parcel ID 2:

Property Type: Residential SubType: Single Family

SqFt: 3,192/Assessor

Yr Built: 1993/Assessor/Preowned

Lot Dimen: Subdivide?: No HOA: None Access Unit: Yes

Fireplc: 1

AccUnit SF: 300

**School Information** 

Unexmpt Tx: PID:No Beds: Tot Bth: 3 Liv Area: 1

24394,21289,5793,8782

See NTREIS Transaction Desk

Full Bath: 3 Din Area: 1 Pool: No

**Lst \$/SqFt:** \$501.25

MultiPrcl: Yes MUD Dst: No

Lake Name:

Plan Dvlpm:

Lse MLS#:

Half Bath: 0 **Adult Community:** Smart Home App/Pwd: No

Hdcp Am: No Garage: Yes/2 Horses?: Yes Attch Gar: Yes Attached: # Carport: 0 Nο Acres: Cov Prk: 20.490 **HOA Dues:** Unit Type: Other

**School Dist:** Pilot Point ISD

**Elementary:** Middle: High: Pilot Point Pilot Point Pilot Point

Intermediate: Pilot Point

## Rooms

<u>Room</u> Living Room	<u>Dimen / Lvl</u> 18 x 14 / 1	<u>Features</u> Ceiling Fan(s), Fireplace	Room Office	<u>Dimen / Lvl</u> 15 x 13 / 1	<u>Features</u> Built-in Cabinets, Ceiling Fan(s)					
Kitchen	19 × 14 / 1	Breakfast Bar, Built-in Cabinets, Corian/Corian Type Countertop, Kitchen Island, Walk-in Pantry, Water Line to Refrigerator	Dining Room	12 x 11 / 1						
Utility Room	9 x 9 / 1	Built-in Cabinets, Room for Freezer, Separate Utility Room, Sink in Utility	Bedroom- Primary	31 x 15 / 2	Ceiling Fan(s), Ensuite Bath, Garden Tub, Separate Shower, Separate Vanities, Sitting Area in Master, Walk-in Closet(s)					
Bedroom Bedroom	13 x 12 / 1 14 x 12 / 2	Ceiling Fan(s), Split Bedrooms	Bedroom	14 x 12 / 2	Ceiling Fan(s)					

**General Information** 

**Housing Type:** Single Detached

Lot Size/Acres: 10 to < 50 Acres

Alarm/Security: Burglar, Fire Alarm, Security System Owned, Smoke Detector(s)

Soil: Sandy Loam

**Heating:** Central, Heat Pump, Zoned

Roof: Metal

Construction: Rock/Stone

Style of House:

Crops/Grasses:

Foundation: Slab

Basement:

Possession: Closing/Funding Fireplace Type: Living Room, Wood Burning

Flooring: Carpet, Tile, Wood

Levels:

Cooling:

Type of Fence: Barbed Wire, Cross Fenced, Fenced, Full, Gate,

Perimeter, Pipe, Wire

Ceiling Fan(s), Central Air, Electric, Zoned

Accessible Ft: Patio/Porch: Covered, Wrap Around

Vegetation: Partially Wooded

Special Notes:

**Listing Terms:** Cash, Conventional, Federal Land Bank

Appliances: Dishwasher, Disposal, Electric Water Heater, Gas Range, Microwave, Vented Exhaust Fan Laundry Feat: Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup

**Interior Feat:** Built-in Features, Dry Bar, Flat Screen Wiring, High Speed Internet Available, Kitchen Island, Open Floorplan, Walk-In

Closet(s)

**Exterior Feat:** Covered Patio/Porch, Stable/Barn

Park/Garage: Circular Driveway, Garage, Garage Door Opener, Garage Single Door, Gated

Street/Utilities: Asphalt, Co-op Electric, Co-op Water, Individual Water Meter, Outside City Limits, Propane, Septic, Unincorporated, No

City Services

Lot Description: Acreage, Many Trees, Native - Oak, Pasture, Tank/ Pond, Varied Other Structures: Barn(s), Bunk House, RV/Boat Storage, Shed(s), Stable(s)

Restrictions: No Known Restriction(s) Easements: Utilities

Waterfront: Creek, Lake Front – Corps of Engineers Plat Wtrfn Bnd:

Remarks

## Property Description:

Nestled against Corps of Engineers land and offering easy access to a nearby conservation lake adjacent to Lake Ray Roberts, this exceptional 20AC property provides the perfect blend of privacy, space, natural beauty, & convenience. The property features a custom stone home, a stable with an apt, a livestock barn, a nice pond, and beautiful oak trees. The stone home embodies Texas ambiance with wraparound porches on both levels, scattered oak shade trees, & a fully fenced, pet-friendly yard. Inside, the home offers updated living space featuring 4BRs, including a generously sized primary suite with a sitting area & ensuite bath. The home's inviting layout includes a cozy living room with a fireplace that opens to an updated kitchen with a Wolf gas range, island, breakfast bar, dry bar, & a walk-in pantry. There's also a home office, dining room, an attached 2-car garage, foam-insulated floored attic, high-speed fiber, and a whole-home generator. Step outside to the private backyard with terraced landscaped beds, where a short stroll leads to the Corps of Engineers land and a large conservation reservoir adjacent to Lake Ray Roberts. For horses & livestock, there is a 5-stall barn with cov'd parking & an adjoining one-bedroom apartment. There's also a loafing shed, a 42x48 livestock barn, and 4 fenced pastures. Located about 5 miles east of I-35, there's plenty of room to roam and enjoy with this property. From riding through the trees, fishing in the private pond, walking down to the larger reservoir, or just relaxing under the wrap around porches, there's something for everyone. The land is a sandy loam and offers the ideal balance of pasture and trees. The property includes almost 775 feet of pipe and cable frontage along Fm922 with a dense treed barrier separating the front 8-acre pasture from the rest of the property. For added seclusion, the property also includes three bordering lots in the neighboring addition, providing an additional layer of privacy.

Public Driving Directions: On the north side of Fm922 just east of Hemming Rd. Look for a gated stone entrance with an -S- on the gate.

**Agent/Office Information** 

LST OFC: KELLER WILLIAMS REALTY

LST Agt: DUTCH WIEMEYER

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 11/06/2024 14:56

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4275 E Fm 922, Valley View, Texas 76272



PROPERTY AERIAL...Don't Miss The Opportunity To Own A Gorgeous Ranch That Backs To Corps Land And Lake Ray Roberts!!



PROPERTY AERIAL...This Amazing Property Checks A LOT Of Boxes! Beautiful Home, Great Horse Barn, Livestock Barn, 20 Private Acres, Pond, And Backs To Corp/Lake Ray Roberts!



PROPERTY AERIAL...Extra View



FRONT OF HOME...Amazing Austin Stone Home W/Metal Roof, Wrap Around Porch And Also Balcony On 3 Sides, Completely Fenced Yard All Around The Home For The Pups



FRONT OF HOME...Extra Photo



BACK OF HOME...Just Imagine Sitting On This Incredible Back Porch & Upstairs Balcony Or Stone Patio With Your Morning Coffee

4275 E Fm 922, Valley View, Texas 76272



FOYER...Beautiful Hardwood Floors, High Ceiling, And The Updated Straircase Welcomes You Into This Gorgeous Home



LIVING ROOM...Hardwood Flooring, Austin Stone WB Fireplace W/Gas Starter, Open To Kitchen



LIVING ROOM...Extra View, French Doors To Cvrd Wrap Around Porch And Back Yard Patio



KITCHEN...Hardwood Flooring, Wolf Gas Range/Vent-A-Hood, SS Microwave, Dishwasher And Fridge



KITCHEN...Extra View



KITCHEN...Extra View, Breakfast Bar Plus A Dry Bar

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DINING AREA...Hardwood Flooring, Bay Window



OFFICE...Hardwood Flooring, Light And Bright W/Beautiful Window Views, Located Off Foyer And Adjoins Living Room



UPSTAIRS LANDING...Wood Flooring, 2 Guest Bedrooms And Guest Bath, Along W/Primary Bedroom And Bathroom Are Located On This Floor



PRIMARY BEDROOM...2nd Floor, Wood Flooring, Doors Located At Each End Of The Primary Bedroom, Both Lead Out Onto The Wrap Around Balcony



PRIMARY BEDROOM...Extra View, Trayed Ceiling, Light And Bright



PRIMARY BATHROOM...Tile Floor, Partial Tile Walls, Dbl Vanity Top W/Granite, Soaking Tub, Tile/Stone Shower

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PRIMARY BATH...Extra View, Walk-In Closet W/Built-Ins



BEDROOM 2...First Floor, Wood Flooring, Bay Window, Dbl Closet, Direct Access Into Guest Bathroom



DOWNSTAIRS GUEST BATHROOM...Tile Floor, Tile Walls, Tile/Stone Shower



BEDROOM 3...2nd Floor, Carpet, Bay Window, Trayed Ceiling, Dbl Closet, Direct Access Into Full Bath Shared W/Bedroom 4.



GUEST BATH FOR BEDROOMS 3 AND 4...Tile Floor, Dbl Vanity W/Granite Top, Tile/Stone Shower, Door On Left Goes To Bdrm 3/Door On Right Goes To Bdrm 4



HOME - BARN - PASTURE VIEWS

4275 E Fm 922, Valley View, Texas 76272



VIEW FROM BACK OF HOME...Overlooking Front Pasture And Horse Barn



FRONT PORCH...Wraps Around Home On 3 Sides



COVERED BALCONY...Wraps Around Home On 3 Sides W/Doors On Front Side And Back Side Leading Directly Into The Primary Bedroom



BALCONY VIEW...Overlooking Front Yard And Pastures



FRONT BALCONY VIEW...Extra Photo



FENCED BACK YARD AND STONE PATIO

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5 STALL HORSE BARN...W/Covered Porch And Bunkhouse



5 STALL HORSE BARN AND LARGE LOAFING SHED



BARN INTERIOR...Insulated, 5 Stalls, Bunkhouse Apt, Covered Trailer/Equipment Parking At Far End, 2 Overhead Doors On Each End Of Barn



BARN INTERIOR...Extra View, 4 Stalls Each Have A Rear Door Opening Into A Turn-Out Lot, Which Can Also Open Into A Large Pasture



BARN BUNKHOUSE APARTMENT...Tile Floor, Living/Kitchenette Combo, Bathroom And Bedroom



COW/LIVESTOCK BARN...Enclosed Feed Room On Concrete Slab, Holding Pen With Chute, Water And Electric

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SCENIC POND



LONG DRIVEWAY...Leads From Gated Entrance To Private/Secluded Homesite

GATED ENTRANCE

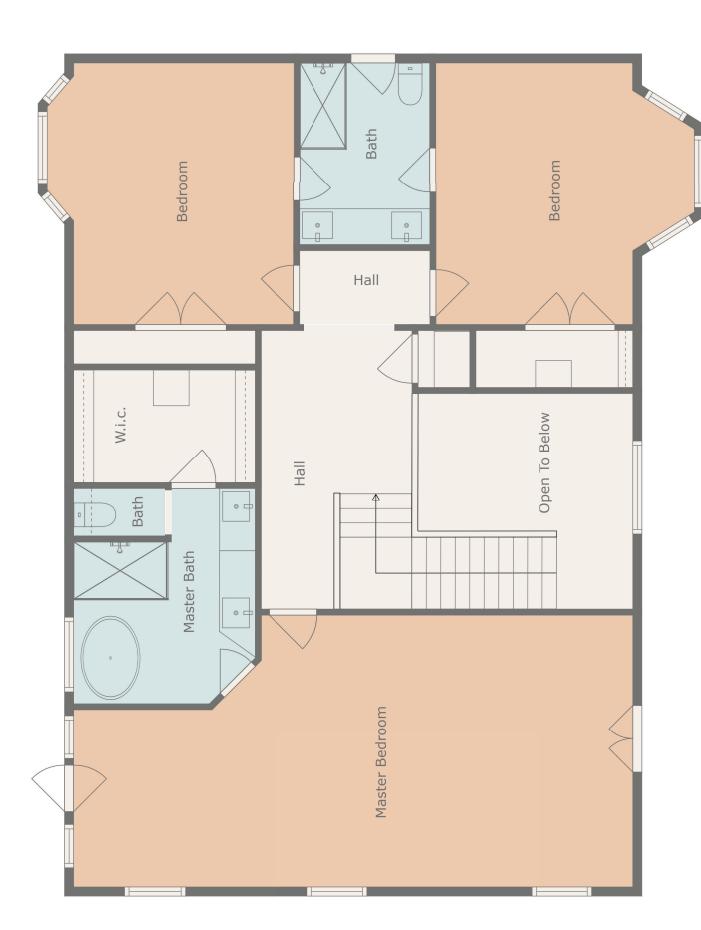


TAGGED PROPERTY AERIAL...Outlines And Tags Are Approximate And For Illustration Only



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.













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## Boundary 19.28 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2	Aubrey fine sandy loam, 1 to 5 percent slopes	8.15	42.27	0	41	3e
12	Callisburg fine sandy loam, 1 to 5 percent slopes, eroded	6.64	34.44	0	43	3e
6	Birome-Aubrey-Rayex complex, 3 to 12 percent slopes	4.49	23.29	0	36	7s
TOTALS		19.28( *)	100%	-	40.52	3.93

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

