

186 Ottos Drive, Valley View, Texas 76272

MLS#: 20479602 \$ Active

Property Type: Residential

[186 Ottos Drive Valley View, TX 76272-8010](#)

SubType: Farm/Ranch

LP: \$1,535,000

OLP: \$1,575,000

Recent: 02/05/2024 : DOWN : \$1,575,000->\$1,535,000



Also For Lease: N

Lst \$/SqFt: \$519.28

Subdivision: Otto Benz Sub

County: Cooke

Lake Name:

Country: United States

Lse MLS#:

Parcel ID: [69248](#)

Plan Dvlpm:

Parcel ID 2: 85941

Lot: 1 Block:

MultiPrcl: Yes MUD Dst: No

Legal: OTTO BENZ SUBD; LOT 1; ACRES 10

Spcl Tax Auth: No

Beds: 3

Tot Bth: 4

Liv Area: 2

Firepic: 1

Full Bath: 3

Din Area: 1

Pool: Yes

Half Bath: 1

Adult Community:

Smart Home App/Pwd: No

SqFt: 2,956/Assessor

Appraiser:

Yr Built: 2000/Assessor/Preowned

Lot Dimen:

Subdivide?: No

HOA: None

Access Unit: No

Hdcp Am: Yes

Garage: Yes/1

Horses?: Yes

Attch Gar: Yes

Attached: No

Carport: 2

Acres: 10.000

Cov Prk: 3

Gar Size: 20x12

HOA Co:

AccUnit SF:

Unit Type:

School Information

School Dist: Pilot Point ISD

Elementary: Pilot Point

Middle: Pilot Point

High: Pilot Point

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	25 x 23 / 1	Fireplace	Loft	22 x 19 / 2	
Kitchen	17 x 12 / 1	Breakfast Bar, Built-in Cabinets, Granite/Granite Type Countertop, Water Line to Refrigerator	Dining Room	14 x 8 / 1	
Bedroom-Primary	21 x 13 / 1	Dual Sinks, Ensuite Bath, Separate Shower, Walk-in Closet(s)	Bedroom	21 x 13 / 1	Ceiling Fan(s), Ensuite Bath
Bedroom	18 x 13 / 1	Ceiling Fan(s), Ensuite Bath, Walk-in Closet(s)	Utility Room	17 x 10 / 1	Built-in Cabinets, Separate Utility Room, Sink in Utility

General Information

Housing Type: Single Detached
Style of House: Traditional
Lot Size/Acres: 10 to < 50 Acres
Alarm/Security: Security Gate
Soil: Sandy Loam
Heating: Heat Pump, Zoned
Roof: Composition
Construction: Cedar, Rock/Stone
Surface Rights: All
Road Surface: Gravel
Foundation: Slab
Basement: No
Possession: Other

Fireplace Type: Living Room, Wood Burning
Flooring: Carpet, Tile
Levels: 1.5

Type of Fence: Cross Fenced, Fenced, Full, Perimeter, Pipe, Wire
Cooling: Ceiling Fan(s), Central Air, Zoned
Accessible Ft: Accessible Bath - Full
Patio/Porch: Covered, Front Porch, Patio
Topography:
Road Frontage: FM Road, Private Road
Special Notes: Other
Listing Terms: Cash, Conventional, Federal Land Bank

Features

Appliances: Dishwasher, Disposal, Electric Range, Microwave
Laundry Feat: Dryer - Electric Hookup, In Utility Room, W/D - Full Size W/D Area, Washer Hookup
Interior Feat: Built-in Features, Cathedral Ceiling(s), Double Vanity, Granite Counters, High Speed Internet Available, Loft, Walk-In Closet(s)
Exterior Feat: Covered Patio/Porch, Rain Gutters, Stable/Barn, Storage
Park/Garage: Garage Single Door, Circular Driveway, Covered
Pool Features: Fenced, Gunite, In Ground, Pool Cover, Salt Water, Water Feature

Street/Utilities: Aerobic Septic, Co-op Electric, Co-op Water, Gravel/Rock, Individual Water Meter, Outside City Limits, Private Road, Septic, Underground Utilities, Unincorporated, Well, No City Services
Lot Description: Acreage, Few Trees, Pasture, Sprinkler System, Tank/ Pond
Proposed Use: Equine, Horses
Present Use: Horses
Other Structures: Barn(s), Outbuilding, Shed(s), Stable(s), Storage, Workshop w/Electric
Restrictions: No Known Restriction(s), Other
Easements: Utilities
Miscellaneous: Fenced for Horses, Outdoor Arena

Farm & Ranch Information

# Residences: 1	Pasture Acres:	Crop Retire Prog:	
# Tank/Pond: 1	Cultivate Acres:	Aerial Photo Avl: Yes	Road Frontage:
# Barns: 1	Bottom Lnd Acres:	AG Exemption: Yes	Wells: 1
# Lakes:	Irrigated Acres:	Land Leased: No	

Remarks

Property Description: Perfect for equestrian enthusiasts, this meticulously maintained 10-acre horse property features an impressive Austin Stone home, a sparkling in-ground pool, and a top-notch insulated 5-stall block barn equipped with all the amenities, bathroom, and extra storage area. The residence features an inviting open atmosphere, three spacious ensuite bedrooms, and a loft that overlooks the main living area with a stone fireplace. Additionally, the property offers multiple pipe turn-out lots with loafing sheds, an outdoor arena, a well-appointed insulated workshop with two overhead doors, a covered storage area, and an adjoining studio complete with half-bath, heat & air, and addl storage. A pond, a deep private water well, and community water further enhance the appeal of this exceptional property. Conveniently situated approximately 5 miles east of I-35 and just 1 mile west of Johnson Branch State Park on Lake Ray Roberts, this property boasts a prime location with frontage along Lone Oak Rd.

Excludes: Car lift in the shop; Vet stocks, Equivibe, and Half bath mirror in the barn; Portable panels; All portable livestock feeders and troughs.

Public Driving Directions: From I-35 - Take Lone Oak Rd or Fm3002 - Go east approx 5 miles - South on Ottos Dr - 1st driveway on the left side.

Private Rmks: Ottos Drive is a private, no-outlet street used by six property owners. The property is located within the Lake Ray Roberts Land Use Ordinance zone.

Financial Information

Loan Type: Treat As Clear	Bal:	Payment:	
Pmt Type:	Lender:	Orig Date:	2nd Mortg: No

Agent/Office Information

SUB: 0 - %	CDOM: 81	DOM: 81	LD: 11/16/2023	XD: 05/16/2024
BAC: 3 - %	VAR: Yes			

List Type: Exclusive Right To Sell

List Off: KELLER WILLIAMS REALTY (KWRH05AU) 940-365-7600	LO Fax: 940-365-7601	Brk Lic: 0449245
LO Addr: 806 S. Hwy 377 Aubrey, 76227	LO Email: Klrw87@kw.com	
List Agt: DUTCH WIEMEYER (0453705) 940-391-9092	LA Cell: 940-391-9092	LA Fax:
LA Email: info@texasliving.com	LA Othr:	LA/LA2 Texting: Yes/Yes
List Agt 2: CHERYL WIEMEYER (0453706) 940-391-9090	LA2 Email: cherylanddutch@texasliving.com	
LA Website: www.texasliving.com	LO Sprvs: Tori Wilson (0620330) 940-484-9411	
Off Web: www.kwaubrey.com		
Pref Title Co: Gainesville Title	Location: 115 N Dixon, Gainesville (940) 612-4824	

Showing Information

Call: Showing Service	Appt: (817) 858-0055	Owner Name: Carn
Keybox #: *****	Keybox Type: None	Seller Type: Standard/Individual
Show Instr: Prior day's notice is required. Listing agent to meet.		
Show Srvc: ShowingTime		
Occupancy: Owner	Open House:	
Showing: 24 Hour Notice, Appointment Only, No Lock Box		
Surveillance Devices Present: None		
Consent for Visitors to Record: Video		

 Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 02/05/2024 08:24

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