

FOR SALE

10 Acre Horse Property
Listed for \$1,495,000

186 Ottos Drive
Valley View, Texas



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 horse barn equipped with all the essential amenities. Additionally, the property includes multiple pipe turn-out lots, an outdoor arena, a well-appointed insulated workshop, an adjoining studio with a half-bath and heat & air, a pond, a deep private water well, and community water, further enhancing the property's appeal.

The residence offers around 2,950 square feet of interior living space. Its spacious and open design encompasses a generous living area with a stone fireplace, complemented by a 19x22 upstairs loft. The home features three sizable ensuite bedrooms, a kitchen with stainless appliances, a breakfast bar, a dining area, and an oversized utility room. The home has recently been updated with new carpet in the bedrooms and loft and refreshed interior paint throughout.

Step into the backyard and enjoy the surroundings from the comfort of the covered patio, surrounded by several shade trees. The outdoor space also includes an inground gunite lap pool with a water feature.

The horse barn is 44 x 80 overall, with an additional 20-foot covered front patio. The 44 x 60 insulated stall section is concrete block enhanced with Austin Stone on two exterior sides. Five stalls have welded wire front, Nelson automatic waterers, windows, and fans. Four stalls are 14 x 14, and one is 14 x 23 with access to a small partially covered lot. There is also a 15-foot concrete center aisleway, a wash rack with hot water, a feed room, a tack room, and a half-bath. Adjoining the stall area is a 20-foot partially enclosed multi-use extension and an additional covered area for equipment.

There are five individual pipe turn-out lots, four with loafing sheds, and a 60 x 100 riding arena.

The shop building is 30 x 42 overall and includes an insulated 30 x 30 workshop with lights, two 10 x 12 overhead doors, and a separate 12 x 30 storage bay. Adjoining the shop is a 14 x 19 studio with heat and air, plus an accessible 10 x 19 insulated storage area with a half-bath and utility sink.

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 Road.



 DUTCH AND CHERYL	 KELLER WILLIAMS REAL ESTATE	Dutch and Cheryl Wiemeyer REALTORS® Direct/Text (940) 391-9092 Office (940) 365-4687 info@texasliving.com www.texasliving.com
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186 Ottos Drive, Valley View, Texas 76272

Listing ID: 20479602



FRONT VIEW PROPERTY AERIAL...Immaculate And Hard To Find 10 Acre Horse Property In A Sought After Area And Just 1 Mile West Of Johnson Branch State Park On Lake Ray Roberts!



FRONT VIEW PROPERTY AERIAL...Extra Photo, Property Outlines Are Approximate And For Illustration Only



SIDE AND BACK VIEW PROPERTY AERIAL



BACK VIEW PROPERTY AERIAL



FRONT OF HOME...Austin Stone Exterior With Attached Carport And Garage



VIEW OF HOME-OUTBUILDINGS-HORSE BARN

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BACK OF HOME AND POOL



BEAUTIFUL POOL...Gunite, Saltwater, Play-Pool Depth, Waterfall



POOL...Extra View, Stone Patio



LIVING ROOM...Tile Floor, WB Austin Stone Fireplace, 2 Sets Of Doors To Back Yard



LIVING ROOM...Extra View, Looking Towards Front Door, Staircase Leads To Loft/Flex Room



KITCHEN...Tile Floor, Granite Tile C-Tops, Stainless Appliances, Under Cabinet Lighting, Breakfast Bar

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KITCHEN AND DINING



DINING AND KITCHEN



DINING-KITCHEN-LIVING ROOM



PRIMARY BEDROOM...New Carpet, 2-Inch Blinds



PRIMARY BATH...Tile Floor, Dbl Vanity, Handicap Accessible Tile Shower, Walk-In Closet



PRIMARY BATH...Extra View

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BEDROOM 2...New Carpet, 2-Inch Blinds, Private Full Bath



PRIVATE BATH FOR BEDROOM 2



BEDROOM 3...New Carpet, 2-Inch Blinds, Private Full Bath



PRIVATE BATH FOR BEDROOM 3



LOFT/FLEX ROOM...New Carpet, Can Be Used For Office, Game Room, Exercise Room, Etc



LOFT/FLEX ROOM...Overlooks Living Room

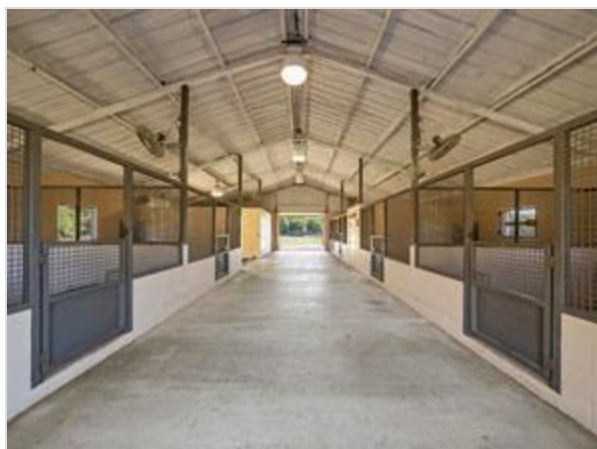
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5 STALL BARN...Austin Stone Exterior, Block Stalls, Insulated



5 STALL BARN...Extra View



BARN INTERIOR...Insulated, 5 Block Stalls W/Welded Wire Fronts, Auto Waterers, Stall Mats, Mangers, Feed Bins, Fly System, Rear Windows On Each Stall



BARN INTERIOR...Wash Rack W/Hot And Cold Water, Feed Room, Tack Room, Bathroom, Cvr'd Storage On East Side And On Opposite End



FOALING STALL...With Door To A Partially Covered Lot



COVERED STORAGE AT END OF BARN...Partial Concrete And Partial Dirt

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60x100 ARENA...Rubber Footing Mixed Into Base, Pipe Fencing



PASTURE WITH LOAFING SHED



PASTURE WITH LOAFING SHED



PASTURE WITH DBL LOAFING SHED



LANE BETWEEN PASTURES...Pipe And No Climb Fencing



SHOP-OFFICE-STORAGE/OFFICE BLDG...Shop Bldg Is 30x42 And The Office/Craft Room Is 19x24 With A 19x10 Storage Room

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OFFICE/CRAFT BLDG...Heat/Air, 2 Closets, Door At Left Leads To An Attached Insulated Storage Or Shop Area W/Half Bath



STORAGE/SHOP AREA...Attached To Office/Craft Room, Half Bath, Utility Sink, Insulated, Sliding Door At Opposite End



GATED ENTRANCE

186 Ottos Drive, Valley View, Texas 76272

MLS#: 20479602 \$ Active

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

LP: \$1,495,000

Property Type: Residential

SubType: Farm/Ranch



Also For Lease: N

Lst \$/SqFt: \$505.75

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

Fireplc: 1

Full Bath: 3

Din Area: 1

Pool: Yes

Half Bath: 1

Adult Community:

Smart Home App/Pwd: No

Hdcp Am: Yes

Garage: Yes/1

Horses?: Yes

Attch Gar: Yes

Attached: No

Carport: 2

Acres: 10.000

Cov Prk: 3

HOA Dues:

Unit Type:

AccUnit SF:

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

Fireplace Type: Living Room, Wood Burning

Style of House: Traditional

Flooring: Carpet, Tile

Lot Size/Acres: 10 to < 50 Acres

Levels: 1.5

Alarm/Security: Security Gate

Soil: Sandy Loam

Type of Fence: Cross Fenced, Fenced, Full, Perimeter, Pipe, Wire

Heating: Heat Pump, Zoned

Cooling: Ceiling Fan(s), Central Air, Zoned

Roof: Composition

Accessible Ft: Accessible Bath - Full

Construction: Cedar, Rock/Stone

Patio/Porch: Covered, Front Porch, Patio

Surface Rights: All

Topography:

Road Surface: Gravel

Road Frontage: FM Road, Private Road

Foundation: Slab

Special Notes: Other

Basement: No

Listing Terms: Cash, Conventional, Federal Land Bank

Possession: Other

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.

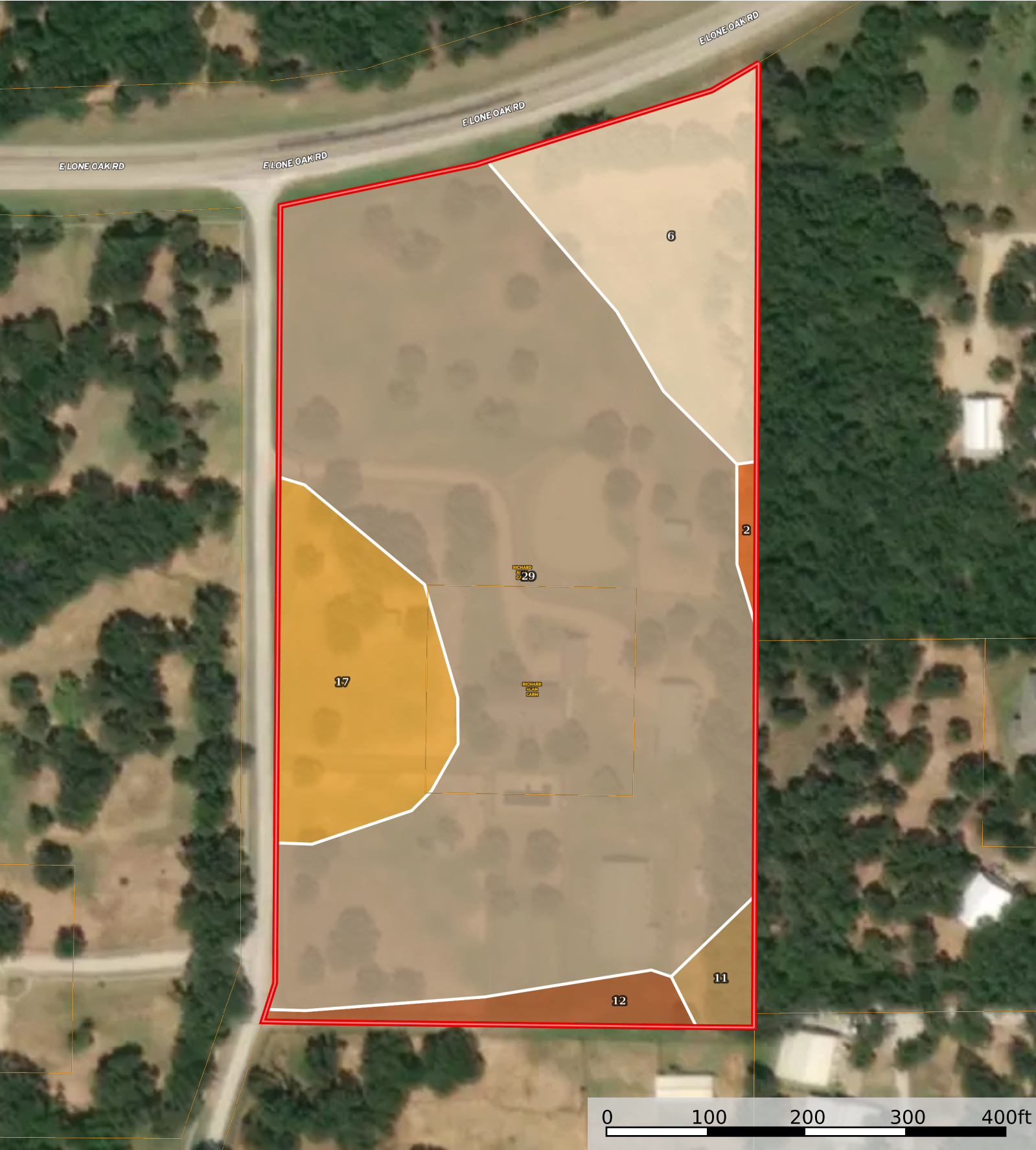
Public Driving Directions: From I-35 - Take Lone Oak Rd or Fm3002 - Go east approx 5 miles - South on Ottos Dr - 1st driveway on the left side.

Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY **Lst Agt:** [DUTCH WIEMEYER](#)

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 03/15/2024 21:58

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 Boundary

Boundary 9.72 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
29	Gasil fine sandy loam, 1 to 5 percent slopes, eroded	6.77	69.65	0	41	3e
6	Birome-Aubrey-Rayex complex, 3 to 12 percent slopes	1.3	13.37	0	35	7s
17	Crosstell fine sandy loam, 1 to 3 percent slopes	1.14	11.73	0	39	3s
12	Callisburg fine sandy loam, 1 to 5 percent slopes, eroded	0.29	2.98	0	46	3e
11	Callisburg fine sandy loam, 1 to 3 percent slopes	0.16	1.65	0	46	2e
2	Aubrey fine sandy loam, 1 to 5 percent slopes	0.06	0.62	0	41	3e
TOTALS		9.72(*)	100%	-	40.19	3.52

(*) 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.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

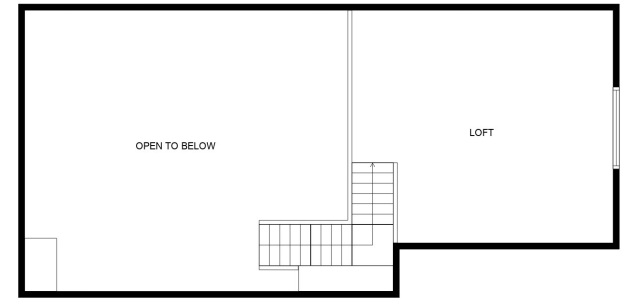
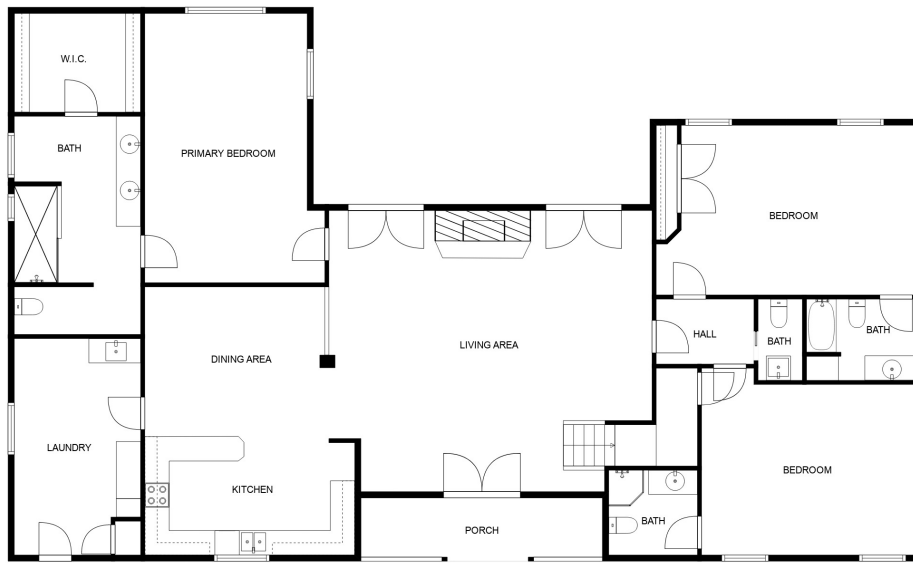
Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

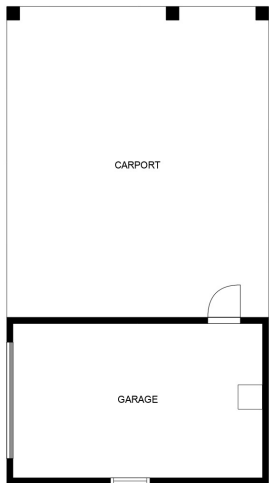
Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



FLOOR 2



FLOOR 1

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.