

1529 Hemming Road, Valley View, Texas 76272

MLS#: 20954205 **N** Active

[1529 Hemming Road Valley View, TX 76272-7728](#)

LP: \$1,825,000

Property Type: Residential

SubType: Farm/Ranch



Also For Lease: N

Lst \$/SqFt: \$1,901.04

Subdivision: Ccsl

County: Cooke

Lake Name: Ray Roberts

Country: United States

Lse MLS#:

Parcel ID: [20655](#)

Plan Dvlpm:

Parcel ID 2: 86750,318823

Lot: 15,16

Block:

MultiPrcl: Yes MUD Dst: No

Legal: CCSL 0205 BLOCK 16 ACRES 33.26

Unexmpt Tx: \$2,017

PID:No

Beds: 2

Tot Bth: 2

Liv Area: 1

Fireplc: 0

Full Bath: 2

Din Area: 1

Pool: No

Half Bath: 0

Adult Community:

Smart Home App/Pwd: No

SqFt: 960/Assessor

Yr Built: 2020/Assessor/Preowned

Lot Dimen:

Subdivide?: No

HOA: None

Hdcp Am: No

Horses?: Yes

Attached: No

Acres: 35.000

HOA Dues:

Garage: No/0

Attch Gar:

Carport: 0

Cov Prk: 0

School Information

School Dist: Pilot Point ISD

Elementary: Pilot Point

Middle: Pilot Point

High: Pilot Point

Intermediate: Pilot Point

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Living Room	16 x 10 / 1		Kitchen	12 x 11 / 1	Built-in Cabinets, Eat-in Kitchen, Water Line to Refrigerator
Bedroom-Primary	13 x 13 / 1	Ceiling Fan(s), Dual Sinks, Ensuite Bath, Linen Closet, Separate Shower	Bedroom	11 x 9 / 1	
Utility Room	11 x 7 / 1	Built-in Cabinets, Separate Utility Room, Utility Closet			

General Information

Housing Type: Manufactured (certificate exch)

Style of House:

Lot Size/Acres: 10 to < 50 Acres

Soil: Clay, Sandy Loam

Heating: Electric

Roof: Metal

Construction:

Surface Rights: All

Road Surface: Asphalt

Crops/Grasses:

Foundation: Pillar/Post/Pier

Basement: No

Possession: Other

Fireplace Type:

Flooring: Luxury Vinyl Plank

Levels: 1

Type of Fence: Barbed Wire, Gate, Perimeter, Wire

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

Accessible Ft:

Patio/Porch: Covered, Patio, Side Porch

Topography:

Road Frontage: County Road

Vegetation: Partially Wooded

Special Notes: Survey Available

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: Eat-in Kitchen, Flat Screen Wiring, High Speed Internet Available, Open Floorplan

Exterior Feat: Covered Patio/Porch, RV/Boat Parking

Park/Garage: Outside, RV Access/Parking

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

Lot Description: Acreage, Many Trees, Pasture, Tank/ Pond, Varied

Proposed Use: Equine, Grazing, Horses, Hunting/Fishing, Livestock, Pasture, Recreational, Residential

Other Structures: Outbuilding, RV/Boat Storage, Workshop w/Electric

Restrictions: No Known Restriction(s), Other

Easements: Utilities

Waterfront: Lake Front - Corps of Engineers

Dock Permitted: No

Plat Wtrfn Bnd:

Lake Pump:

Farm & Ranch Information

# Residences:	1	Pasture Acres:		Crop Retire Prog:	No	Road Frontage:	
# Tank/Pond:	1	Cultivate Acres:		Aerial Photo Avl:	Yes	Wells:	0
# Barns:		Bottom Lnd Acres:		AG Exemption:	Yes		
# Lakes:		Irrigated Acres:		Land Leased:	No		

Remarks

Property Description:

Nestled along the shores of Lake Ray Roberts, this 35-acre lakeside property offers an unmatched blend of natural beauty, privacy, & recreational opportunities. With expansive lake views, about 700ft of shoreline, and vibrant Texas sunsets as your backdrop, the land is rich in character, featuring a mix of trees, pasture, and a pond, creating the best of country living. The property offers a premium build site with panoramic lake views setting the stage for a future custom home. Presently, there is a newer modular home with lake views that offers a comfortable space as a temporary residence while you build, a weekend or full-time residence, or a guest home. The 50x60 shop offers a range of possibilities with its spacious layout & partially finished enclosed flex space. The shop includes 3 overhead doors, 1 with extra height for RV storage. Inside, the foam-insulated, climate-controlled flex space spans approx 1,800sf. The space is partially finished, giving you the opportunity to complete it to your liking. The main level is laid out for a lounge or game room with a pre-wired & pre-plumbed kitchen area, a bonus room with closet, & a full bath with washer & dryer hookups. Upstairs, enjoy lake views from a planned office space, 2 storage closets, a 2nd full bath, and a large storage room. HVAC, water, & plumbing are in place, and materials for finishing, including flooring, stainless induction cooktop, wall oven, and an electric fireplace are included & ready for installation. The property has a current wildlife exemption, helping keep property taxes low. It's also equipped with high-speed fiber internet, a high-capacity aerobic septic system designed to support an additional home, & a 350-amp underground electric service, providing plenty of power for future expansion. With convenient access to major amenities and recreational attractions, 1529 Hemming Road is about 6 miles east of I-35, providing a sensible commute to the Metroplex & the DFW Intl Airport.

Public Driving Directions:

From Lone Oak Road, go north on Hemming Rd. Property on left. No for sale sign. Address on mailbox. Google Maps is accurate.

Agent/Office Information

Lst Ofc: KELLER WILLIAMS REALTY

Lst Agt: [DUTCH WIEMEYER](#)

Prepared By: DUTCH WIEMEYER KELLER WILLIAMS REALTY on 06/12/2025 11:47

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