

Easter Canyon Seventy
5540-5556 County Road 406
Grandview, TX 76050

\$2,999,999
70.200± Acres
Johnson County



Easter Canyon Seventy
Grandview, TX / Johnson County

SUMMARY

Address

5540-5556 County Road 406

City, State Zip

Grandview, TX 76050

County

Johnson County

Type

Farms, Hunting Land, Ranches, Recreational Land, Residential Property

Latitude / Longitude

32.326157 / -97.237308

Dwelling Square Feet

4000

Bedrooms / Bathrooms

4 / 3.5

Acreage

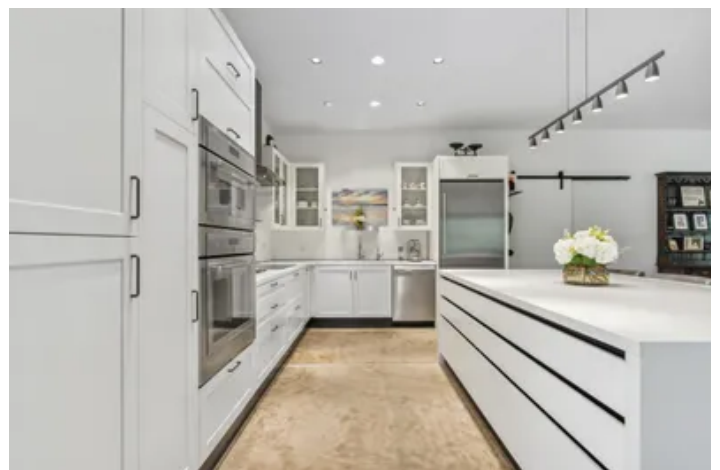
70.200

Price

\$2,999,999

Property Website

<https://ttranchgroup.com/property/easter-canyon-seventy-johnson-texas/83633/>



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PROPERTY DESCRIPTION

Description:

Easter Canyon Seventy is a sleek, ultra-modern private retreat set on 70 picturesque acres of deep woods, lakes, ravines, open prairie, and pasture—offering a lush, park-like atmosphere just outside the DFW metroplex. Ideally located for both seclusion and convenience, it's close enough to enjoy a quick city dinner or night out.

Location:

Easter Canyon Seventy is nestled in Grandview, Texas, within Johnson County—just 15 minutes from the historic Cleburne Square, home to charming antique shops, cozy coffee houses, local cafes, an acclaimed community theatre, and the iconic 1912 granite courthouse. Though privately set, the ranch enjoys exceptional accessibility: only 60 minutes from Dallas-Fort Worth International Airport, 40 minutes from downtown Fort Worth, and The Shops at Clearfork. The property also lies within the highly rated Grandview Independent School District, offering both tranquility and convenience.

Land:

This remarkable 70-acre property—surrounded by large private ranches and forest—features rolling terrain, two lakes, a grotto, rock ravine, nature trails, natural springs, and seasonal waterfalls. Enjoy established orchards with plums, grapes, peaches, pears, and blackberries, plus a stunning greenhouse/garden house with fire pit, multiple seating areas, garden zones with drip irrigation, timers, lighting, electricity, and a potting shed.

Wildlife abounds with frequent deer and turkey. The land includes a gun range, cattle chute, grazing paddocks, and is fenced/cross-fenced with high-strength gates. It currently benefits from an agricultural tax exemption on 70 acres, with potential to convert all or part to a wildlife exemption.

Ideal for a family compound, event venue, or additional homesites—several prime building locations are available. No pipelines, oil/gas activity, or overhead power lines—just privacy, peace, and natural beauty.

Wildlife:

The ranch hosts an abundance of wildlife, including songbirds, white-tailed deer, dove, turkey, waterfowl, coyotes and the occasional bobcat.

House:

At the heart of this stunning retreat lies a beautiful 4-bedroom, 3.5-bath home, newly built in 2024. Offering 4,000 square feet of living space—excluding the expansive shop and garage areas—this home is designed for both luxury and practicality. A deep, covered porch wraps around the entire home, creating multiple additional living spaces ideal for relaxing or entertaining.

The spacious primary suite features a large steam shower, soaking tub, and dual walk-in closets. An open-concept kitchen, dining, and gathering area is framed by a wall of windows and anchored by a striking indoor/outdoor fireplace. The chef's kitchen boasts a large quartz island, custom cabinetry with abundant storage, and top-of-the-line Miele, Liebherr, and Thermador appliances. A glass-enclosed dining room offers an additional, elegant setting for meals.

Upstairs includes three additional bedrooms, two full baths, a large guest kitchen, and a generous gathering room with breathtaking views of the lake and surrounding woods—perfect for multi-generational living or guest privacy. An outdoor shower with woodland views adds to the retreat-like ambiance.

Additional features include two laundry areas, built-in storage and closets throughout, high-speed hard-wired internet, premium lighting and fixtures, and premium doors. Constructed with a fortress-like design using concrete and commercial-grade steel, the home offers extreme insulation and high-end windows for year-round comfort and durability.



Minerals:

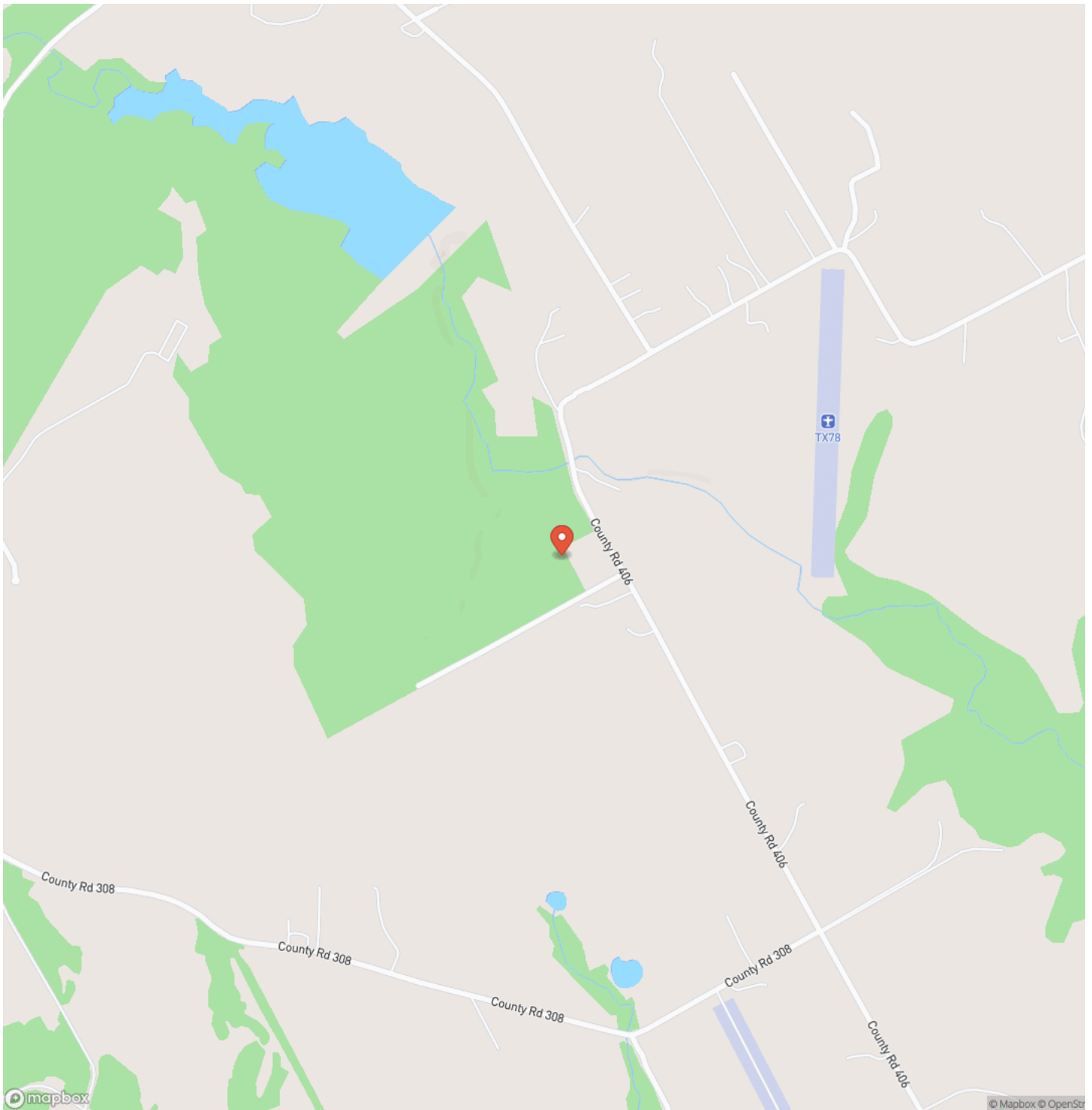
Contact broker for details.

The fine furnishings, art and Persian carpet collection are available for separate purchase.

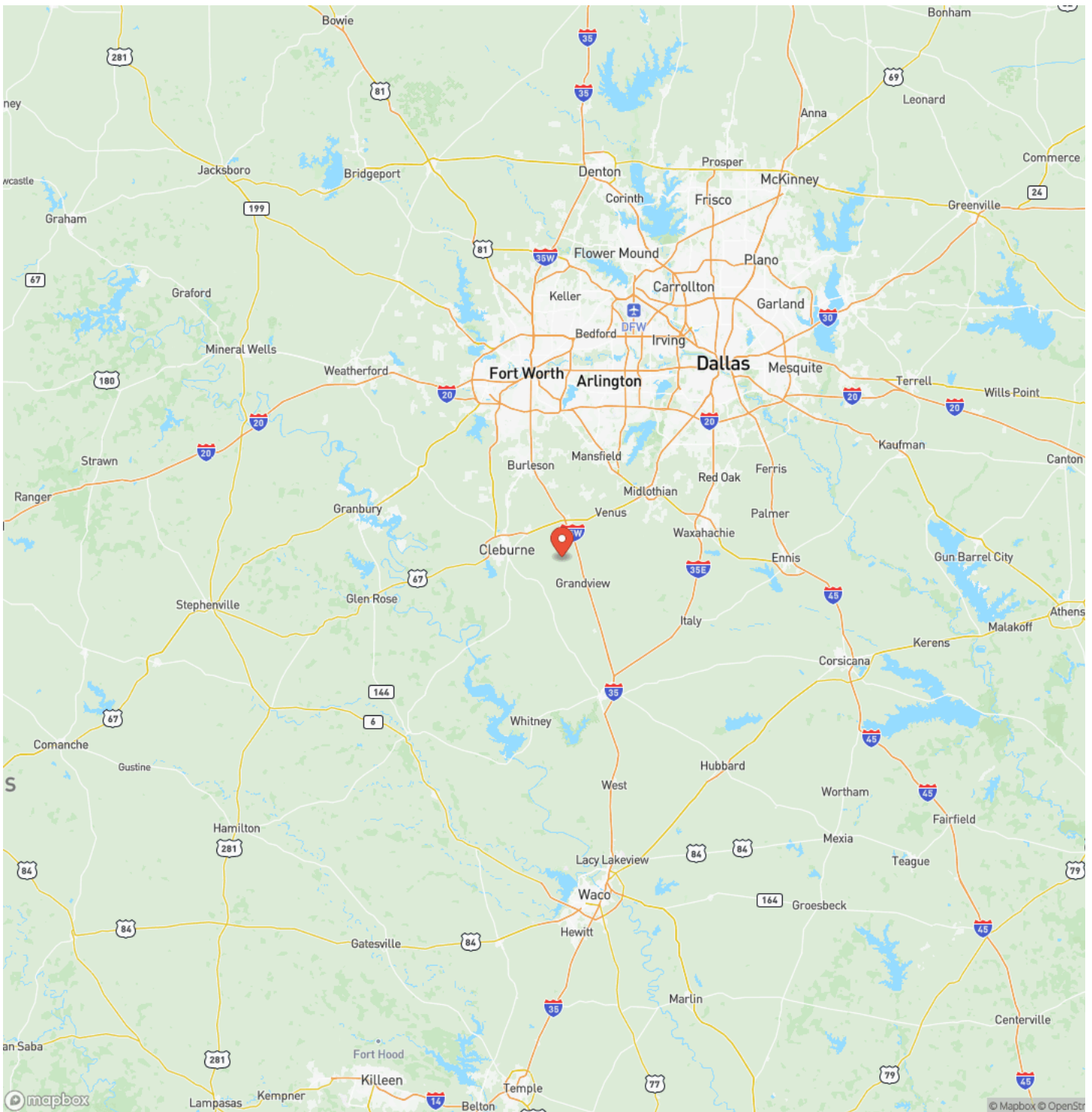
Easter Canyon Seventy
Grandview, TX / Johnson County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

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Address

3131 Turtle Creek Blvd.

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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