

Cottonwood Creek Ranch
4220 Cr 212
Grandview, TX 76050

220± Acres
Johnson County



Cottonwood Creek Ranch
Grandview, TX / Johnson County

SUMMARY

Address

4220 Cr 212

City, State Zip

Grandview, TX 76050

County

Johnson County

Type

Farms, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

32.362543 / -97.114803

Acreage

220

Property Website

<https://ttranchgroup.com/property/cottonwood-creek-ranch-johnson-texas/89326/>



Cottonwood Creek Ranch Grandview, TX / Johnson County

PROPERTY DESCRIPTION

MULTIPLE ACREAGE OPTIONS AVAILABLE

Cottonwood Creek Ranch is offered in its entirety or as two separate tracts. See individual offering details and pricing below.

Cottonwood Creek Ranch | 220 ± Acres | \$4,840,000

Cottonwood Creek Ranch South | 80 ± Acres | \$1,760,000

Cottonwood Creek Ranch North | 140 ± Acres | \$3,080,000

LOCATION

Cottonwood Creek Ranch is located in eastern Johnson County, approximately 15 minutes from Grandview and Venus and 40 miles south of Downtown Dallas. The ranch offers a rural setting with convenient access to Midlothian, Waxahachie, Mansfield, Cleburne, and the greater Dallas-Fort Worth Metroplex.

Frontage along County Road 212, County Road 210, and County Road 105A provides multiple points of access across the property. The South tract lies within Grandview ISD, while the North tract is located within Venus ISD.

DESCRIPTION

Cottonwood Creek Ranch offers 220 ± acres in Johnson County, combining productive agricultural land, abundant water, recreational opportunities, and excellent homesite potential within 40 miles of Downtown Dallas. Gently rolling terrain transitions between improved pasture, native grasses, productive hay ground, creek frontage, and natural cover, creating a property equally suited for ranching, agriculture, recreation, or a private country residence.

Water is a defining feature of the ranch, with approximately 1,840 feet of Cottonwood Creek, two stocked ponds, and two water wells located across the property. An established 97 ± acre Johnson Grass hay field produces multiple cuttings annually, while the balance of the ranch provides quality grazing, wildlife habitat, and elevated build sites with views across the surrounding countryside. Deer and dove are abundant throughout the property, adding a strong recreational component to its agricultural utility.

Frontage along County Road 212, County Road 105A, and County Road 210 provides multiple points of access and flexibility across the ranch. Cottonwood Creek Ranch presents an opportunity to own a substantial tract of land close to the Metroplex with the water, productive soils, access, and versatility to support a wide range of uses.

The ranch may be purchased in its entirety or through the individual North and South offerings described below.

COTTONWOOD CREEK RANCH SOUTH

108 ± Acres | \$2,376,000

Cottonwood Creek Ranch South encompasses 108 ± acres with frontage along County Road 105A. Located within Grandview ISD, the tract is approximately 15 minutes from Grandview and 40 miles from Downtown Dallas.

The South tract is highlighted by an established 97 ± acre Johnson Grass hay field that produces multiple cuttings each year, providing immediate agricultural utility and income-producing potential. Gently rolling terrain, improved pasture, native grasses, a water well, and multiple elevated build sites create an attractive setting for continued agricultural use, livestock, or a future country residence. Natural cover and water resources throughout the area also support healthy populations of deer and dove.

With productive acreage, convenient road frontage, and close proximity to the Metroplex, Cottonwood Creek Ranch South offers a versatile opportunity for agricultural, ranching, recreational, or residential use.



COTTONWOOD CREEK RANCH NORTH

141 ± Acres | \$3,102,000

Cottonwood Creek Ranch North encompasses 141 ± acres with frontage along County Road 212 and County Road 210. Located within Venus ISD, the property is approximately 15 minutes from Venus and 40 miles from Downtown Dallas.

The North tract offers a diverse combination of pasture, water, and natural cover, including approximately 1,840 feet of Cottonwood Creek, two stocked ponds, and a water well. Gently rolling terrain provides elevated build sites and scenic views across the ranch, while improved pasture and native grasses support livestock and agricultural use.

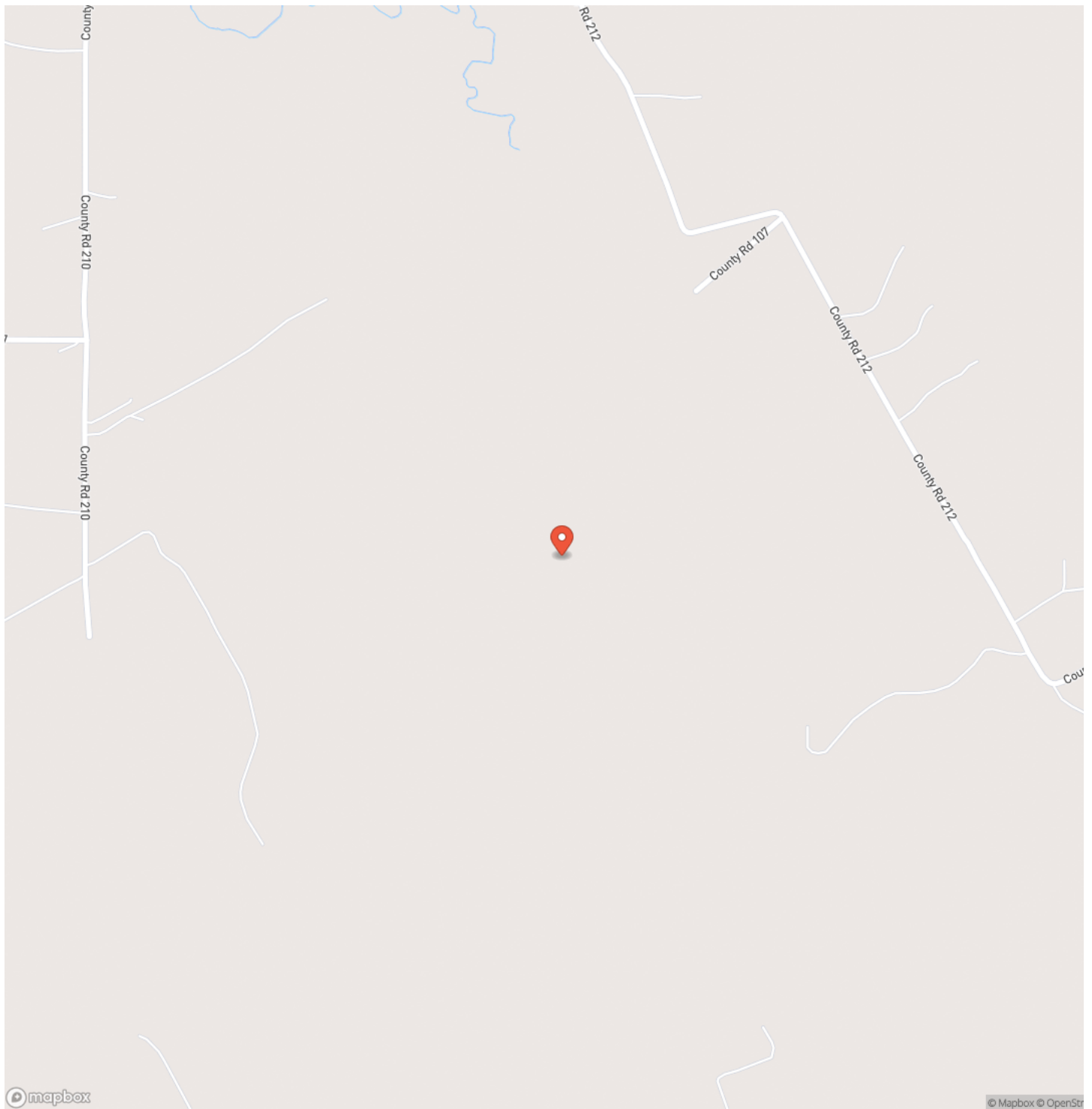
Cottonwood Creek and the property's ponds provide year-round recreational appeal while creating quality habitat for deer, dove, and other wildlife. With multiple access points, abundant water, and a balance of open and wooded acreage, Cottonwood Creek Ranch North is well suited for a working ranch, recreational property, or private homesite within easy reach of the Dallas-Fort Worth Metroplex.



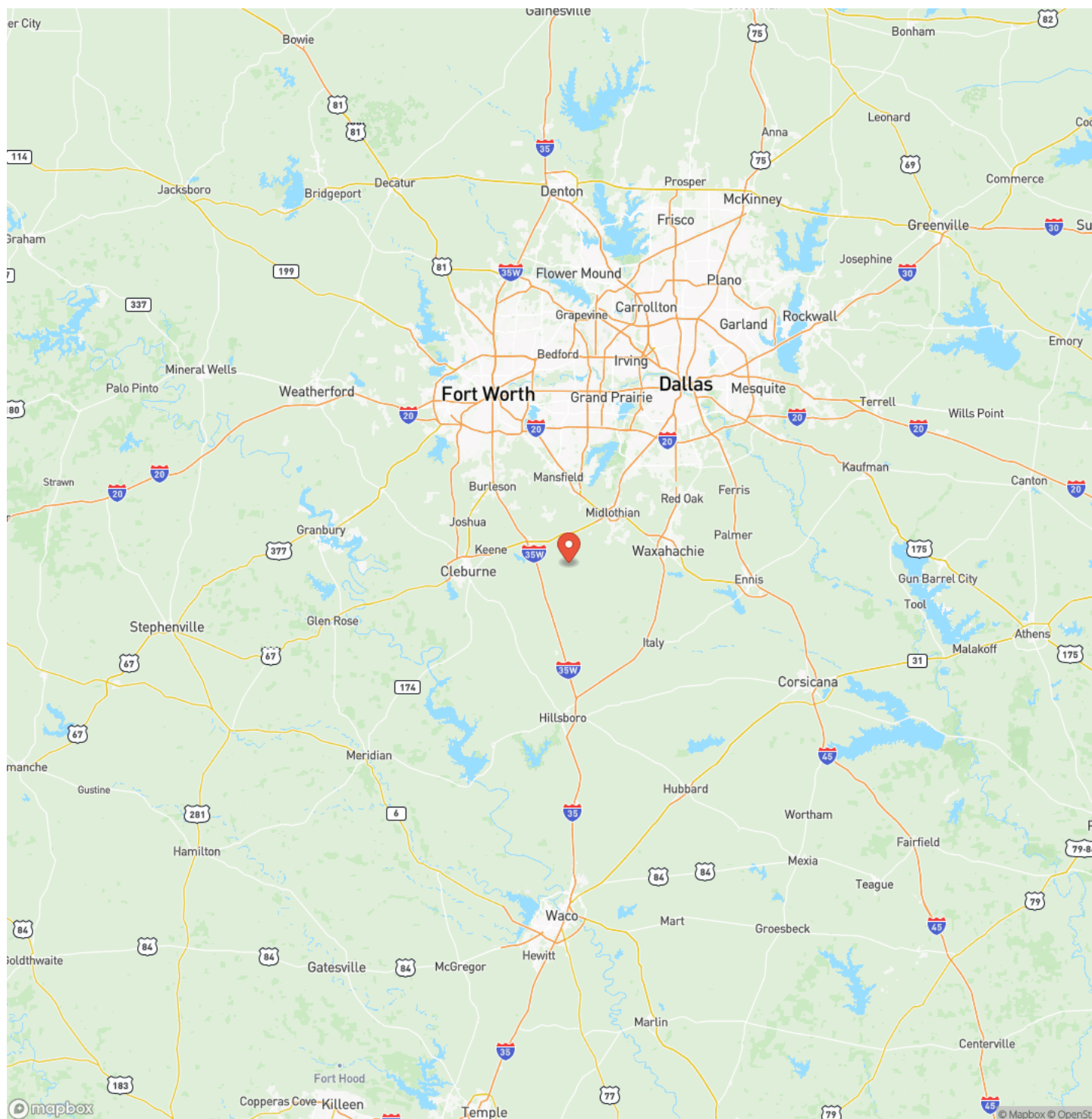
Cottonwood Creek Ranch
Grandview, TX / Johnson County



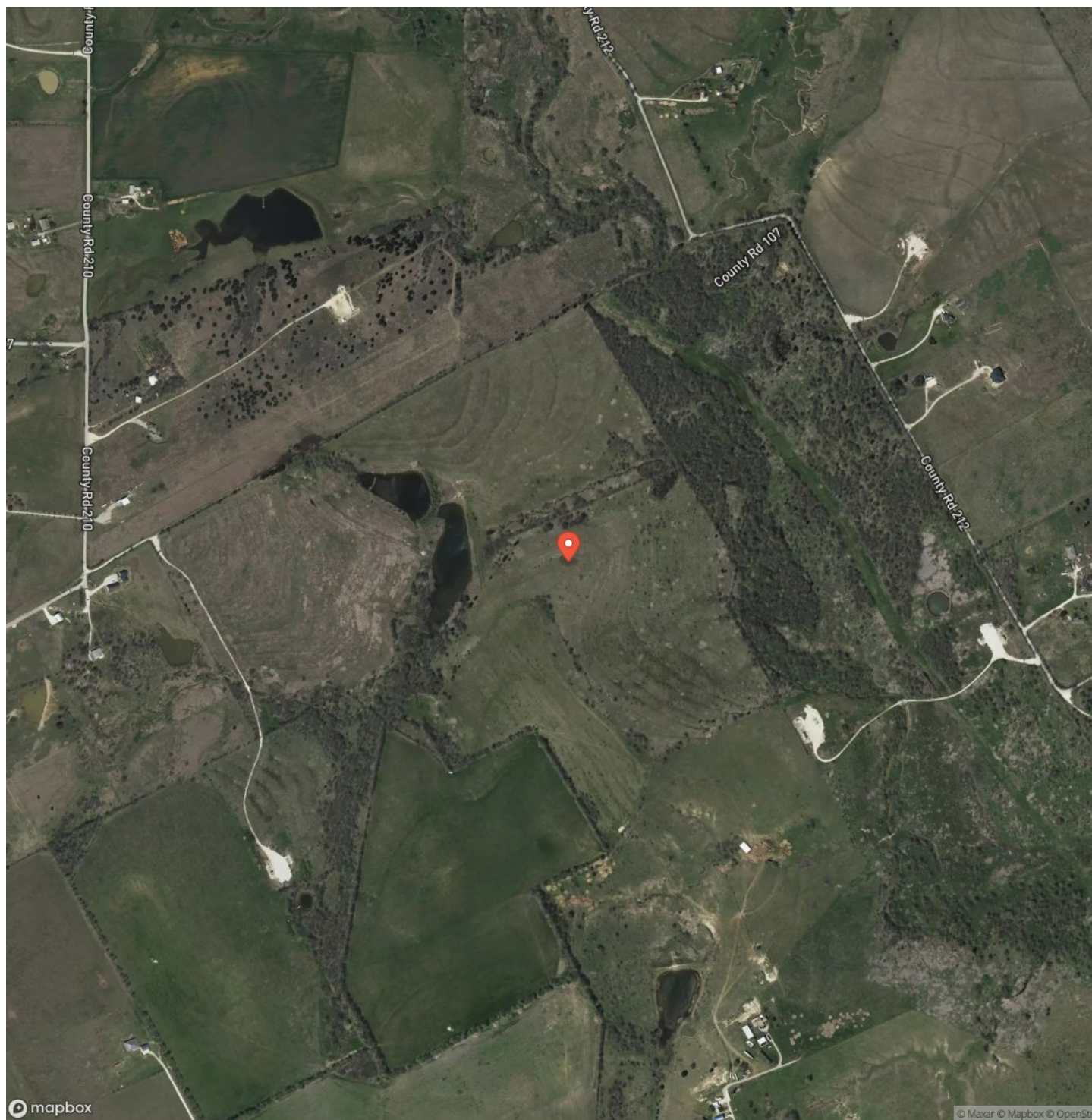
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

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City / State / Zip

Dallas, TX 75219

NOTES

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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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