

Cottonwood Creek Ranch North
4220 Cr 212
Grandview, TX 76050

\$3,102,000
141± Acres
Johnson County



Cottonwood Creek Ranch North
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, Undeveloped Land

Latitude / Longitude

32.362543 / -97.114803

Acreage

141

Price

\$3,102,000

Property Website

<https://ttranchgroup.com/property/cottonwood-creek-ranch-north-johnson-texas/89364/>



PROPERTY DESCRIPTION

Cottonwood Creek Ranch North spans 141 acres in Johnson County, Texas, blending agricultural productivity with recreational appeal. Just 40 miles from downtown Dallas and 15 minutes from the town of Venus, the property lies within Venus ISD and provides an excellent opportunity for a rural homesite, ranching operation, hay production, or outdoor recreation.

Location

The ranch enjoys a strategic location that offers both privacy and accessibility. With frontage along County Road 212 and County Road 210, the property benefits from multiple access points while maintaining a quiet, secluded setting. Its close proximity to Dallas makes it a convenient option for those seeking country living within reach of the Metroplex, while Venus provides schools, shopping, and local amenities just minutes away.

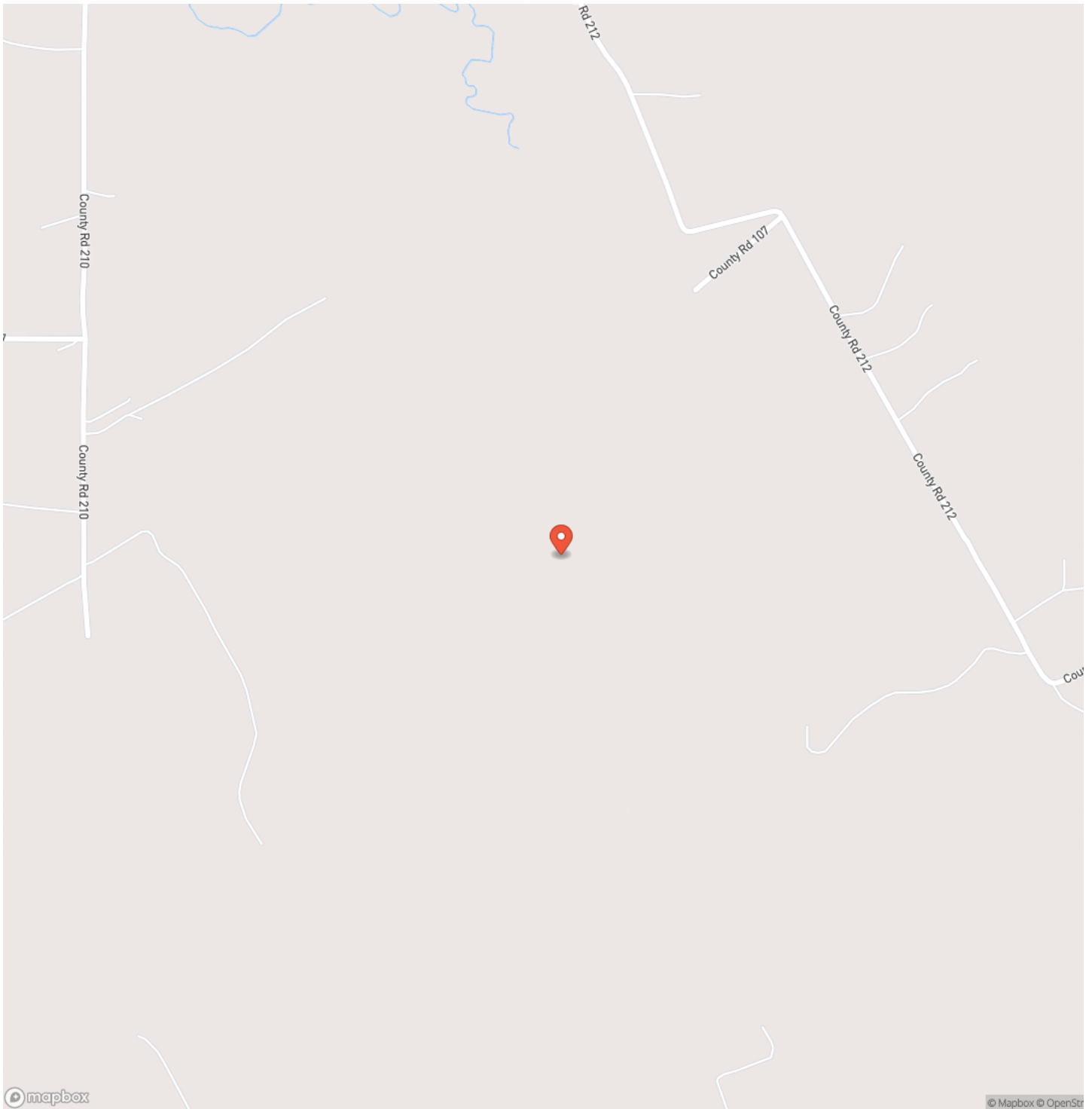
Key Features

The property features gently rolling terrain with a mix of native grasses and improved pasture, ideal for livestock and hay production. Water resources are abundant, with one water well, two well-stocked ponds, and approximately 1,840 feet of Cottonwood Creek running through the land. Elevated build sites offer excellent homesite potential with scenic views across the ranch. Natural cover and water sources support abundant wildlife, creating strong deer and dove hunting opportunities. With its balance of agricultural utility, water resources, and recreational appeal, Cottonwood Creek Ranch North is well-suited for a working ranch, an income-producing agricultural tract, or a private retreat near the Metroplex.

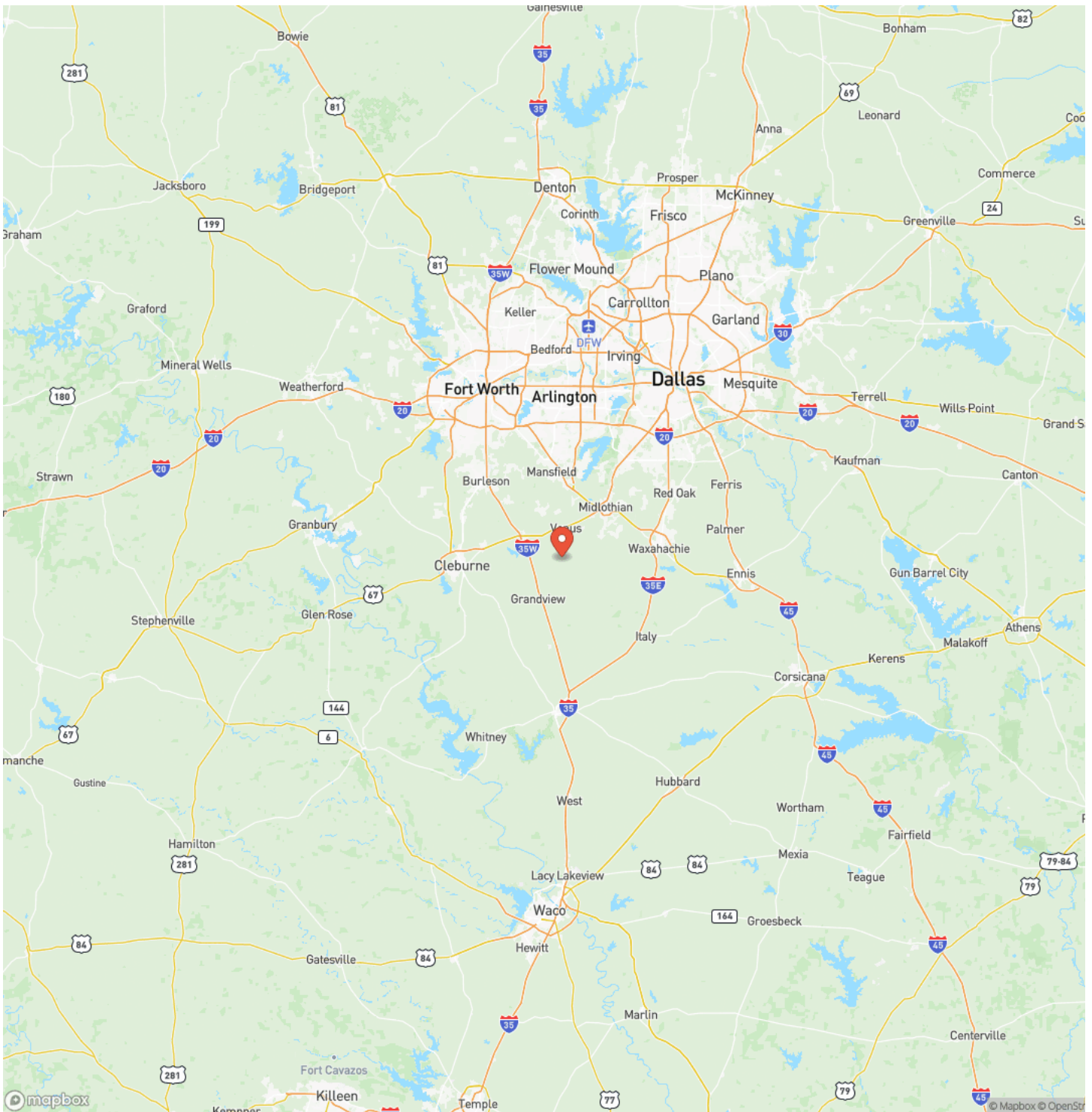
Cottonwood Creek Ranch North
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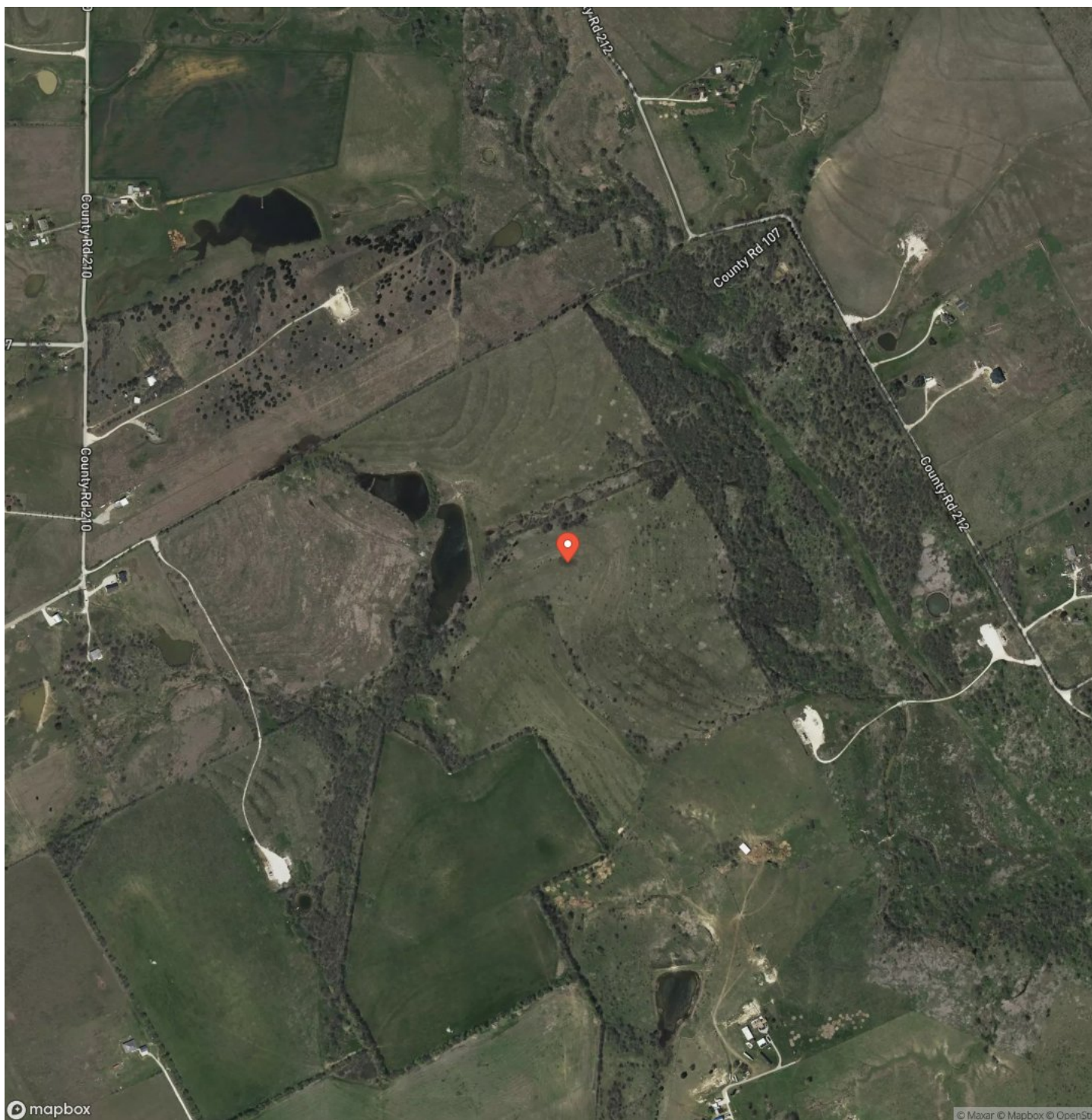
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

TT Ranch Group

Mobile

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Office

(214) 396-9692

Email

info@ttranchgroup.com

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.

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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