

**Easter Canyon Fifty Three**  
5540-5556 County Road 406  
Grandview, TX 76050

**\$995,300**  
53± Acres  
Johnson County





**Easter Canyon Fifty Three**  
**Grandview, TX / Johnson County**

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**SUMMARY**

**Address**

5540-5556 County Road 406

**City, State Zip**

Grandview, TX 76050

**County**

Johnson County

**Type**

Farms, Hunting Land, Ranches, Recreational Land

**Latitude / Longitude**

32.326157 / -97.237308

**Acreage**

53

**Price**

\$995,300

**Property Website**

<https://ttranchgroup.com/property/easter-canyon-fifty-three-johnson-texas/83635/>



**PROPERTY DESCRIPTION**

**Description:**

Easter Canyon Ranch Fifty-Three spans 53 acres of prime farm and agricultural land, featuring a mix of open prairie and productive pasture ideally suited for a variety of ag operations. Located just outside the DFW metroplex, it offers the perfect balance of rural functionality and convenient access to city amenities. Whether for hay production, row crops, or expanding a working farm, this well-positioned property provides both opportunity and potential in a highly desirable area.

**Location:**

Easter Canyon Ranch 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 53-acre property is dedicated to farming and agricultural use, featuring open, fertile land ideal for a variety of agricultural operations. The gently rolling terrain provides excellent drainage and usability, making it suitable for row crops, hay production, or pastureland. The property is fully fenced and cross-fenced with high-quality gates, supporting efficient land management and rotational use. With a current agricultural tax exemption in place, it offers significant savings and long-term value for farmers, ranchers, or anyone seeking productive acreage in a quiet, rural setting.

**Wildlife:**

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

**Minerals:**

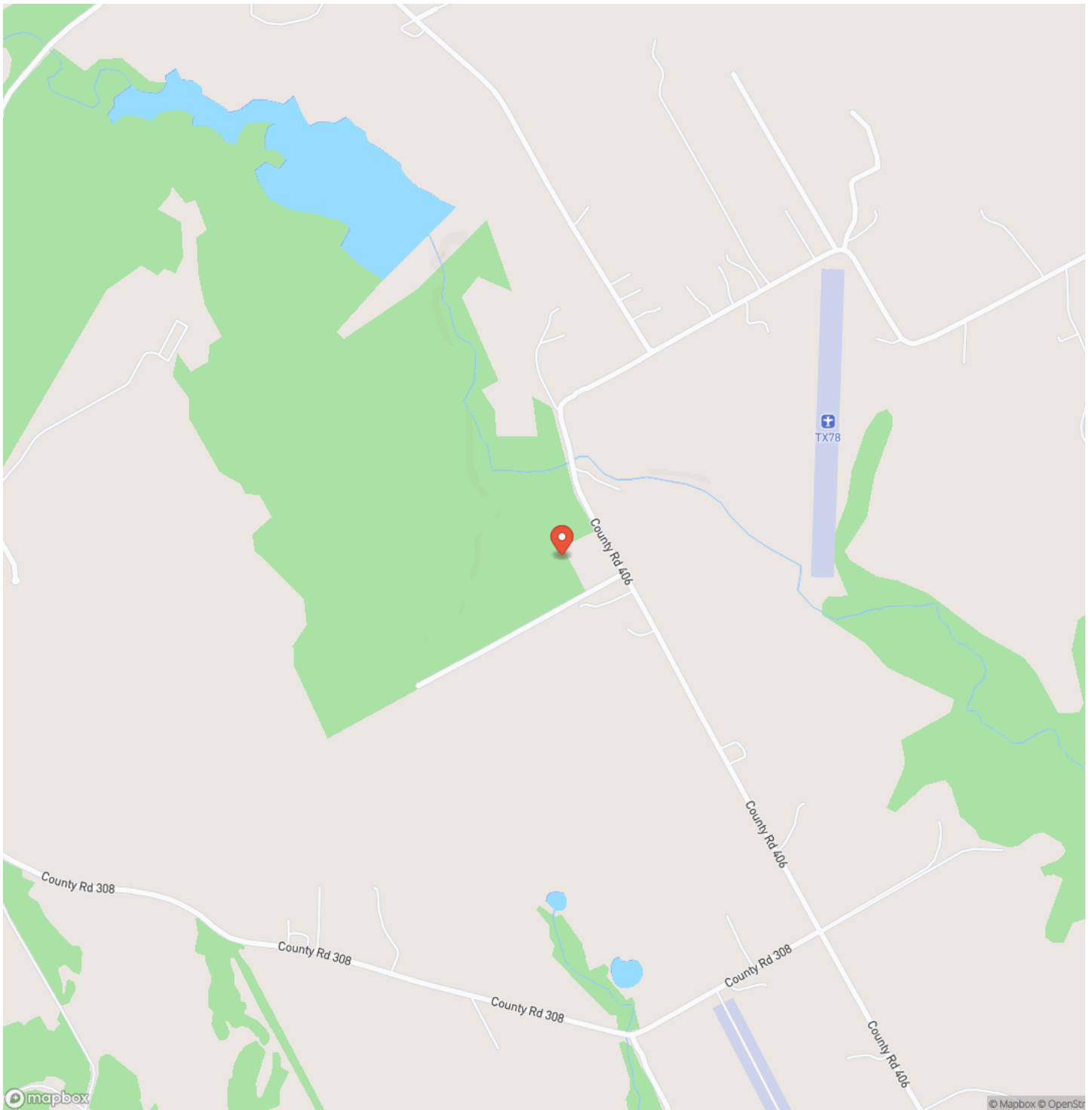
Contact broker for details.



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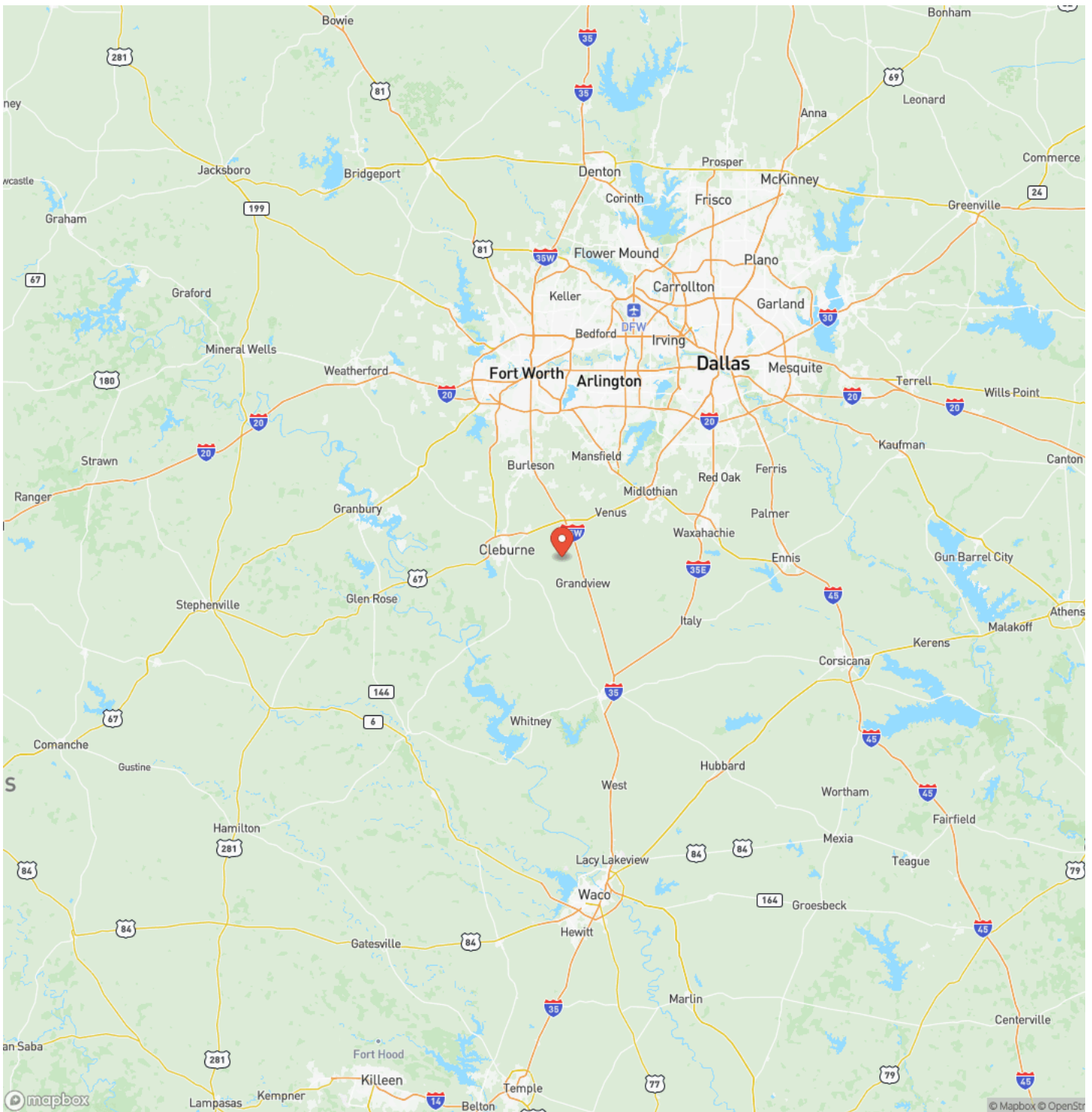


## Locator Map





## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

TT Ranch Group

## Mobile

(214) 396-9692

## Office

(214) 396-9692

## Email

info@ttranchgroup.com

**Address**

3131 Turtle Creek Blvd.

## City / State / Zip

## 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**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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