



EASTER CANYON RANCH

124+/- Acres | Johnson County, TX

Listed at \$4,400,000

Description:

Nestled in the heart of Texas, just a stone's throw away from Dallas-Fort Worth, lies Easter Canyon Ranch—a lush, 125-acre paradise that offers the ultimate blend of luxury, privacy, security, and modern amenities. This sprawling property of rolling fields and lush woodlands offers a picturesque blend of rural charm and functional elegance. At its core stands a welcoming 4,000 sq ft house with a 4,800 sq ft covered patio completed in 2024. Surrounded by vibrant open pastures, woodlands and meticulously maintained agricultural land, ideal for both crop cultivation and livestock. A beautiful commercial greenhouse with multiple exterior gardens adds great botanical beauty and practical utility, perfect for nurturing plants year-round. The cultivated gardens offer picturesque gathering areas for morning coffee, an afternoon tea or an evening gathering around the fire. Serene small lakes and a seasonal spring fed creek nestled in a lush canyon provide a tranquil retreat and vital water sources. This isn't just another property; it's a unique opportunity to own a fabulous ranch that redefines what it means to live in tranquility without sacrificing convenience. Easter Canyon Ranch is more than just a home; it's a legacy. It's a place where memories are made, where nature and luxury coexist, and where you can enjoy the best of both worlds—a peaceful, private retreat that's still within easy daily reach of the vibrant DFW metroplex.

Location:

Easter Canyon Ranch, located in Grandview Texas, Johnson County. Only eight miles from the beautifully restored Cleburne Town Square which boasts established live theatre and music venues as well as many antique shops. Despite its secluded setting, Easter Canyon Ranch is incredibly well-connected. You're just 60 minutes from Dallas-Fort Worth International Airport and 35 minutes from downtown Fort Worth. The proximity to the Louis Vuitton ranch, only 4 miles away, underscores the quality of properties that can be found in the area. The ranch is situated in the highly rated Grandview School District.



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Land:

The ranch's rolling topography, thousands of mature hardwood trees, and stunning natural features create a park-like setting that is truly one-of-a-kind. Wander along the densely shaded canyon nature trails that leads to a grotto, seasonal rock waterfalls, and a rock ravine. Enjoy the peace and serenity of the private lakes and spring fed creek or take in the beauty of the cultivated fruit orchards and vineyard. The commercial greenhouse and gardens add to the property's charm, offering endless possibilities for horticultural pursuits. For those with a passion for agriculture, Easter Canyon Ranch is a working Wagyu Prime beef cattle operation, complete with cattle chutes, grazing paddocks, barns, out-buildings, and high-strength fencing. The agricultural tax exemption on 124 acres is a testament to the land's productivity and value while offering the buyer significant tax savings. The property also features a gun range, ensuring you have a private place to practice your marksmanship. The property predominately consists of Heiden clay, Gasil fine sandy loam, and Crosstell fine sandy loam soils.



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House:

Easter Canyon Ranch is not just a home; it's a fortress. High-strength gates, fencing, and a highly defensible layout make it a secure haven for your family. Surrounded by large private ranches and dense forests, the property offers unparalleled privacy and security, with no visibility from the road. Completed in 2024, this gated and fenced estate is a masterpiece of contemporary design and fortress-like construction. The main residence spans 4,000 square feet, complemented by a sprawling 4,800 sq. ft. covered patio, perfect for enjoying the breathtaking surroundings. Built with extreme insulation, a commercial-grade steel superstructure and tons of high strength concrete on both the first and second floors, the home ensures safety, durability, and energy efficiency.

Inside, you'll find a seamless blend of modern luxury and timeless elegance. The ground floor features a fabulous open living area with stunning views through the many custom windows, and an indoor/outdoor see-through fireplace. The large glass doors open onto the enormous, covered patio leading to the large fenced and gated area. The chef's kitchen, equipped with Miele, Liebherr, and Thermador appliances, is a culinary enthusiast's dream. The primary suite on the main floor features a double steam shower and two well designed walk-in closets with custom built-in cabinetry. Every detail, from the premium solid wood doors to the beautiful custom lighting and commercial grade electrical service, has been carefully curated to offer an unparalleled living experience.

The living area upstairs features a large gathering room and guest kitchen, two well-appointed bedrooms, two full bathrooms and a fabulous large office. The upstairs is nestled in the trees and offers great views of the property.

With a Tesla charger, high-speed hard-wired internet, and conveniences like a covered outdoor grilling pavilion and gathering area, the ranch is as practical as it is luxurious. It is the ultimate homestead opportunity. The expansive and rolling pasture across from the home offers an endless range of possibilities! Build a world-class equestrian facility, a private golf course or just watch your cattle and the wildlife from your porch. A future helipad site can be easily added if you need to be only moments away from far destinations.



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