

**Cottonwood Creek Ranch**  
4220 Cr 212  
Grandview, TX 76050

**\$4,840,000**  
220± Acres  
Johnson County



**Cottonwood Creek Ranch**  
**Grandview, TX / Johnson County**

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**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

**Price**

\$4,840,000

**Property Website**

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



## **PROPERTY DESCRIPTION**

Cottonwood Creek Ranch spans 220 acres in Johnson County, Texas, offering a versatile blend of agricultural productivity and recreational appeal. Situated just 40 miles from downtown Dallas and only 15 minutes from Grandview, the property is located within Grandview ISD and provides an excellent setting for a homestead on acreage, ranching, hay production, or hunting. The owner is also willing to divide the ranch into a 108-acre tract and a 141-acre tract, each with its own county road frontage, making this property flexible for a range of uses.

## **Location**

The ranch enjoys a prime location that balances privacy with accessibility. With frontage along County Road 212, County Road 105A, and County Road 210, the property provides multiple access points while maintaining a secluded atmosphere. Its proximity to Dallas ensures convenience for those looking to live within commuting distance of the Metroplex, while the nearby town of Grandview offers small-town charm, schools, and essential amenities.

## **Key Features**

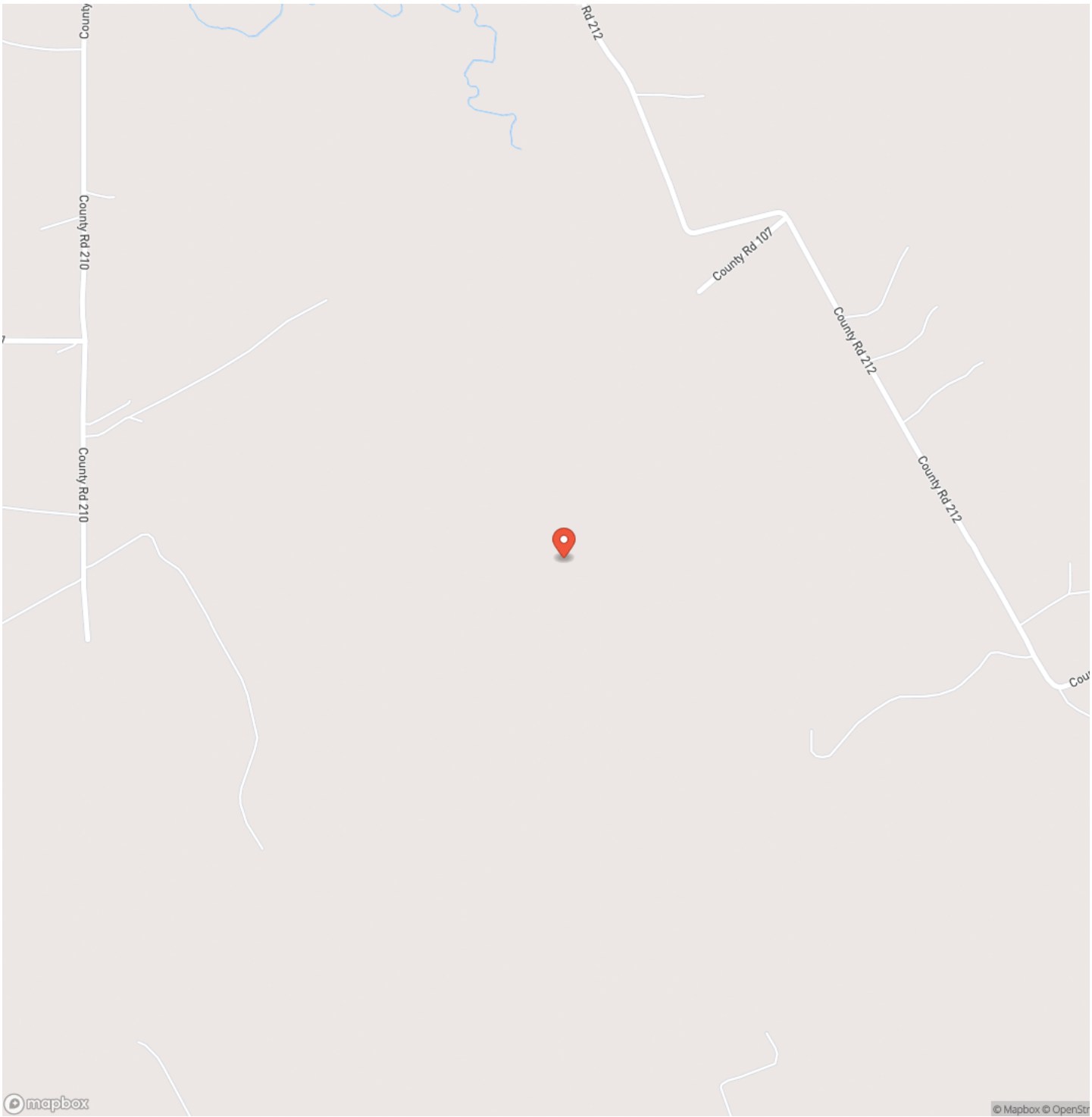
Cottonwood Creek Ranch is highlighted by gently rolling terrain that combines native grasses and improved pasture. An established Johnson Grass hay field, covering approximately 97 acres, produces multiple cuttings annually, enhancing the property's agricultural value. Two water wells provide reliable resources for livestock, irrigation, or potential residential development, while two well-stocked ponds and approximately 1,840 feet of Cottonwood Creek further enrich the landscape. Elevated build sites across the ranch offer excellent homesite potential with scenic views, and the land supports abundant wildlife, creating opportunities for both deer and dove hunting. With its mix of open pasture, water features, and natural cover, the property is equally suited for a working ranch, productive agricultural tract, or private retreat.

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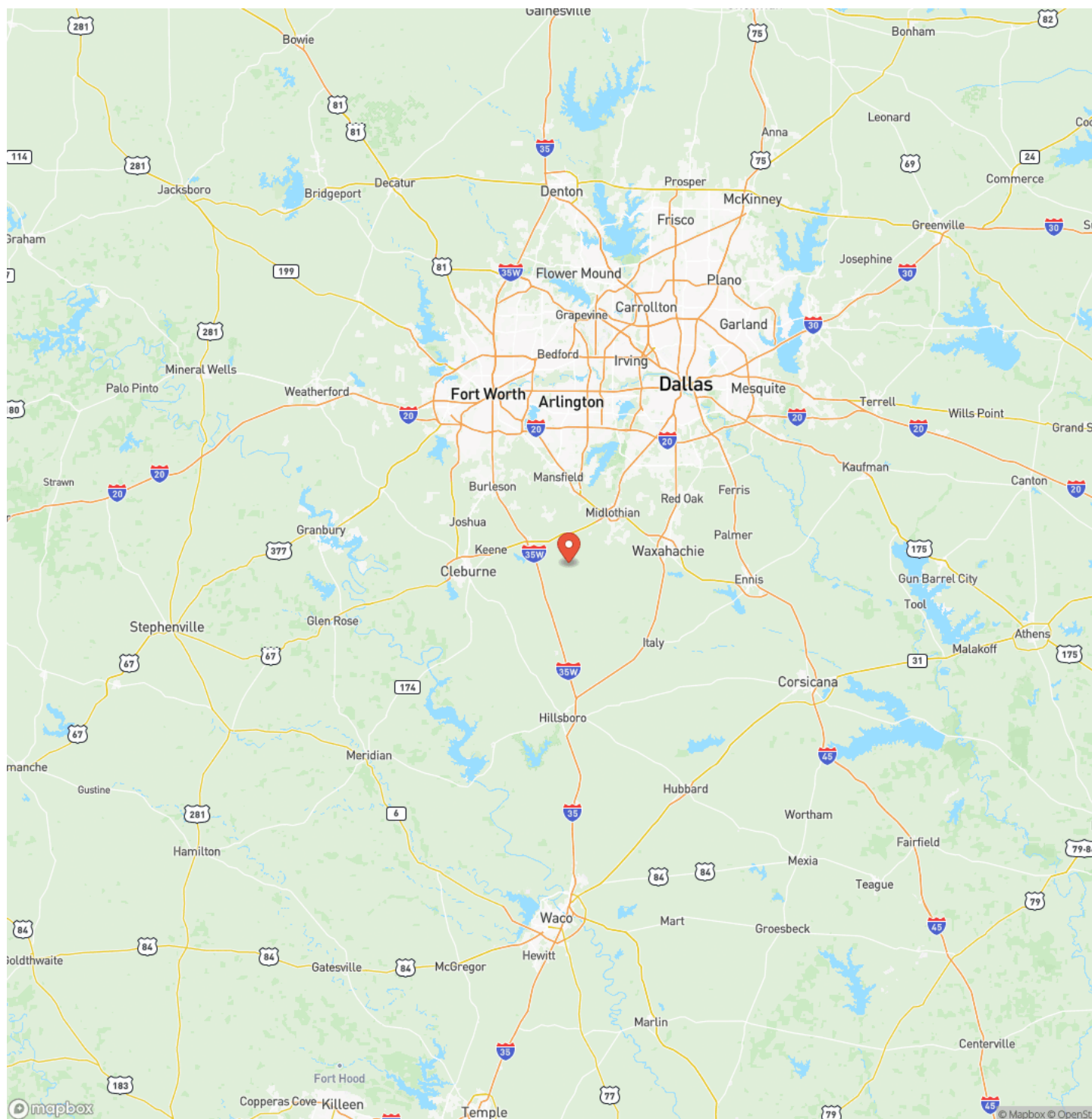
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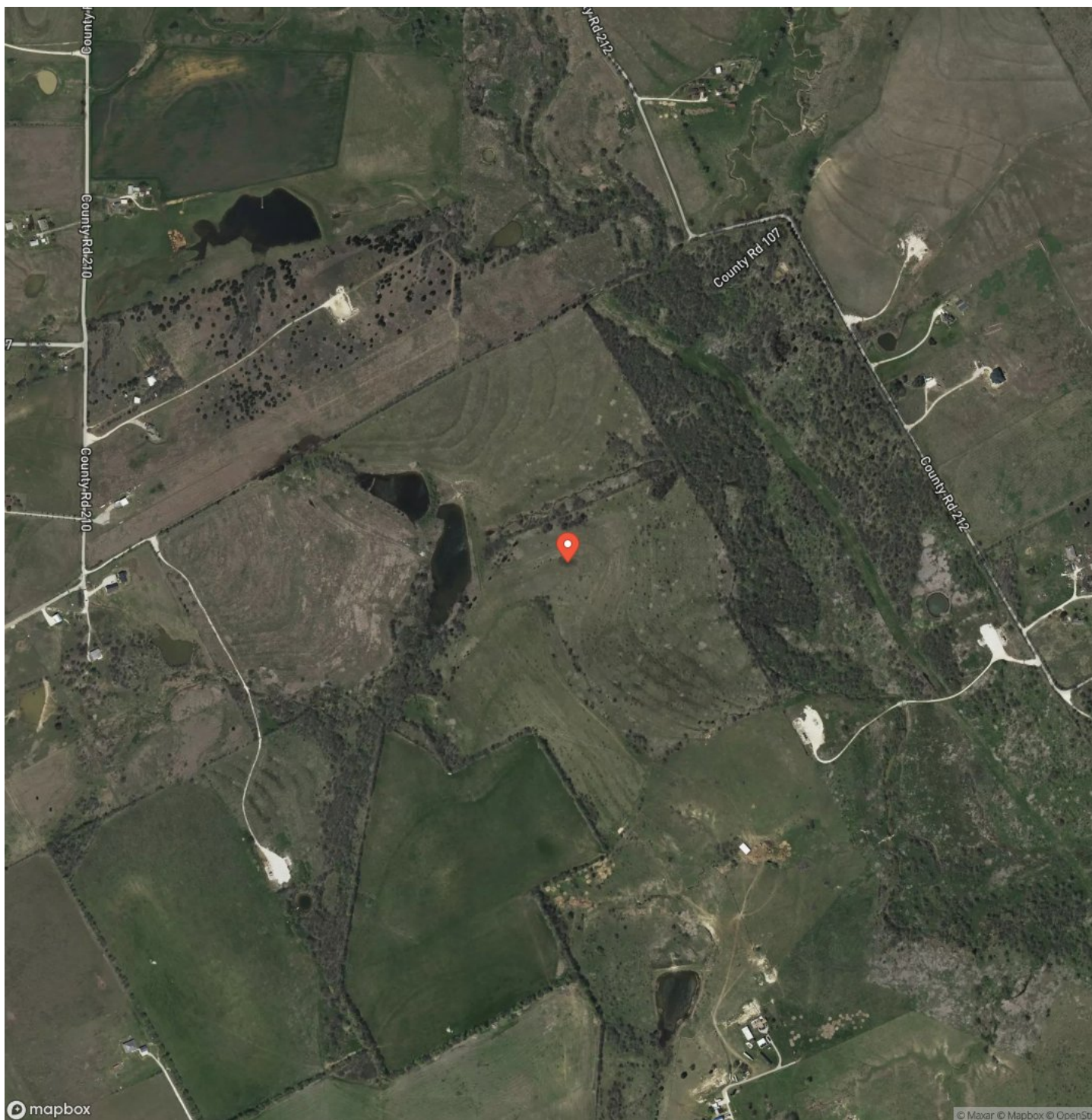
# Locator Map



## 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

Dallas, TX 75219

## 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.

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## **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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