

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.

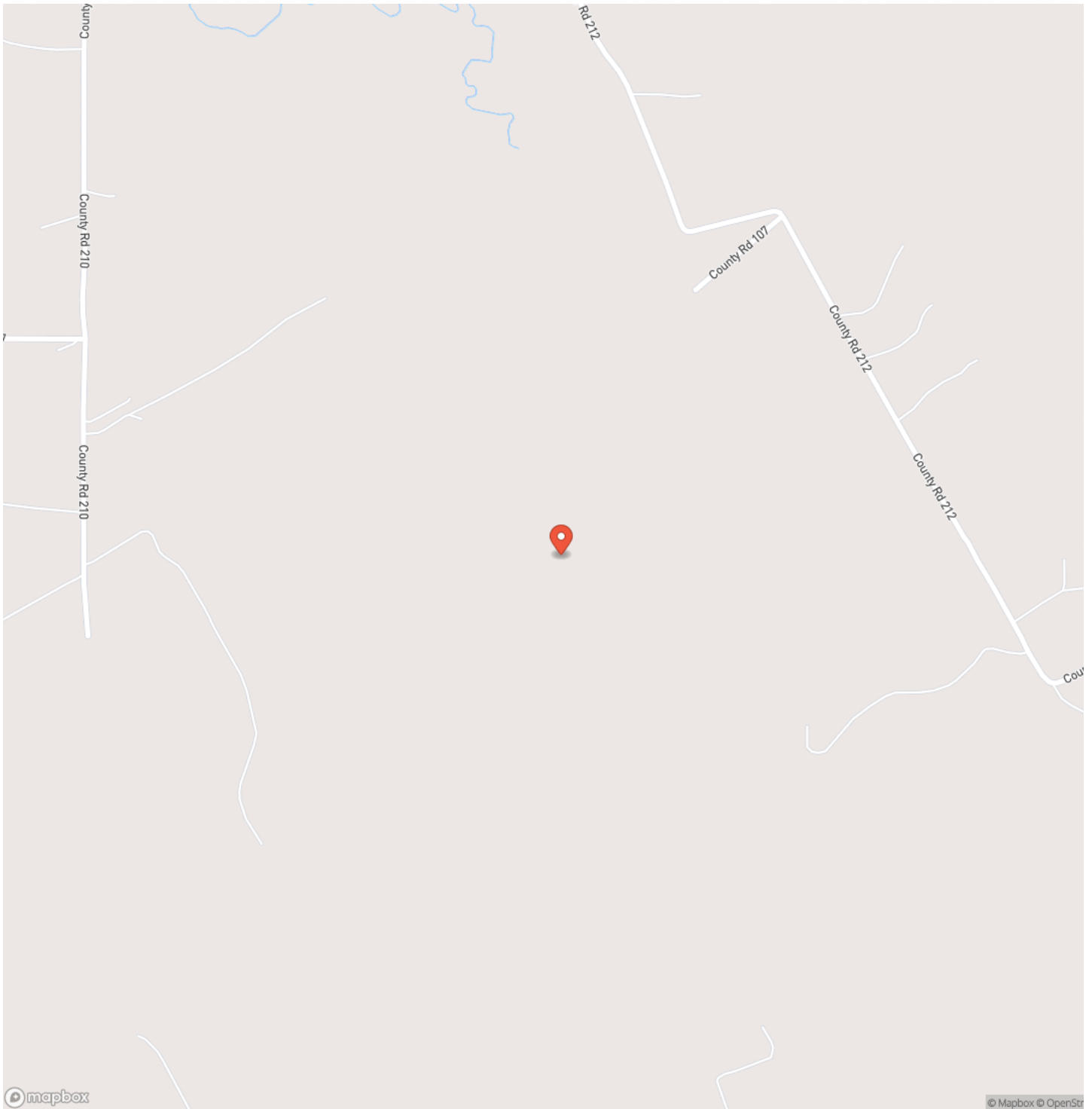
Key Features

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.

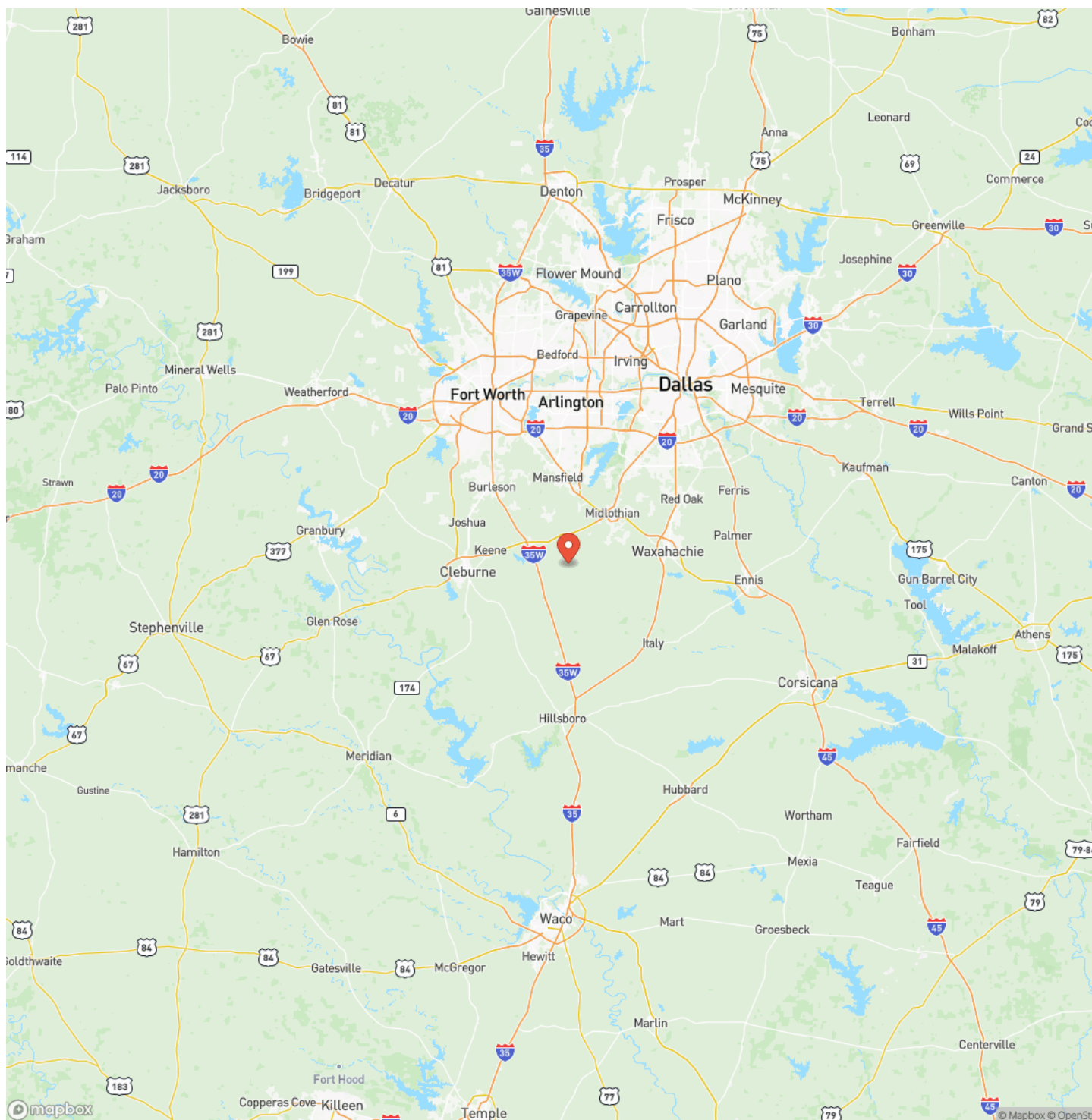
Cottonwood Creek Ranch North
Grandview, TX / Johnson County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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NOTES

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