

# \$3,766,500 - 4045 County Road 212, Alvarado

MLS® #21098858

**\$3,766,500**

3 Bedroom, 2.00 Bathroom, 2,022 sqft

Residential on 279.00 Acres

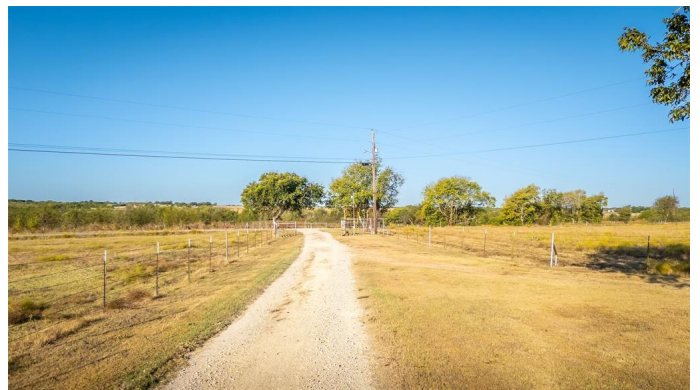
Na, Alvarado, TX

Legacy ranch held in the same family since the original deed in 1876—Deaver Ranch offers a rare opportunity to own a true generational property in Johnson County. Spanning 279 ± acres of gently rolling terrain with rich black soils, the ranch features a 3 bed, 2 bath traditional ranch-style home of just over 2,000 sq ft surrounded by mature pecan trees and accessed through an electric gated entry. The home, originally built in the 1950s, has received modest updates while maintaining its authentic country charm.

The land is fenced and cross-fenced (average condition) with a healthy mix of native and improved grasses including Big & Little Bluestem, Indian Grass, Alamo Switchgrass, Side Oats Grama, and Common Bermuda—ideal for grazing, hay, or wildlife habitat. Four ponds and two seasonal draws provide abundant water with potential to dam and create a large private lake. Terrain offers gentle elevation changes and wide-open views across the countryside.

Improvements include a 30'—38' equipment shed, two 36'—24' loafing sheds with interior storage rooms (currently used for feed and hay), functional working pens and squeeze chute, and a small fruit orchard near the homesite. An older barn behind the home holds no current value but adds rustic character or repurpose potential.

Wildlife includes whitetail deer, turkey, hogs, and migrating waterfowl, making this property



ideal for both ranching and recreation.  
Located at 4045 County Road 212 in Alvarado, the ranch is approximately 13 miles to Cleburne, 35 miles to Downtown Fort Worth, 45 miles to DFW Airport, 50 miles to Dallas, and 80 miles to Waco. Served by Alvarado ISD with Ag Exemption in place (2024 taxes @ \$4,900). Private water well and septic on site.

A historic and versatile propertyâ€”Deaver Ranch embodies true Texas heritage and offers the perfect blend of functionality, history, and rural beauty within easy reach of the DFW Metroplex.

Built in 1958

**Essential Information**

|                |                    |
|----------------|--------------------|
| MLS® #         | 21098858           |
| Price          | \$3,766,500        |
| Bedrooms       | 3                  |
| Bathrooms      | 2.00               |
| Full Baths     | 2                  |
| Square Footage | 2,022              |
| Acres          | 279.00             |
| Year Built     | 1958               |
| Type           | Residential        |
| Sub-Type       | Farm               |
| Style          | Ranch, Traditional |
| Status         | Active             |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 4045 County Road 212 |
| Subdivision | Na                   |
| City        | Alvarado             |
| County      | Johnson              |
| State       | TX                   |
| Zip Code    | 76009-7047           |

**Amenities**

|              |                                  |
|--------------|----------------------------------|
| Utilities    | Septic, Well                     |
| # of Garages | 2                                |
| Garages      | Aggregate, Electric Gate, Gravel |

### **Interior**

|                   |                           |
|-------------------|---------------------------|
| Interior Features | Eat-in Kitchen            |
| Heating           | Central                   |
| Fireplace         | Yes                       |
| # of Fireplaces   | 1                         |
| Fireplaces        | Living Room, Wood Burning |

### **Exterior**

|                 |                                                                    |
|-----------------|--------------------------------------------------------------------|
| Lot Description | Acreage, Agricultural, Brush, Hilly, Cedar, Mesquite, Oak, Pasture |
| Roof            | Composition                                                        |
| Construction    | Brick, Siding                                                      |
| Foundation      | Slab                                                               |

### **School Information**

|            |           |
|------------|-----------|
| District   | Venus ISD |
| Elementary | Venus     |
| Middle     | Venus     |
| High       | Venus     |

### **Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Agent  | Tully Janszen            |
| Listing Office | Texas Ranch Kings Realty |

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Listing information last updated on November 21st, 2025 at 11:05am CST