

**4C Ranch**  
5999 Ranch Road 165  
Blanco, TX 78606

**\$4,950,000**  
45± Acres  
Blanco County



**4C Ranch**  
**Blanco, TX / Blanco County**

---

**SUMMARY**

**Address**

5999 Ranch Road 165

**City, State Zip**

Blanco, TX 78606

**County**

Blanco County

**Type**

Ranches, Riverfront, Business Opportunity

**Latitude / Longitude**

30.111872 / -98.338638

**Dwelling Square Feet**

8200

**Bedrooms / Bathrooms**

7 / 8

**Acreage**

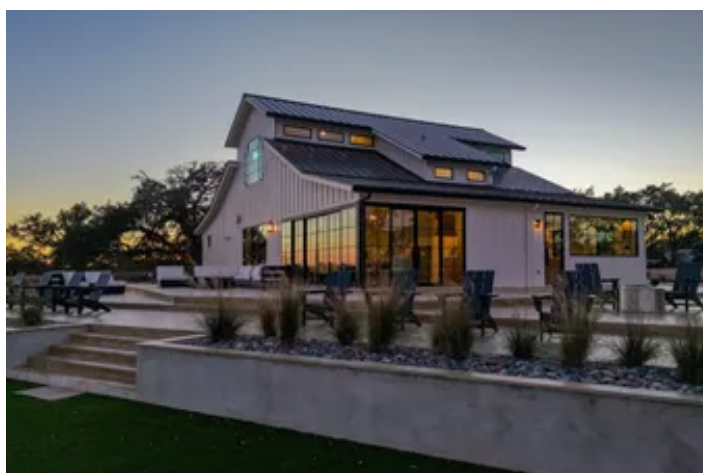
45

**Price**

\$4,950,000

**Property Website**

<https://capitalranchsales.com/property/4c-ranch-blanco-texas/95982/>



## **4C Ranch**

### **Blanco, TX / Blanco County**

---

#### **PROPERTY DESCRIPTION**

##### **Executive Summary:**

Located in southeast Blanco County, just 5 miles east of the downtown square in Blanco, Texas, Capital Ranch Sales is proud to present the +/- 45-acre 4C Ranch. This ranch boasts 6 brand-new structures totaling 7 bedrooms and 7 bathrooms, over 8,200 square feet of living space, comfortably accommodating up to 29 people. The 4C Ranch exemplifies luxury, offering a top-tier Hill Country experience. The property includes over 1,000 feet of paved frontage along FM 165 and is accessed through a beautiful custom gated entrance. The ranch's winding road leads through lush pastures, dotted with majestic live oak trees, to the headquarters situated atop the highest point of the property. From here, you can enjoy expansive north-facing views. Additionally, the property includes shared ownership of a stunning Blanco River Park. Can be offered fully furnished. 4C Ranch is a true reflection of current ownership's meticulous attention to detail and craftsmanship, resulting in a turn-key luxury ranch. Can be offered fully furnished.

##### **Improvements:**

##### **Home 1 Features:**

- Two-story, 3,380 sq. ft.
- Master Bedroom
- Custom Bunkroom with 9 built-in beds
- 2.5 bathrooms
- Game room
- Media room
- Living room
- Dining room with a custom-built claro walnut dining table
- Kitchen. Island Countertops soapstone
- White oak floors and beams
- Lopi propane stove
- 2,000 sq. ft. patio with ample outdoor seating
- Outdoor turf field: 125 x 60 feet

##### **Home 2 Features:**

- Single-story, 1,987 sq. ft.
- Master Bedroom
- Custom Bunkroom with 8 built-in beds solid white oak
- 2 full bathrooms
- Kitchen
- Living room
- Quartzite countertops
- White oak floors and beams
- Lopi wood-burning stove

##### **Casitas (3):**

- Single-story, 576 sq. ft.
- Master suite
- Full bath with porcelain wraparound tiles
- Kitchenette
- 2 closets
- Quartzite countertops
- Stained concrete floors
- 108 sq. ft. patio



### **Detached Barn:**

- Single-story, 1,177 sq. ft.
- Half bath
- Storage closet
- Bar area
- Quartzite countertops
- Stained concrete floors
- HVAC-ready (not installed)

### **Additional Improvement Notes:**

- All 6 structures feature 2 times 6 construction and metal roofs
- Custom steel windows and doors throughout
- HVAC systems present in each living structure, along with tankless water heaters
- No MDF used in any structures; everything constructed with the highest standards
- All appliances are GE Monogram
- All cabinetry in the living structures was custom built in Italy and installed on-site
- Cast iron doorknob hardware throughout

### **Sports Court:**

- 56 x 36 feet
- Basketball: Striped for half-court setup
- Pickleball: Striped for full court

### **Blanco River:**

- The ranch includes 1/13 shared ownership of Blanco River Park, located approximately 1 mile from the ranch
- Swimming hole: Perfect for relaxing on a hot day. The Blanco River is renowned as one of the most beloved in the Texas Hill Country
- Limestone-lined bottom gives the Blanco River an aqua-blue appearance

### **Land:**

- Expansive north-facing views, showcasing the stunning Divide Pass
- Mature live oaks
- Lush native grasses
- Seasonal creek
- Limestone hills encircle the entire property
- Elevation rises gradually from 1,260 feet at the entrance to 1,320 feet
- Wildlife: White-tailed deer, turkey, dove, and occasional exotics

### **Additional Information/Taxes:**

- Water: All water on the property is rainwater
- 3,000 sq. ft. of roof serving Home 1 and the 3 casitas
- 1,100 sq. ft. of roof serving Home 2 and the garage
- Total rainwater storage: 50,000 gallons

### **Septic (2):**

- Aerobic system for casitas
- Tank system for both homes and the barn
- Electric: 400 amp system, split



- Propane (3): 2,000-gallon tanks of total storage
- Taxes: Wildlife Exempt- Total 2024 taxes; \$12,500

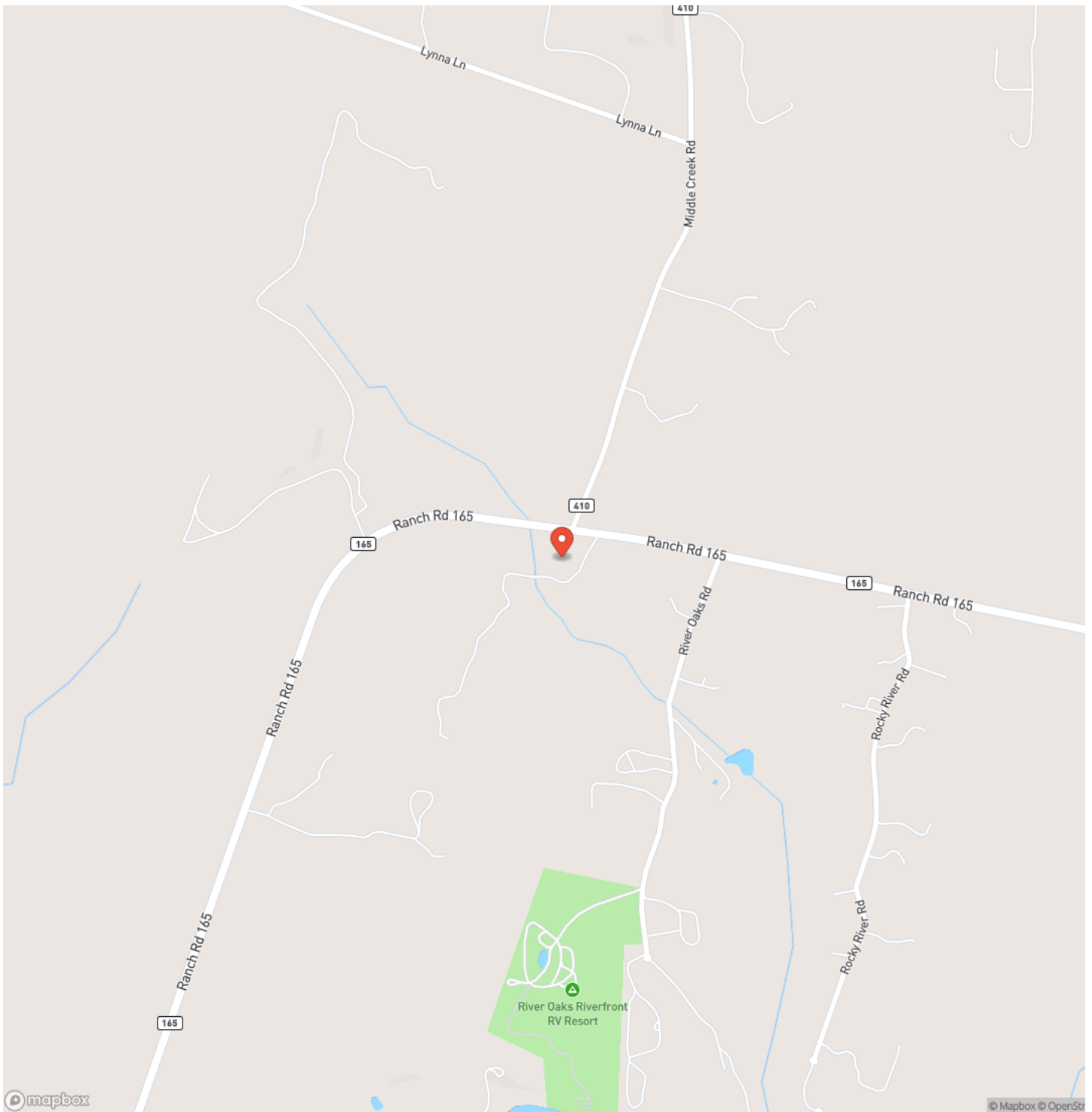




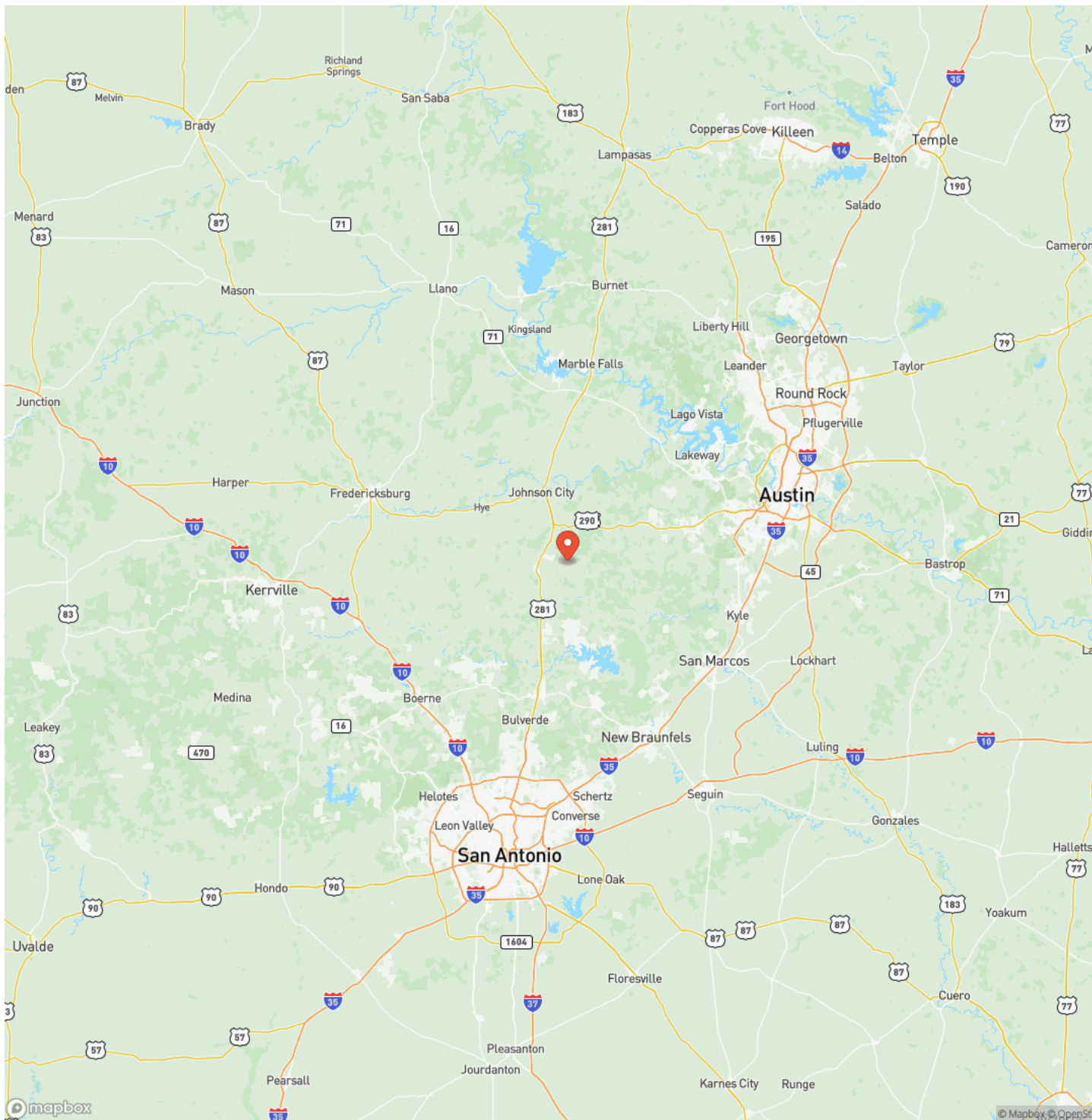
4C Ranch  
Blanco, TX / Blanco County



## Locator Map

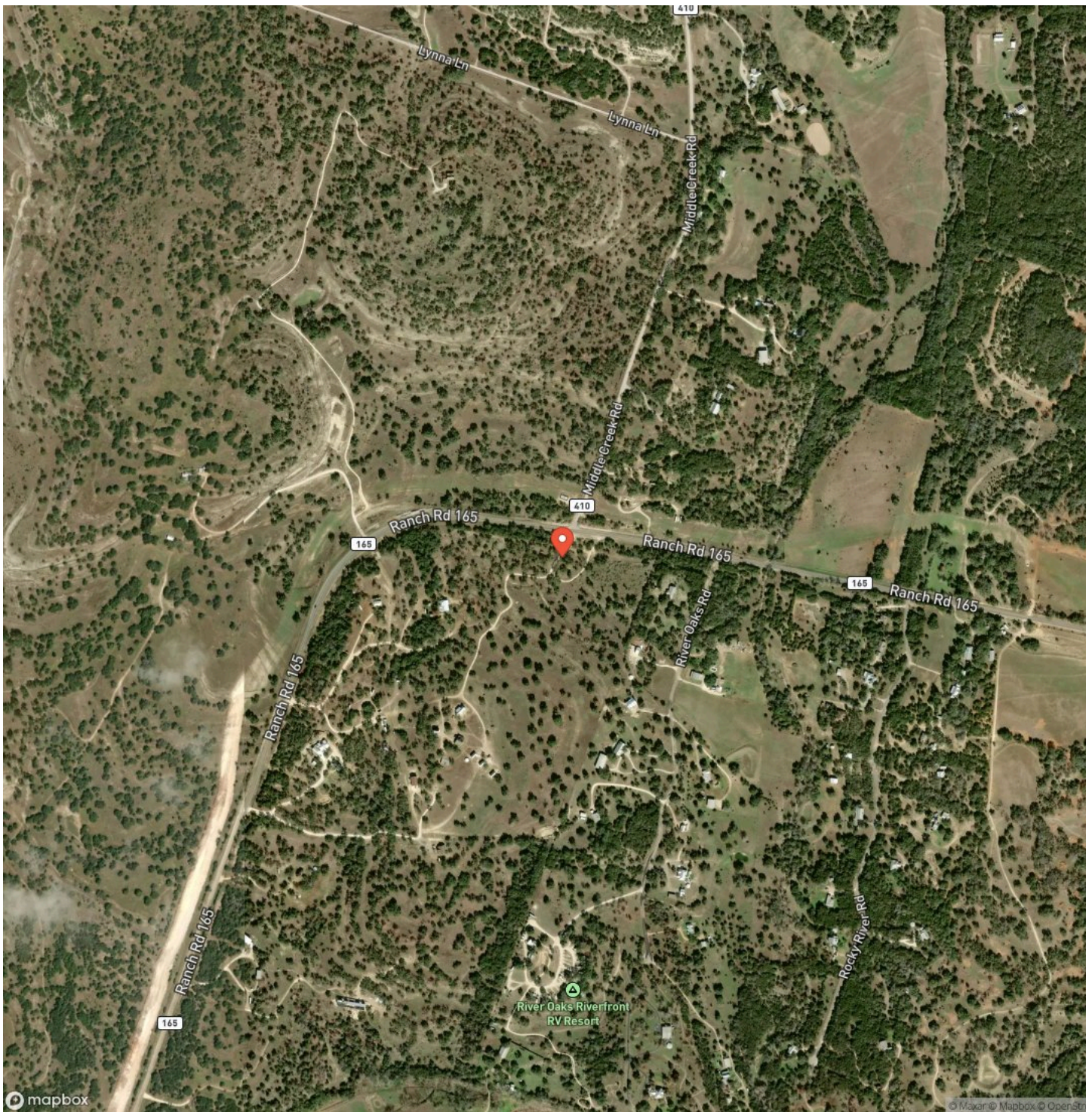


## Locator Map





## Satellite Map





**4C Ranch**  
**Blanco, TX / Blanco County**

**LISTING REPRESENTATIVE**  
For more information contact:



### Representative

Charles Armstrong

## Mobile

(512) 997-8855

## Email

Charles@capitalranchsales.com

**Address**

City / State / Zip

## 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.

## This image shows a single 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.



**MORE INFO ONLINE:**  
**[www.capitalranchsales.com](http://www.capitalranchsales.com)**

## **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.





---

**Capital Ranch Sales**  
123 N Seguin Ave  
New Braunfels, TX 78130  
(830) 387-4076  
[www.capitalranchsales.com](http://www.capitalranchsales.com)

---

