

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

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



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

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**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**

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#### **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

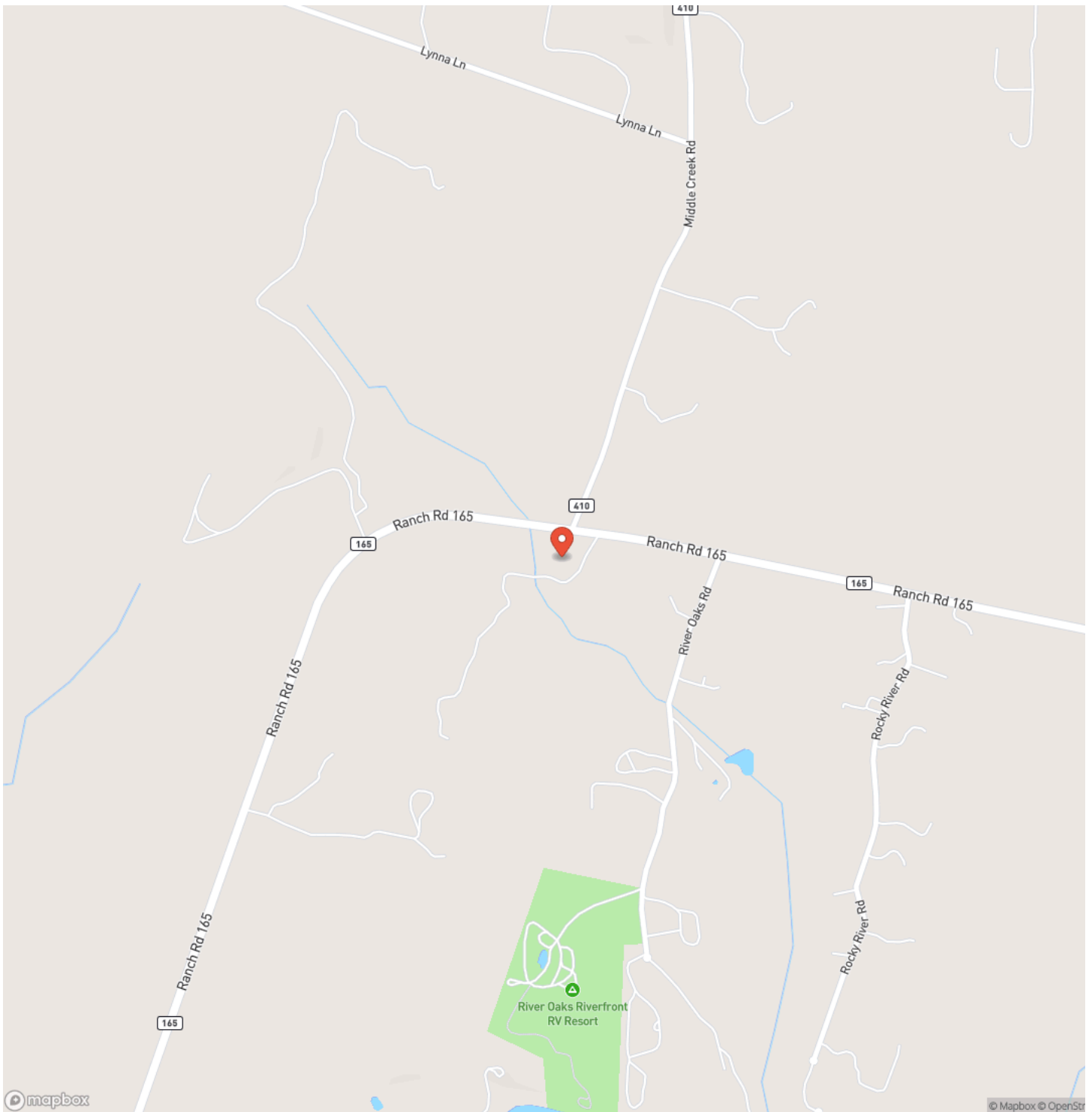




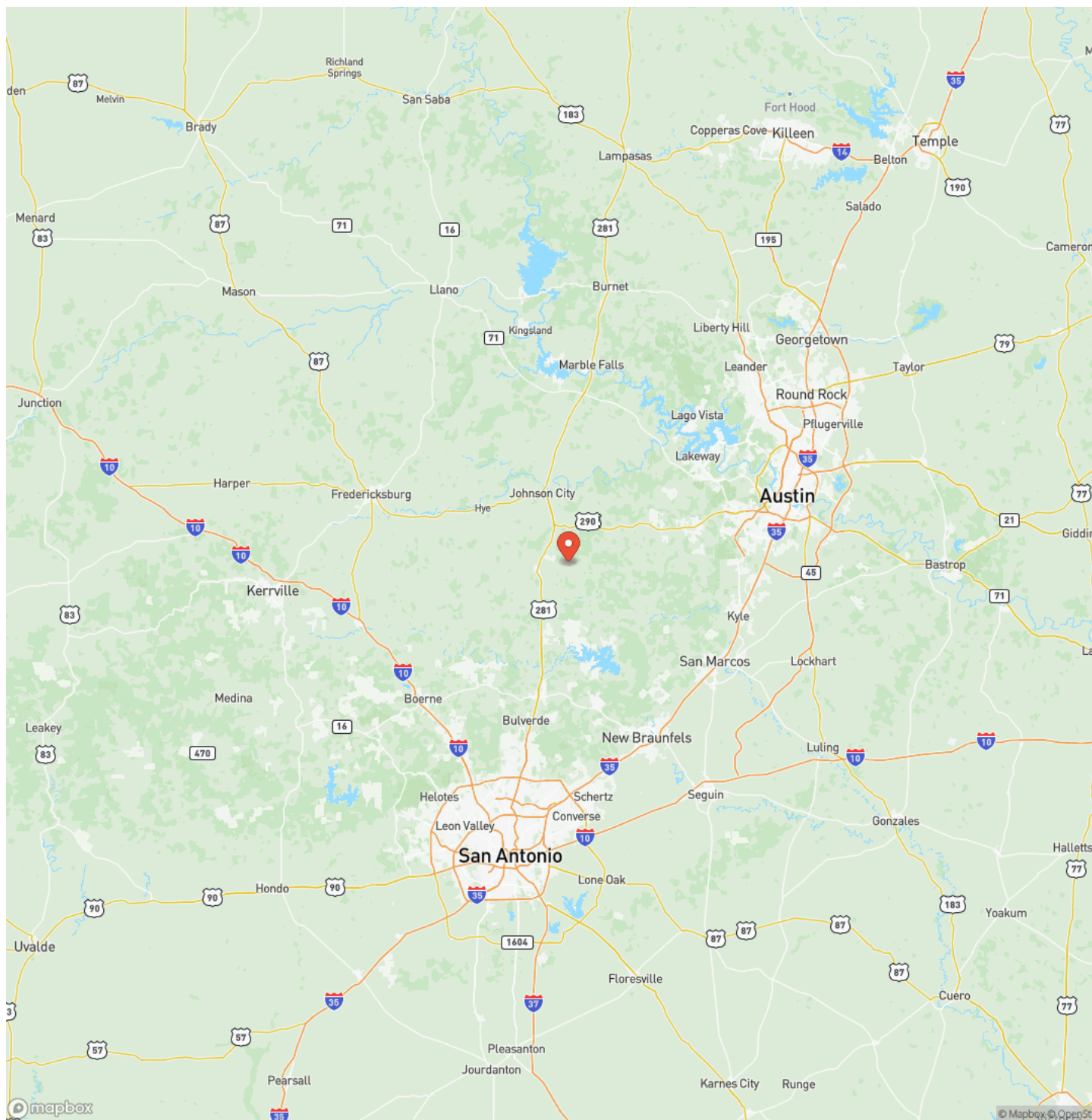
4C Ranch  
Blanco, TX / Blanco County



## Locator Map

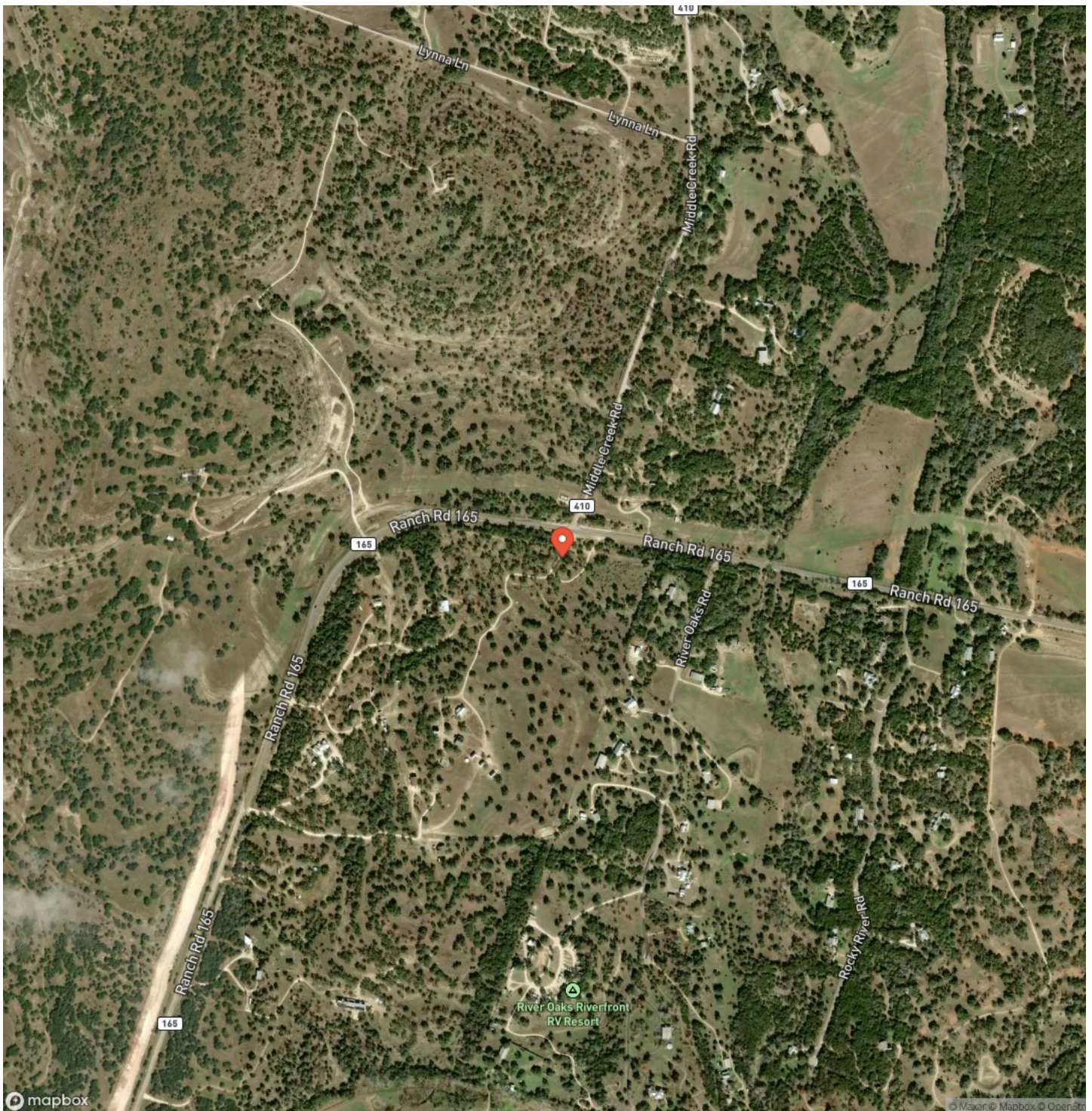


## Locator Map





## Satellite Map





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

**LISTING REPRESENTATIVE**  
For more information contact:



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Charles Armstrong

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Charles@capitalranchsales.com

**Address**

**City / State / Zip**

## NOTES

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