

4C RANCH

45± Acres | Blanco County, Texas



CAPITAL
RANCH SALES

830-387-4076 | info@capitalranchsales.com | capitalranchsales.com



TURNKEY LUXURY HILL COUNTRY RANCH

MULTIPLE CUSTOM RESIDENCES & GUEST SPACES

OVER 8,200 SQ FT OF TOTAL IMPROVEMENTS

EXPANSIVE VIEWS & PRIVATE GATED ENTRANCE

ACCESS TO BLANCO RIVER PARK & SWIMMING HOLE

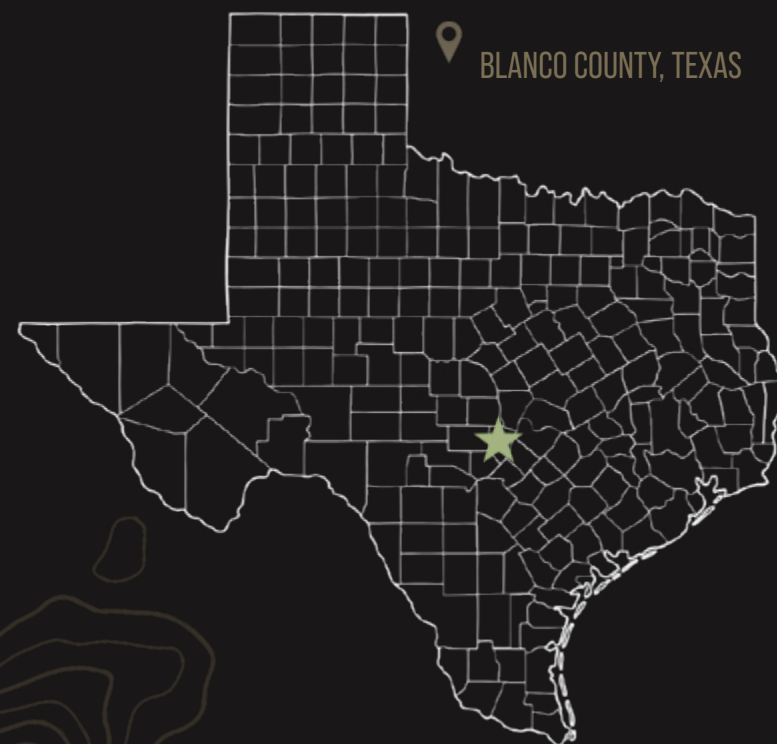
MATURE OAKS & SCENIC LIMESTONE TERRAIN

5± MILES FROM BLANCO

HIGHLIGHTS

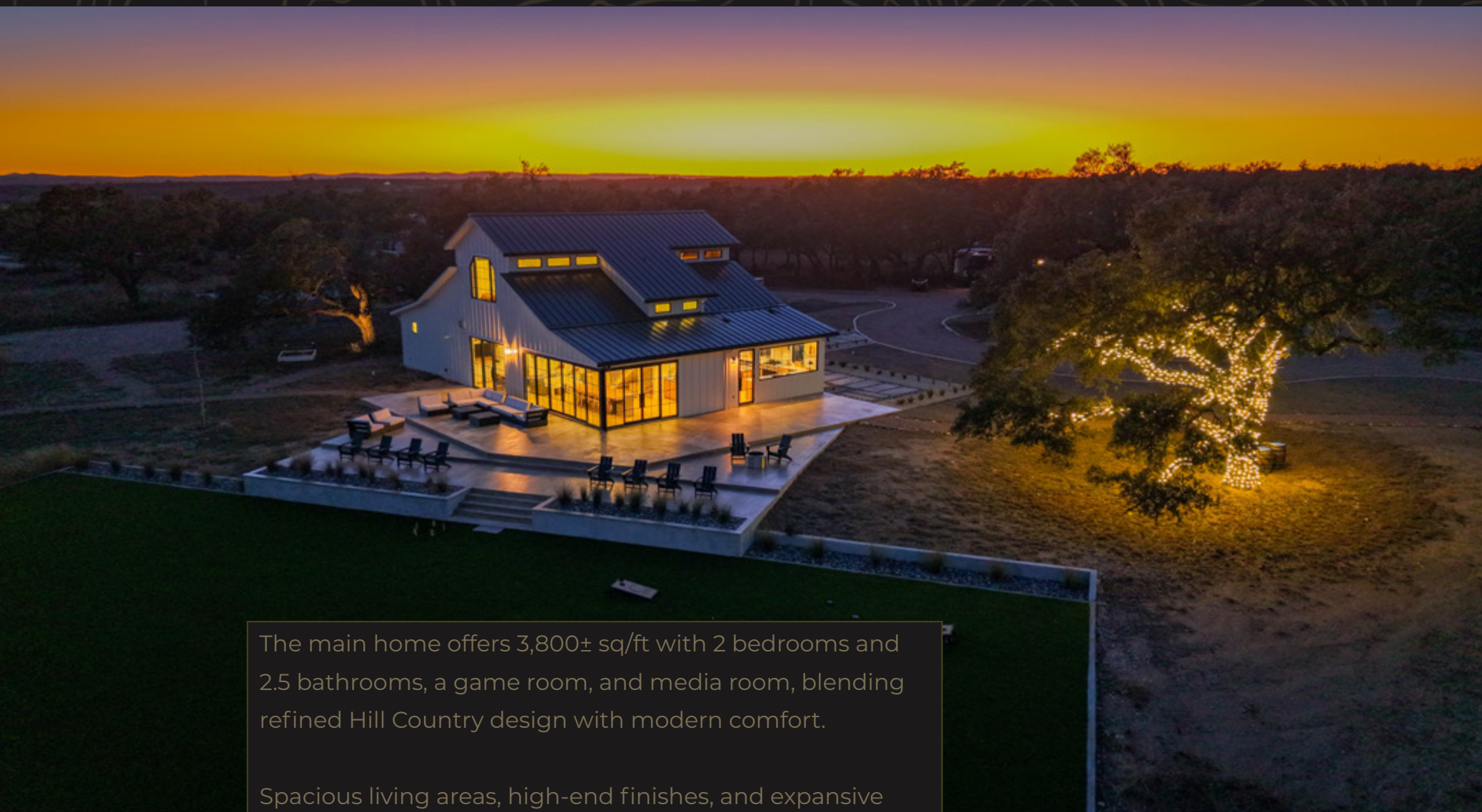
OVERVIEW

4C Ranch is a premier luxury ranch in Blanco, Texas, offering an exceptional blend of improvements and scenic Hill Country beauty. Thoughtfully designed with multiple custom structures and expansive indoor-outdoor living spaces, the property delivers both privacy and comfort in a highly desirable location. With sweeping views, mature oaks, and access to Blanco River amenities, this is a rare opportunity for elevated ranch living in the Hill Country.





MAIN HOME



The main home offers 3,800± sq/ft with 2 bedrooms and 2.5 bathrooms, a game room, and media room, blending refined Hill Country design with modern comfort.

Spacious living areas, high-end finishes, and expansive windows capture scenic views, while seamless indoor-outdoor flow creates an inviting space for both everyday living and entertaining.



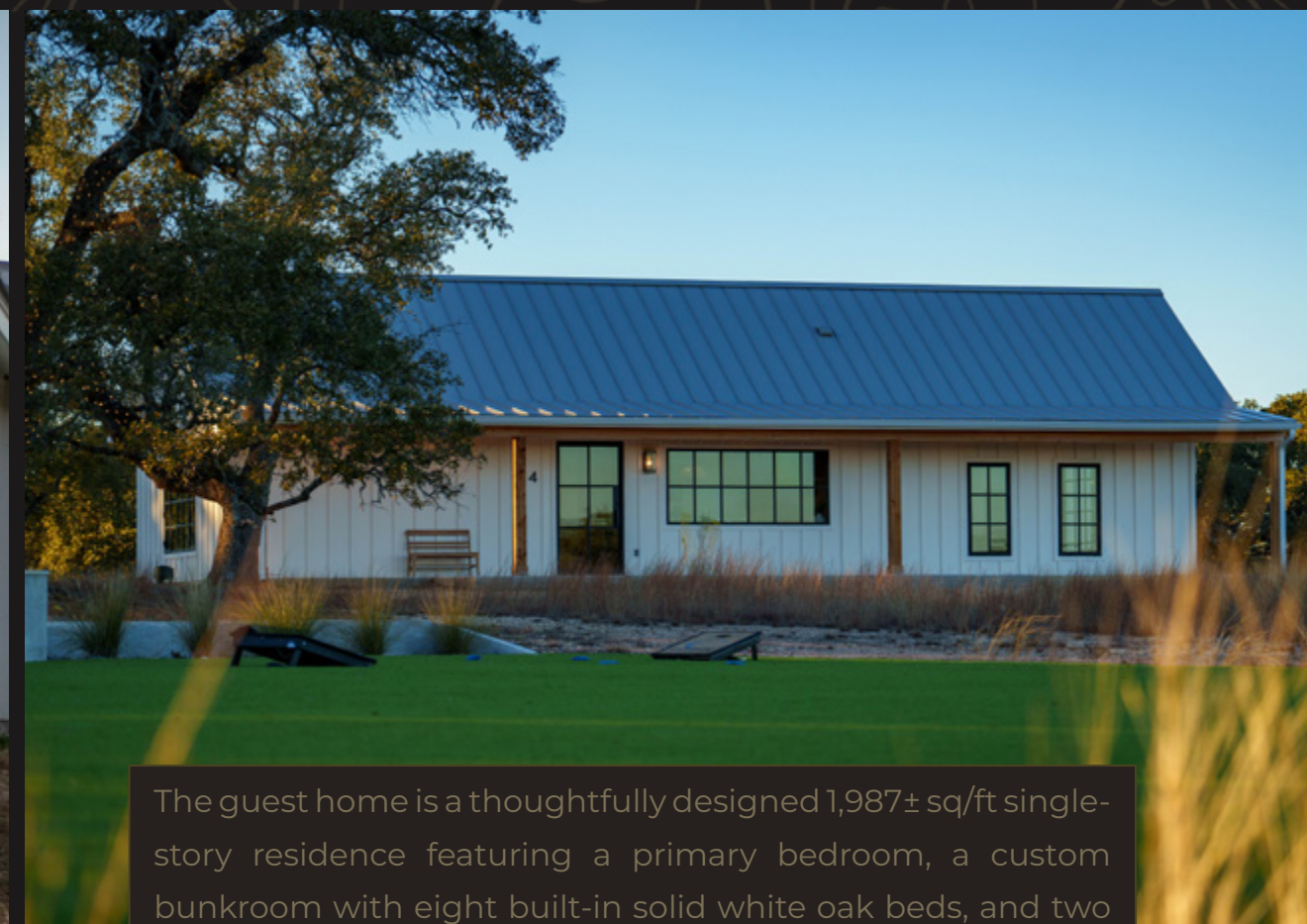




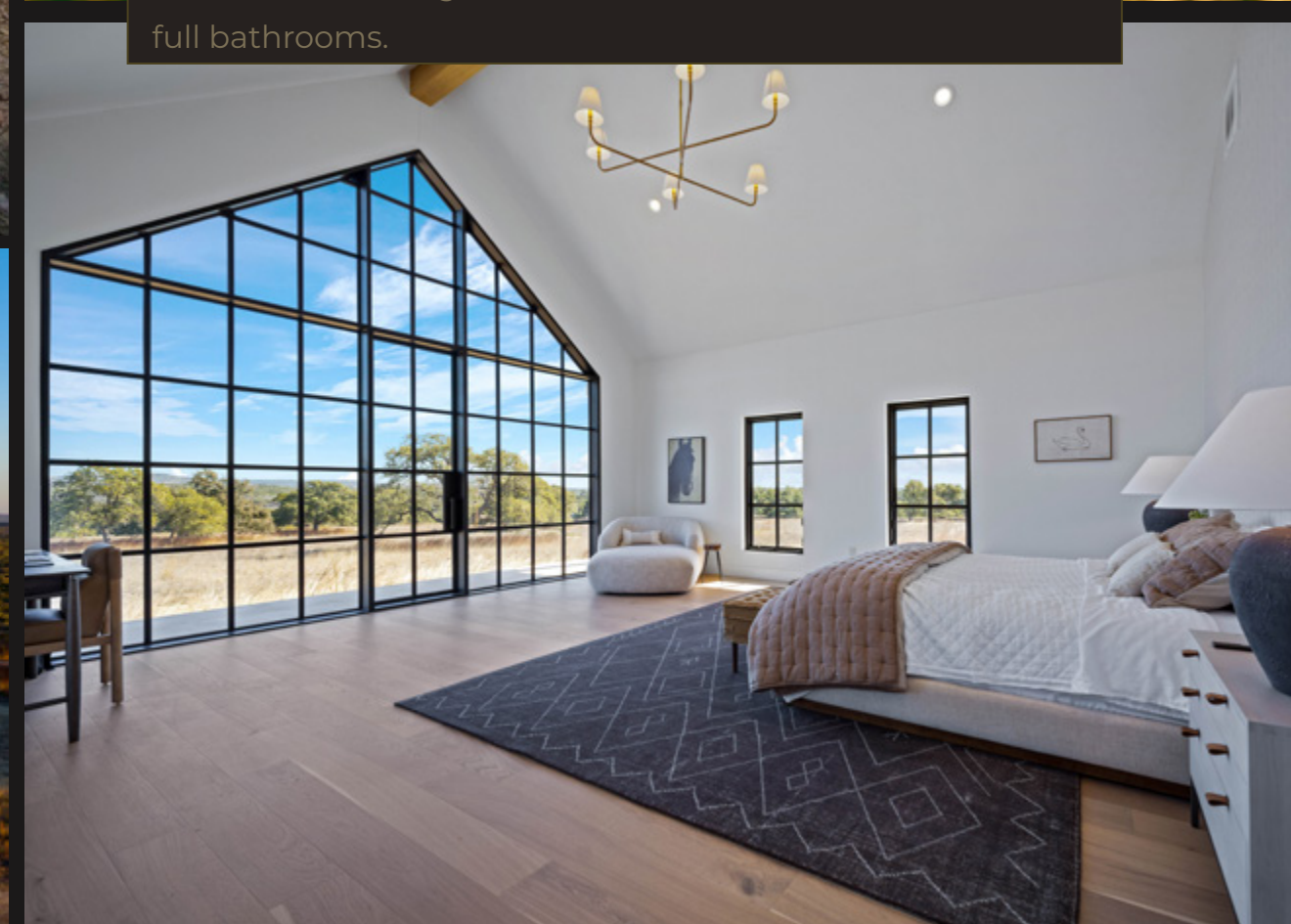
ADDITIONAL LODGING



Three single-story casitas each offer 576± sq/ft of private living space, complete with a master suite, full bath featuring porcelain wraparound tile, a kitchenette, and more high-end finishes throughout.



The guest home is a thoughtfully designed 1,987± sq/ft single-story residence featuring a primary bedroom, a custom bunkroom with eight built-in solid white oak beds, and two full bathrooms.





BARN S & STRUCTURES



A 1,177± sq/ft detached barn features a half bath, storage closet, bar area with quartzite countertops, stained concrete floors, and is HVAC-ready for future climate control.

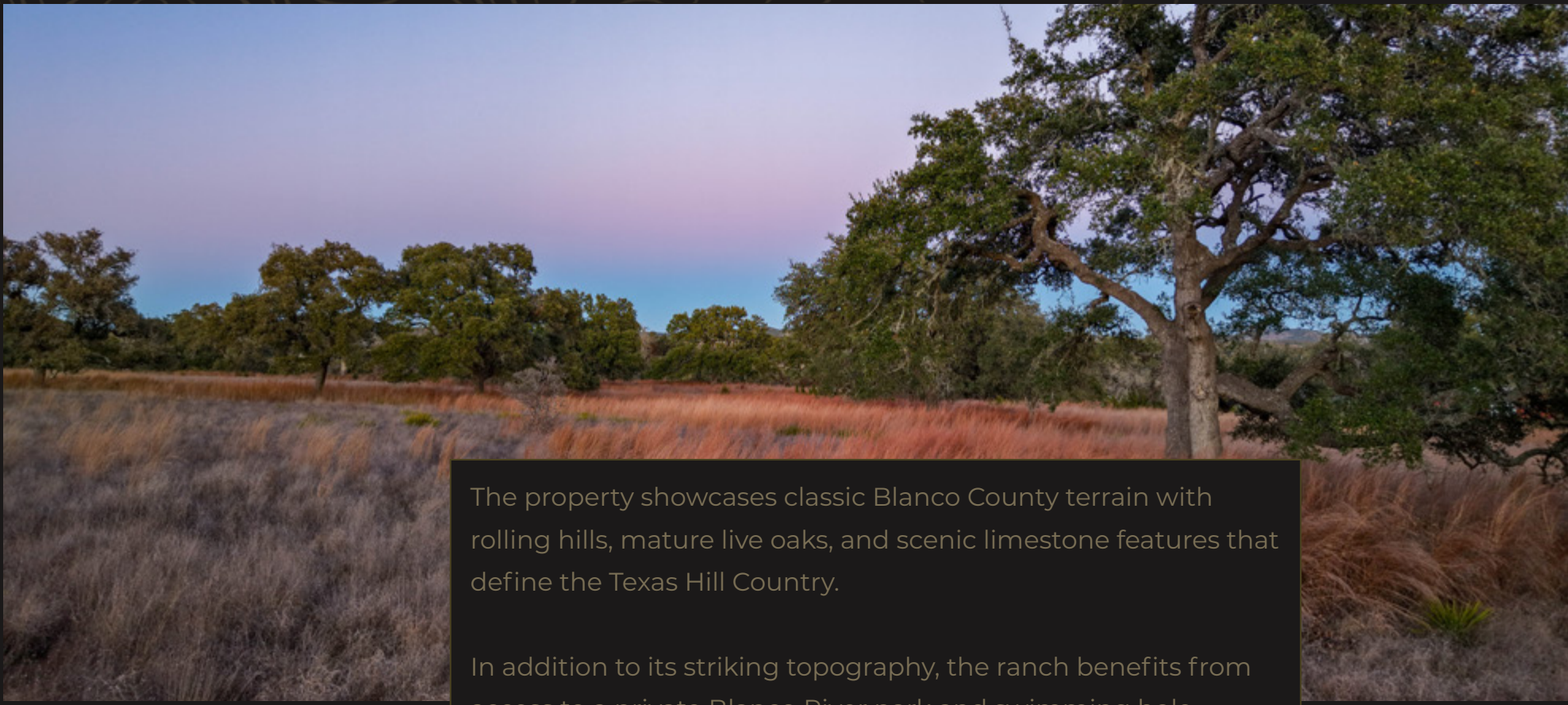
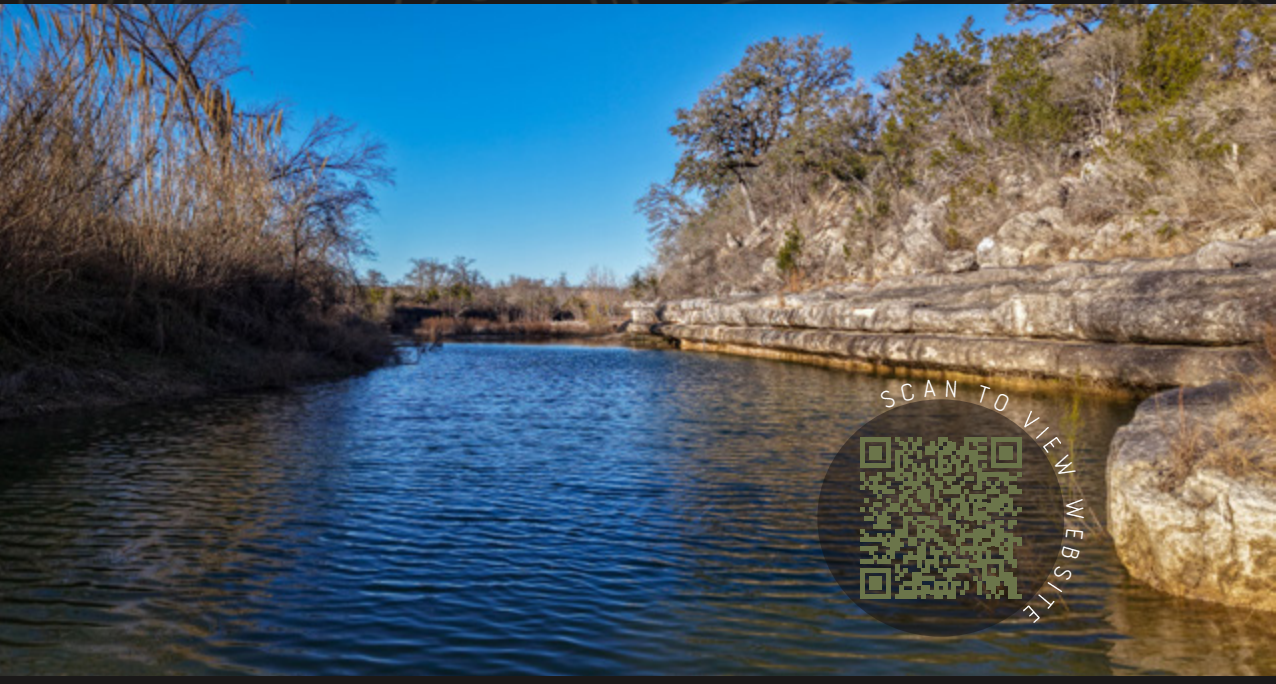


There is also a 56' x 36' sports court, striped for both half-court basketball and a full pickleball court, creating an ideal setting for recreation and entertaining.



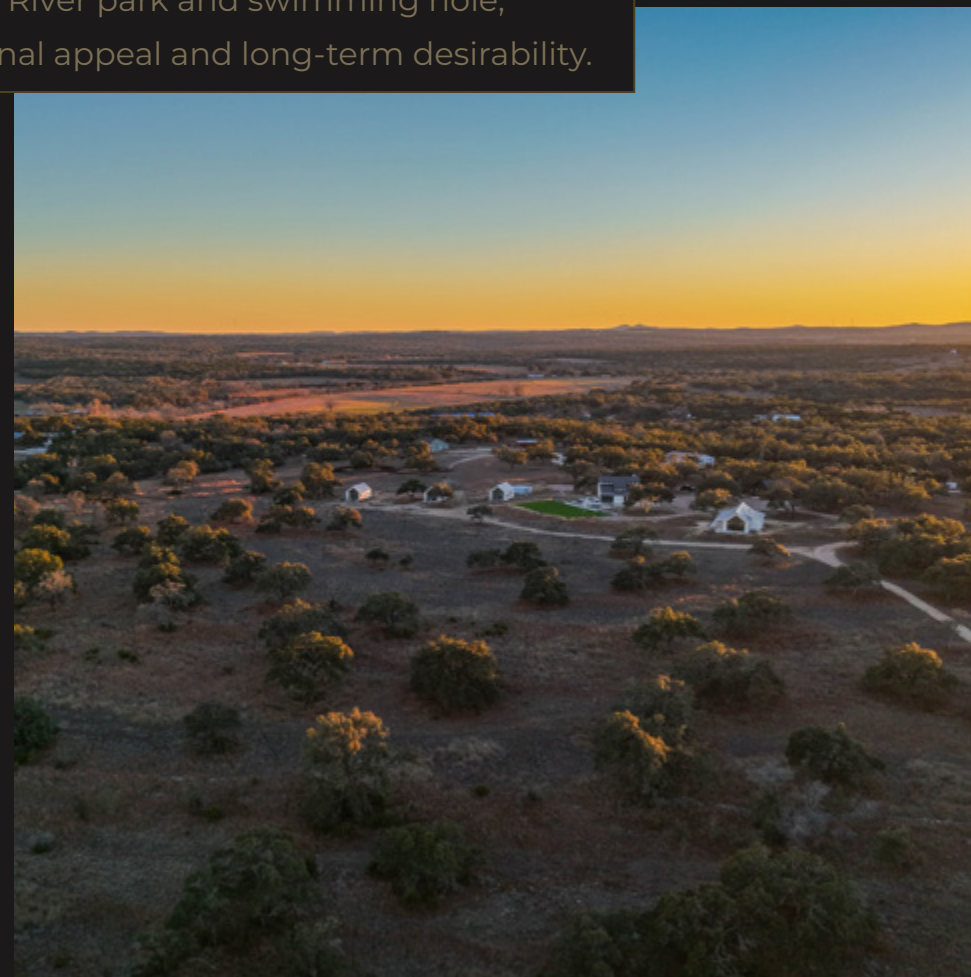


LAND & WATER



The property showcases classic Blanco County terrain with rolling hills, mature live oaks, and scenic limestone features that define the Texas Hill Country.

In addition to its striking topography, the ranch benefits from access to a private Blanco River park and swimming hole, enhancing both recreational appeal and long-term desirability.







CHARLES ARMSTRONG

NEW BRAUNFELS, TX

 512.997.8855

 Charles@capitalranchsales.com



SCAN FOR CONTACT CARD



LAND. LEGACY. LIFESTYLE.



BIG LAND. BIG PLANS. LOCAL FINANCING.

REAL ESTATE

- Farms & Ranches
- Hunting Land
- Recreational Land
- Rural Homes
- Construction Loans

AG LOANS

- Cattle
- Equipment
- Dairy
- Crops
- Poultry



SARAH FRANKLIN

VP BRANCH MANAGER
830-570-1784 | SFranklin@TexasFCS.com



JANAE BRAUNE

RELATIONSHIP MANAGER
830-480-9829 | JBraune@TexasFCS.com

TexasFarmCredit.com/Pleasanton

