

\$4,950,000 - 5999 Ranch Road 165, Blanco

MLS® #9905045

\$4,950,000

7 Bedroom, 9.00 Bathroom, 8,222 sqft

Land / Farm on 44.21 Acres

River Rdg Ranch Sub Tr 2, Blanco, TX

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. Offered fully furnished, 4C Ranch is a true reflection of current owners' meticulous attention to detail and craftsmanship, resulting in a turn-key luxury ranch.

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)

Built in 2024

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 9905045 |
| Price | \$4,950,000 |
| Bedrooms | 7 |
| Bathrooms | 9.00 |
| Full Baths | 7 |
| Half Baths | 2 |
| Square Footage | 8,222 |
| Acres | 44.21 |
| Year Built | 2024 |
| Type | Land / Farm |
| Sub-Type | Single Family Residence |
| Status | Active |
| Has Pool | Yes |

Water Feature/View

| | |
|---------------|--------------------------------------|
| View | Hills,Panoramic,Pasture,Blanco River |
| Is Waterfront | Yes |
| Water Body | Blanco River |

Community Information

| | |
|-------------|--------------------------|
| Address | 5999 Ranch Road 165 |
| Area | BL |
| Subdivision | River Rdg Ranch Sub Tr 2 |
| City | Blanco |
| County | Blanco |
| State | TX |
| Zip Code | 78606 |

Amenities

| | |
|-----------|--|
| Utilities | Electricity Available, Propane, See Remarks, Water Connected |
| Features | Fishing, See Remarks |
| Parking | Detached, Garage, Circular Driveway |

Interior

| | |
|-----------------|---|
| Interior | Concrete, Wood |
| Appliances | Built-In Gas Range, Bar Fridge, Built-In Refrigerator, Dishwasher, Microwave, Range Hood, Built-In Freezer, See Remarks |
| Heating | Propane, See Remarks, Propane Stove, Wood Stove |
| # of Fireplaces | 5 |

| | |
|--------------|-------------|
| Fireplaces | See Remarks |
| # of Stories | 2 |
| Stories | Two |

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior Features | Basketball Court, Sport Court |
| Lot Description | Moderate Trees, Views, Rolling Slope |
| Roof | Metal |
| Construction | See Remarks, Vertical Siding |
| Foundation | Slab |

School Information

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|------------|------------|
| District | Blanco ISD |
| Elementary | Blanco |
| Middle | Blanco |
| High | Blanco |

Additional Information

| | |
|-----------------|---------------------|
| Date Listed | February 21st, 2025 |
| Days on Website | 232 |
| Days on Market | 186 |

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