\$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 ownerships 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

2

of Stories

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

District Blanco ISD

Elementary Blanco Middle Blanco High Blanco

Additional Information

Date Listed February 21st, 2025

Days on Website 254
Days on Market 186

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