

# \$1,995,000 - 4035 County Road 349, Charlotte

MLS® #1720490

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## \$1,995,000

1 Bedroom, 3.00 Bathroom,  
Farms and Ranches on 289.00 Acres

N/A, Charlotte, TX

Welcome to C4 Ranch. This 289+/- acres is the ideal working & recreational ranch combination. Fantastically located less than 6 miles South of Charlotte, Texas at the 4 way corner of State Highway 85 and Davis Switch Road (CR 349). Frontage and entrances off both sides make every inch of this ranch accessible and usable. This ranch has been very well maintained and offers great utility for hunters, cattlemen, outdoor enthusiasts, oilfield services, and real estate investors. Close to the Atascosa/Frio County line this ranch is in the heart of some of the most productive soils and fantastic hunting area South Texas has to offer. LAND: C4 Ranch has been selectively cleared to provide ideal wildlife habitat as well as fertile grazing/farming pastures.

Approximately half of the ranch is covered in traditional South Texas browse to include mesquite, prickly pear, black brush, buffle grass, and other year round high protein sources for wildlife and livestock. The other half of the ranch is fenced and cross fenced into productive grazing pastures with improved grasses and native grasses. During normal rainfall the front pasture has yielded hundreds of round bales in one summer. The ranch is fairly level land with a gentle slope towards the South. Elevation at its highest point is approximately 540'. Big bull mesquite trees and scattered live oak trees provide a great canopy throughout the ranch. Atascosa county is one of the most intensely farmed counties in Texas, known for its fertile red dirt sandy loam



soils. C4 Ranch is no different providing great sandy loam soil throughout the ranch, allowing it support a multitude of farming endeavors if the new owner chooses to do so. An incredible opportunity to own a ranch of this quality less than 1 hour from San Antonio. There is currently no oil and gas production or pipelines traversing this ranch. WILDLIFE: C4 is home to an abundance of wildlife. White tail deer, bobwhite quail, white wing dove, ducks, eurasion dove, and rio grande turkey all call this ranch home. The abundant native food source and scattered water availability make it ideal for hunters and wildlife enthusiast. Other small game, wild hogs and songbirds frequent this area. This area has been tremendous for dove hunting as it lies within a major flyway for these migratory game birds. WATER: This property has 3 drilled water wells. One domestic well centrally located by the headquarters. This well provides water source for all the improvements and can be used to pump in the pond if needed. One larger cased well is located in the NW corner of the property. Was previously used for a truck wash operation. The third well was a windmill that has been converted to a solar well. It is located along the SE property boundary. The ranch has 3 phase electricity along two sides allowing for someone to increase the pump size for irrigation if desired. There are two earthen ponds on the property. The larger centrally located pond has not gone dry all summer (9/11/2023) and has not been supplemented with ground water. It is approximately half acre in size during normal rainfall years. IMPROVEMENTS: C4 provides turn key improvements ready to enjoy day one. A 60' X 75' metal barn and cantina is located in the heart of the ranch. This barn includes a large open work space, his and hers bathrooms, a stage, RV plug, electric and water throughout, and a bar and grilling area. Great spot to enjoy the south breeze in the

shade. Full set of pipe and metal working cattle pens. A functional 1 bedroom 1 bathroom cabin provides a great spot to escape the South Texas heat. These improvements are serviced by Karnes Electric Company. Electricity and water are also ran throughout the property along with good condition perimeter and cross fencing. Mineral Rights negotiable

### **Essential Information**

ListingFeed	sabor_vow_sold
MLS® #	1720490
List Price	\$1,995,000
Sale Price	\$1,750,000
Sale Date	January 25th, 2024
Bedrooms	1
Bathrooms	3.00
Full Baths	3
Acres	289.00
Type	Farms and Ranches
Sub-Type	Farm/Ranch
Status	Sold

### **Community Information**

Address	4035 County Road 349
Subdivision	N/A
City	Charlotte
County	Atascosa
State	TX
Zip Code	78011

### **Amenities**

Utilities	Electricity, Water, Telephone
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### **Exterior**

Exterior Features	Barn, Cross Fenced, Fenced, Holding Pen, Horse Stalls, Loading Chute, Storage Building
Lot Description	Ag Exempt, Cleared, Hunting Permitted, Mature Trees (ext feat),

Partially Wooded, Pasture

**School Information**

District	CALL DISTRICT ISD
Elementary	Call District
Middle	Call District
High	Call District