

Circle C Ranch
10092 CR 446
Snook, TX 77878

\$4,999,999
133.88± Acres
Burleson County



Circle C Ranch
Snook, TX / Burleson County

SUMMARY

Address

10092 CR 446

City, State Zip

Snook, TX 77878

County

Burleson County

Type

Ranches, Recreational Land, Hunting Land

Latitude / Longitude

30.434863 / -96.40906

Dwelling Square Feet

3,400

Bedrooms / Bathrooms

3 / 2

Acreage

133.88

Price

\$4,999,999

Property Website

<https://ranchrealestate.com/property/circle-c-ranch/burleson/texas/84224/>



Circle C Ranch Snook, TX / Burleson County

PROPERTY DESCRIPTION

Welcome to Circle C Ranch, a remarkable ±134-acre property where natural beauty, modern luxury, and everyday convenience come together to create a truly exceptional property. Nestled in eastern Burleson County with easy access from FM 1361 and just 20 minutes from Aggieland, this ranch is perfectly positioned for both weekend retreats and full-time living.

Perched at the highest elevation for miles, the property offers expansive views of the Brazos Valley, creating a stunning backdrop year-round. With turn-key residences and well-maintained improvements and landscape, Circle C Ranch is designed for maximum enjoyment—whether you're entertaining family and friends or simply savoring the peace and quiet of ranch life.

RESIDENCES & IMPROVEMENTS

Main Home:

A **custom-built, elevated residence** offering **3,400 sq. ft.** of thoughtfully designed living space. This **3-bedroom, 2.5-bathroom** home features a **home office**, a generous **mud/laundry room**, and a **walk-in pantry**. Expansive **full-length front and back porches** provide the perfect setting to take in the views and enjoy quiet mornings or evening sunsets—**seamlessly blending comfort, functionality, and rustic charm**.

Guest House:

A 784 sq. ft. modern rustic cabin featuring 2 bedrooms and 1 bathroom, complete with all the modern amenities needed for family, guests, or rental potential.

Additional Improvements:

- A large, insulated workshop with an air-conditioned tool room, vehicle lift, and attached equipment barn, ideal for serious projects or storage.
- A well-equipped livestock and animal barn featuring a feed room and pipe turn-out runs.
- An expansive, fully high-fenced garden and orchard area, complemented by an air-conditioned garden and craft building—a perfect retreat for gardeners and hobbyists alike.
- An additional barn provides even more convenient storage for equipment or supplies.

POWER

Electricity is supplied to the property through overhead service, with underground electric lines running to both the Main Home and Guest House for a clean, unobtrusive look. The Main Home is also equipped with a propane-powered Kohler smart-generator for reliable backup power. Additionally, an 18.5 kW solar energy system contributes to the property's sustainability and provides monthly electricity credits, making energy use both efficient and eco-friendly.

WATER

The **homes, improvements, and water troughs** are sustainably supported by a **90,000-gallon Rainwater Harvesting system**, consisting of **two separate tanks**—one with a **60,000-gallon** capacity and the other **30,000 gallons**—both equipped with **advanced filtration systems**. In addition to this eco-conscious setup, the property features **two stocked ponds**, perfect for a relaxing day of fishing. For added flexibility, there are also **two water wells** on-site, currently not in use.

WILDLIFE

This ranch is teeming with native wildlife, including white-tailed deer, doves, wild hogs, and the occasional ducks, offering abundant opportunities for nature watching and hunting.

RECREATION

Circle C Ranch offers an exceptional blend of outdoor recreation and rustic charm. Enjoy your own private target shooting range, thoughtfully set up for both rifle and pistol practice. Explore wooded ATV trails that wind through scenic terrain or take advantage of prime hunting opportunities right on the property. Multiple stocked fishing ponds provide peaceful moments on the water, while private fire ring areas are perfect for gathering with friends and family over an evening barbecue under the stars. Whether you're seeking adventure or tranquility, Circle C Ranch delivers an authentic Texas outdoor experience.

The Circle C Ranch is under Wildlife Valuation.

Location

20 miles to Kyle Field in College Station

95 miles to Houston

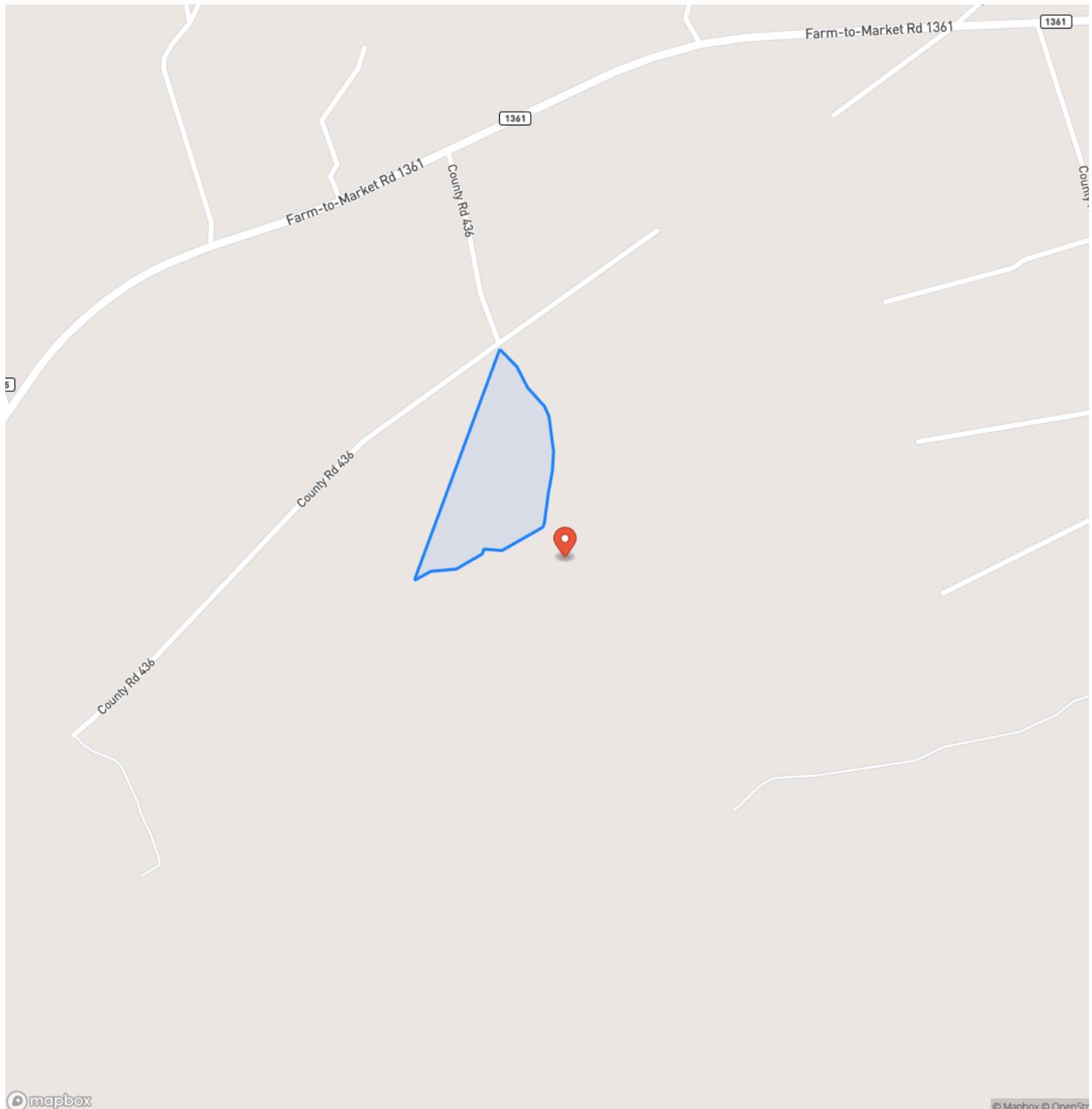
101 miles to Austin



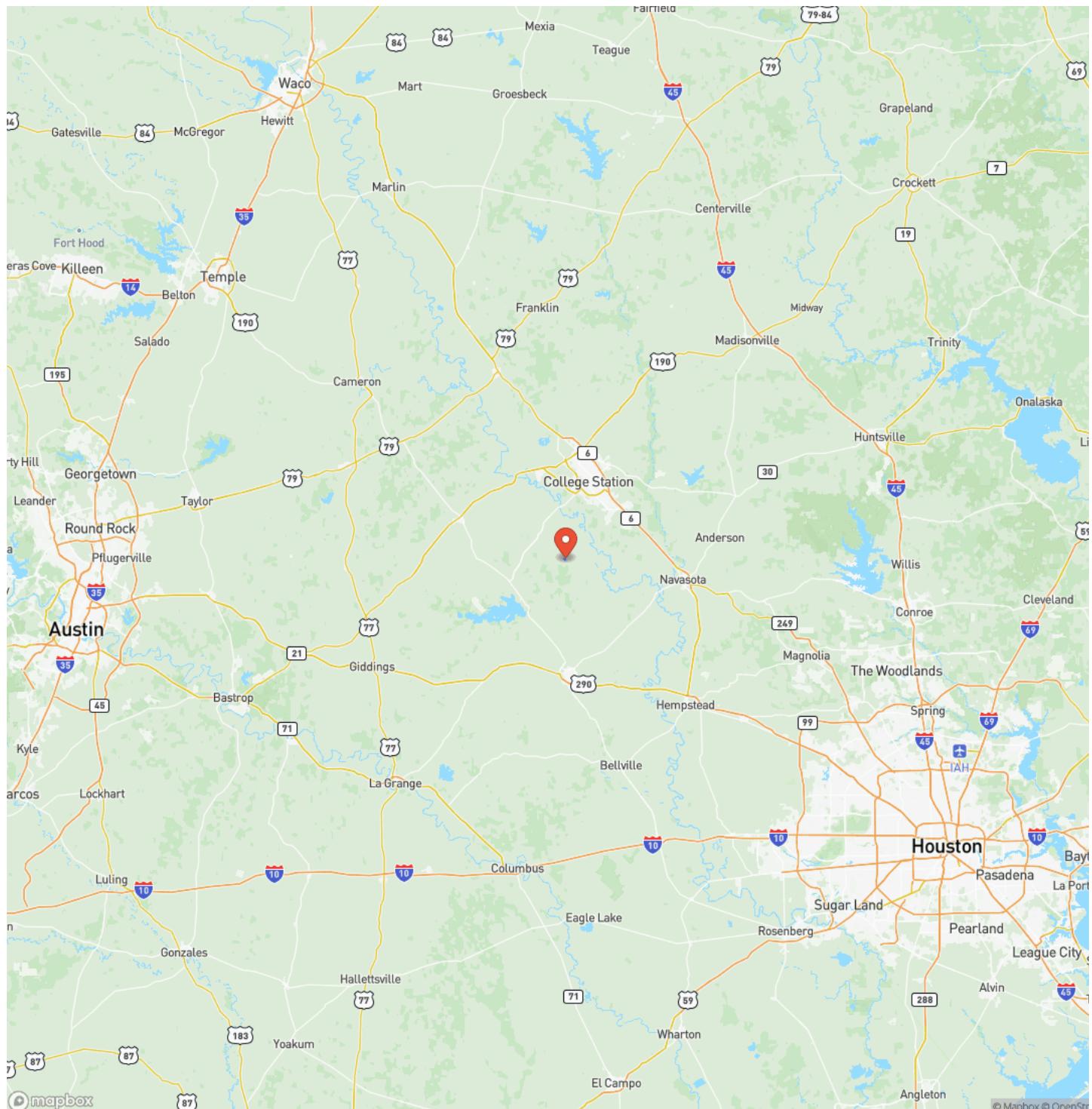
Circle C Ranch
Snook, TX / Burleson County



Locator Map



Locator Map



Satellite Map



Circle C Ranch

LISTING REPRESENTATIVE

For more information contact:



Representative

Zach Murski

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(979) 203-0343

Email

Zach@CapitolRanch.com

Address

City / State / Zip

NOTES

NOTES

DISCLAIMERS

Showings are done by appointment only with the required 48-hour notice. Listing agent must be present for all showings. No trespassing or unaccompanied showings. Capitol Ranch Real Estate, LLC will work with a buyers agent, however, buyers agent must make first contact and be present for all showings to receive full compensation at the discretion of Capitol Ranch Real Estate, LLC. Please submit the offer with earnest money 1% of asking price. Contact listing agent for seller preferred title company.

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