Hidden Springs Ranch
175± ACRES | ATASCOSA COUNTY, TEXAS

Texas Ranch Sales, LLC
830.741.8906
Info@TexasRanchSalesLLC.com
TexasRanchSalesLLC.com
Paved frontage on two roads
3± miles from Lytle, HEB, dining and schools
20± miles south of San Antonio
Ag exempt for taxes

7-acre recreational lake
Electric and water lines on both roads
Abundant native wildlife
Owner will convey half of all owned minerals
Located just 20 miles south of San Antonio, and 2 miles east of Lytle in Atascosa County, the Hidden Springs Ranch for sale is a destination recreation ranch and/or a residential developer’s dream.

Encompassing 175± acres with paved frontage on both Hoffman Road and Granberg Road, the topography is flat to gently rolling and covered in native grasses, a light sampling of South Texas brush, Mesquite trees and large Oaks. Wildlife is abundant including Whitetail Deer, turkey, dove and quail. A major attraction and natural asset is the 7-acre spring-fed lake bristling with largemouth bass, bluegill and catfish. Dove hunting around the lake is often outstanding.

The land currently supports 37 head of cattle which are thriving in this environment. The level of the lake depth varies throughout the year from 10’ to 20’ deep and is a year-round live water haven for recreational boating, fishing and enjoying the peaceful serenity afforded by Mother Nature.

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www.TexasRanchSalesLLC.com

Shown by appointment only with Texas Ranch Sales, LLC. Buyers brokers must be identified on first contact and must accompany buying prospect on first showing to be allowed full fee participation. If this condition is not met, fee participation will be at the sole discretion of Texas Ranch Sales, LLC.

Complex ranch financing made simple.

Relationship driven. Customer owned.

Capital Farm Credit has the flexibility to handle everything from small country purchases to large, complex ranch loans. We provide custom lending solutions with flexible fixed rate options. As a cooperative, we returned more than $750 million back to customers over the past decade. Partner with the premier lender.

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Together we’re better. Partnership that really pays.

Disclaimer: Although the Broker or Agent has used reasonable care in obtaining data, this material is submitted without representation, warranty, or guarantees, and is subject to errors and omissions. Moreover, all information is subject to changes by the owner as to price or terms, to prior lease, to withdrawal of the property from the market, and to other events beyond the control of the Broker.