

Hidden Springs Ranch

175± ACRES | ATASCOSA COUNTY, TEXAS



Texas Ranch Sales, LLC
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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.

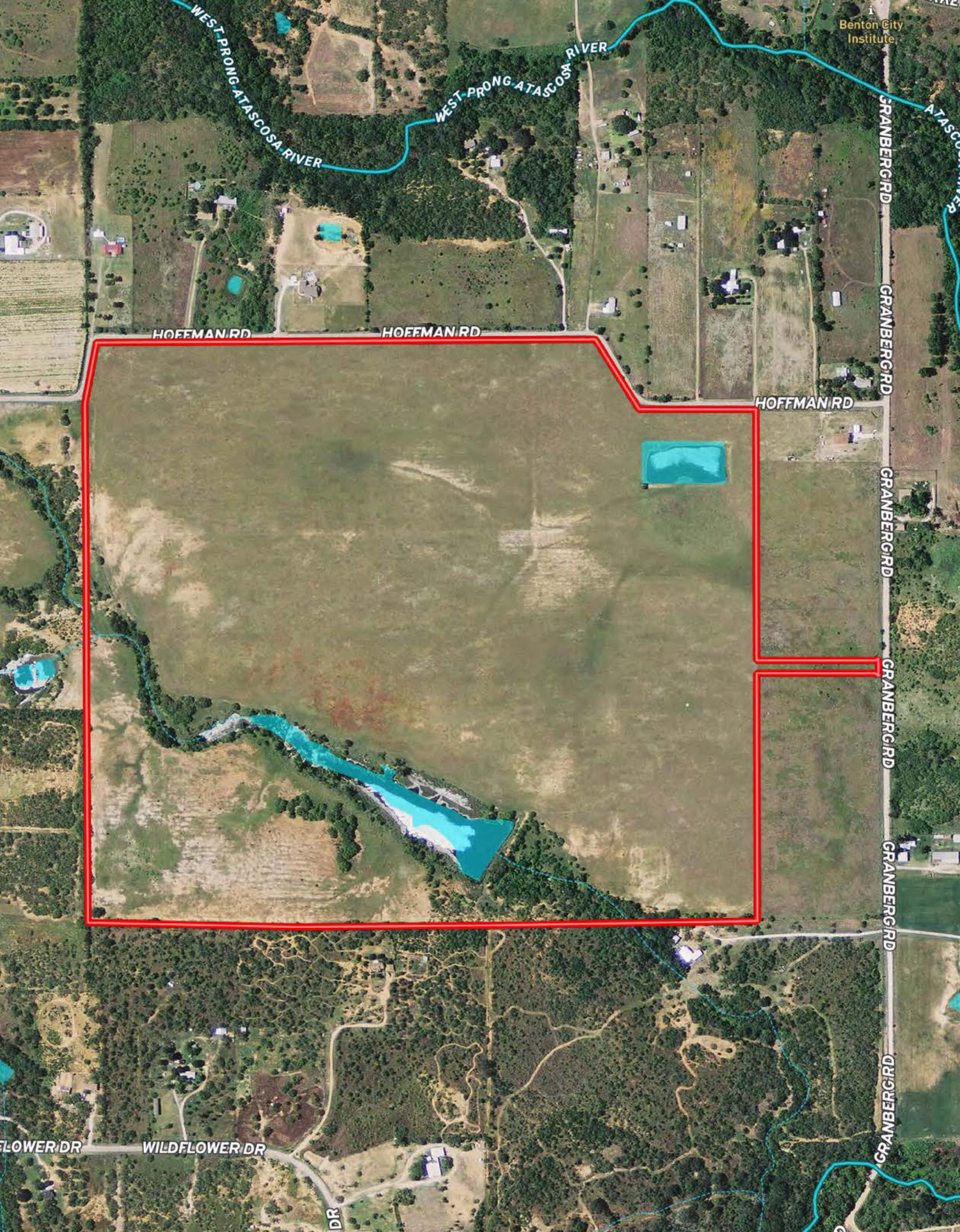
Encompassing 175± acres with paved frontage on both Hoffman Road and Granburg Road, the topography is flat to gently rolling and covered in native grasses, a light sampling of South Texas

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 nourishes 37 head of cattle which are thriving in this environment. The level of the lake changes with the seasons 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.

Owner will convey half of all owned minerals.





Benton City Institute

WEST PRONG ATASCOSA RIVER

WEST PRONG ATASCOSA RIVER

GRANBERG RD

GRANBERG RD

HOFFMAN RD

HOFFMAN RD

HOFFMAN RD

GRANBERG RD

GRANBERG RD

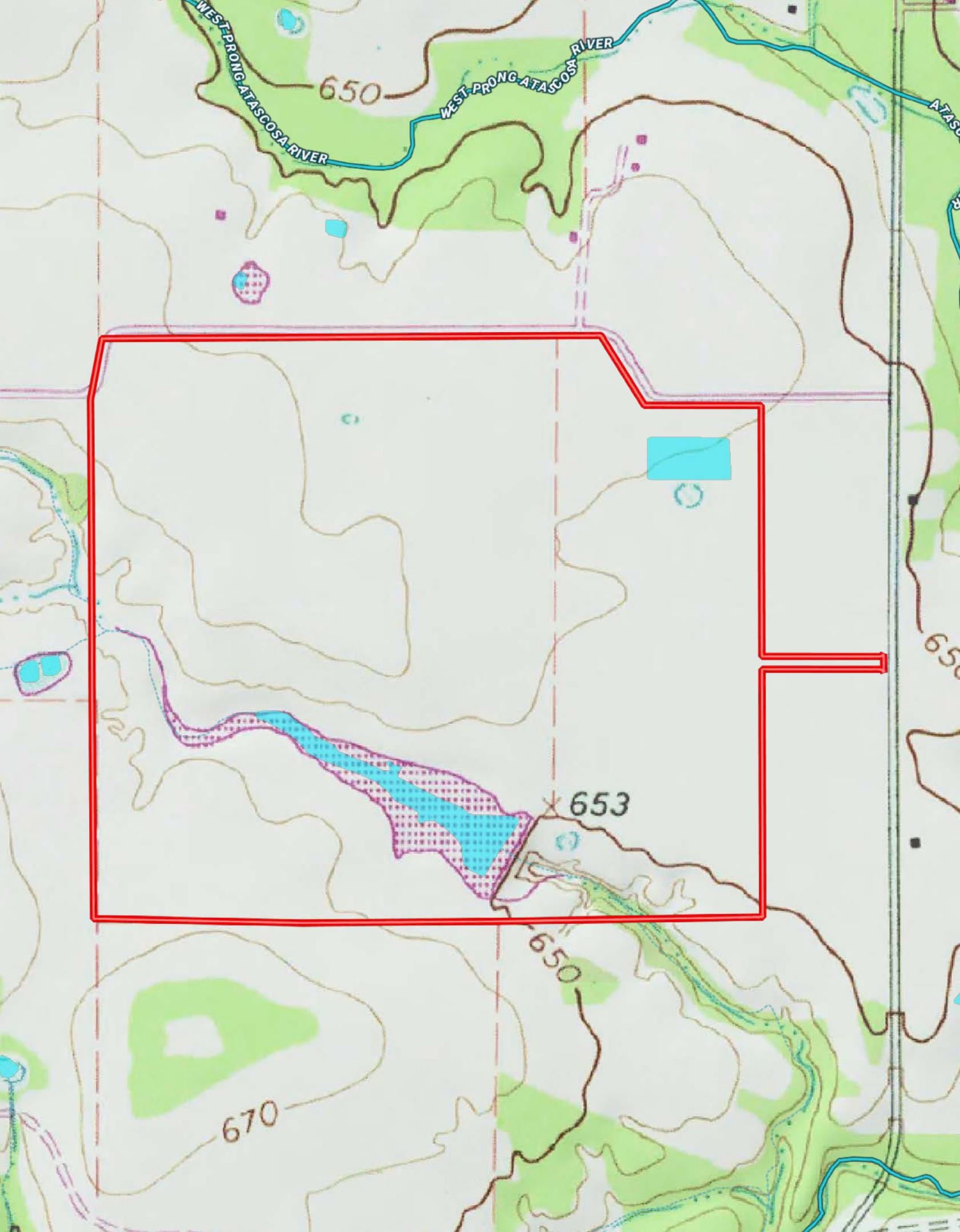
GRANBERG RD

GRANBERG RD

LOWER DR

WILDFLOWER DR

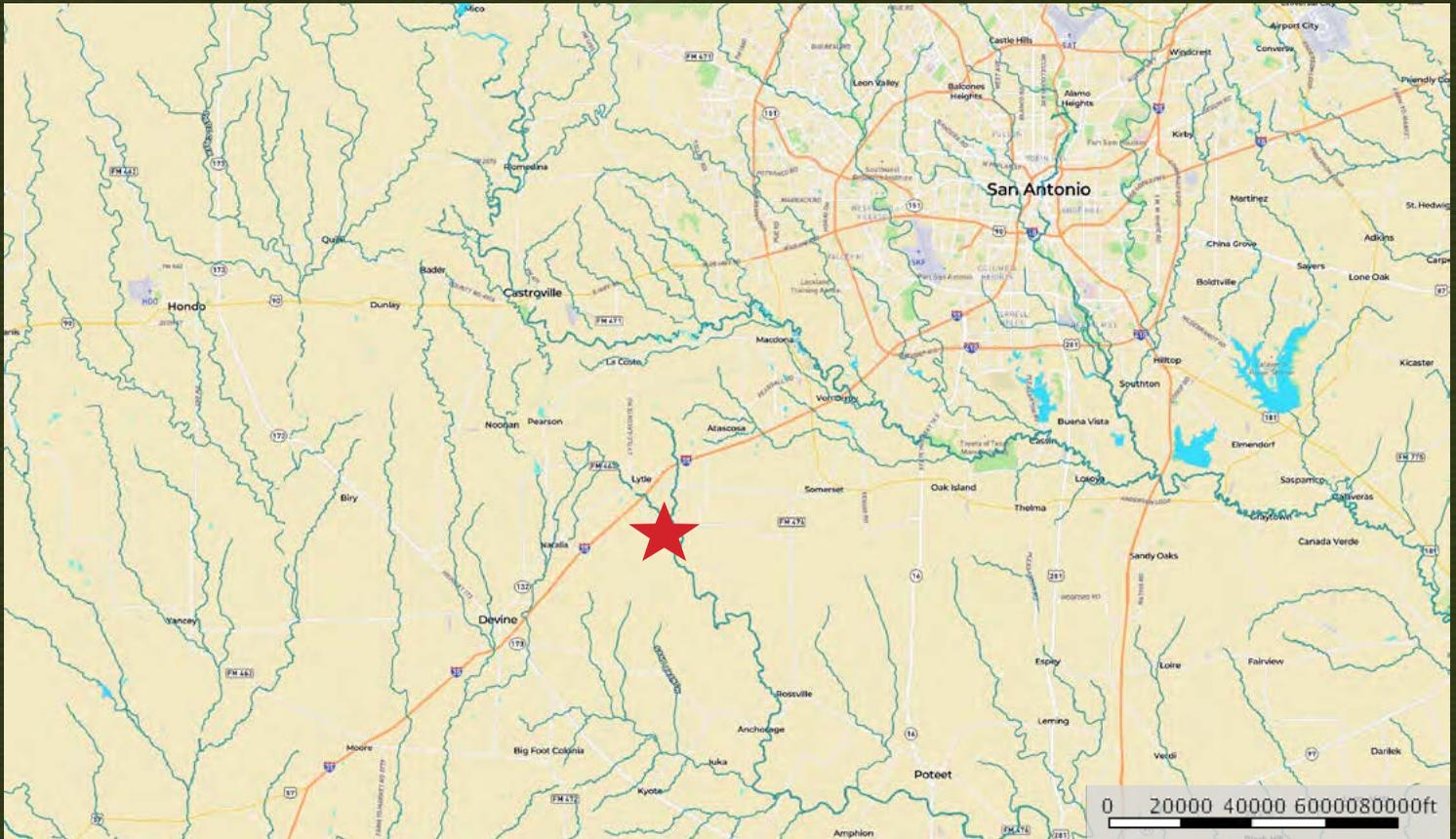
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www.TexasRanchSalesLLC.com



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.

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