

# Hidden Springs Estates

235± ACRES | ATASCOSA COUNTY, TEXAS



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🇹🇽 **LOCATED** just 20± minutes from Downtown San Antonio

🇹🇽 **LOW-FENCED** home to grazing cattle and horses

🇹🇽 **FRONTAGE** on paved Hoffman Road and paved Grandburg Road

🇹🇽 **WATER & ELECTRIC** runs along both frontage roads

🇹🇽 **IMPROVEMENTS** 3BR/3BA home and a large two-sided barn

🇹🇽 **LANDSCAPE** flat pastureland with large Oaks and bull mesquites flanking the lake

🇹🇽 **7-ACRE SPRING-FED LAKE** perfect for bass fishing and water sports

🇹🇽 **AG EXEMPT**





Located in Lytle, Texas, two miles east of I-35, this 235± acre property is a prime candidate for a rural lifestyle development. The Hidden Springs Estates is around five minutes from numerous commercial shopping opportunities and an HEB Superstore. Downtown San Antonio is just a quick 20± minute drive away.

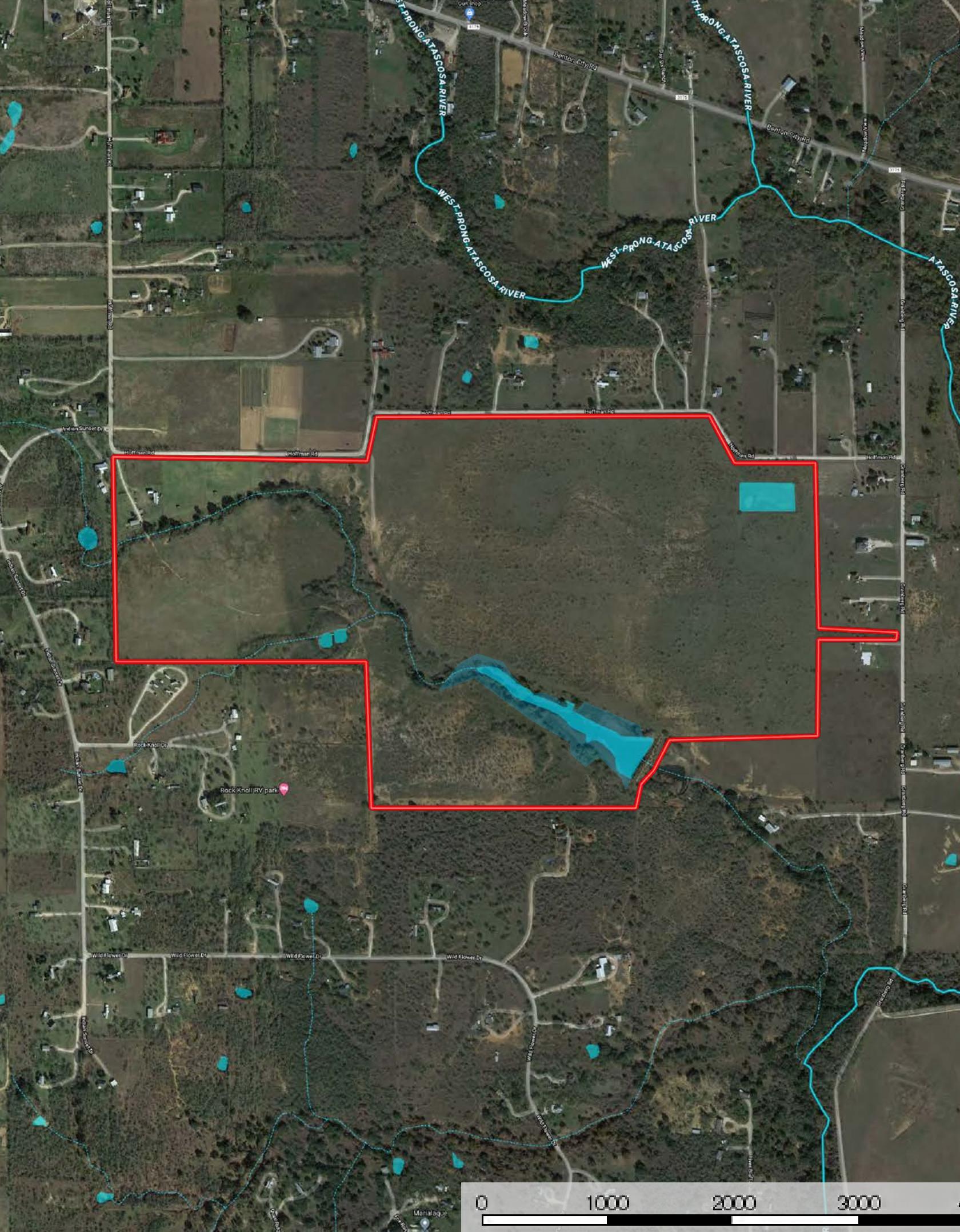
The land is bordered by one mile of paved Hoffman Road with another entry on paved Grandburg Road. A Benton City water line and CPS Energy electric runs along both roads.

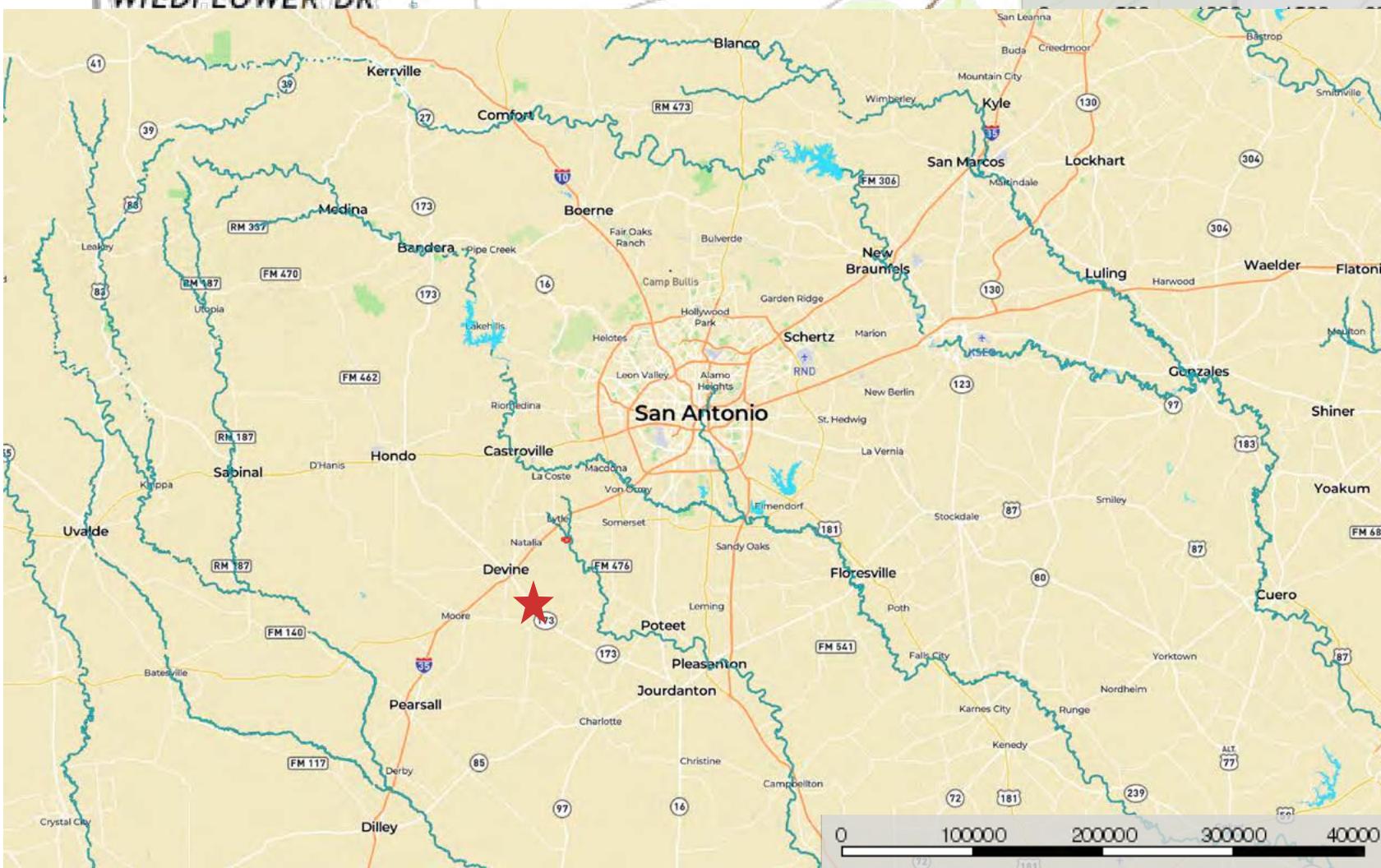
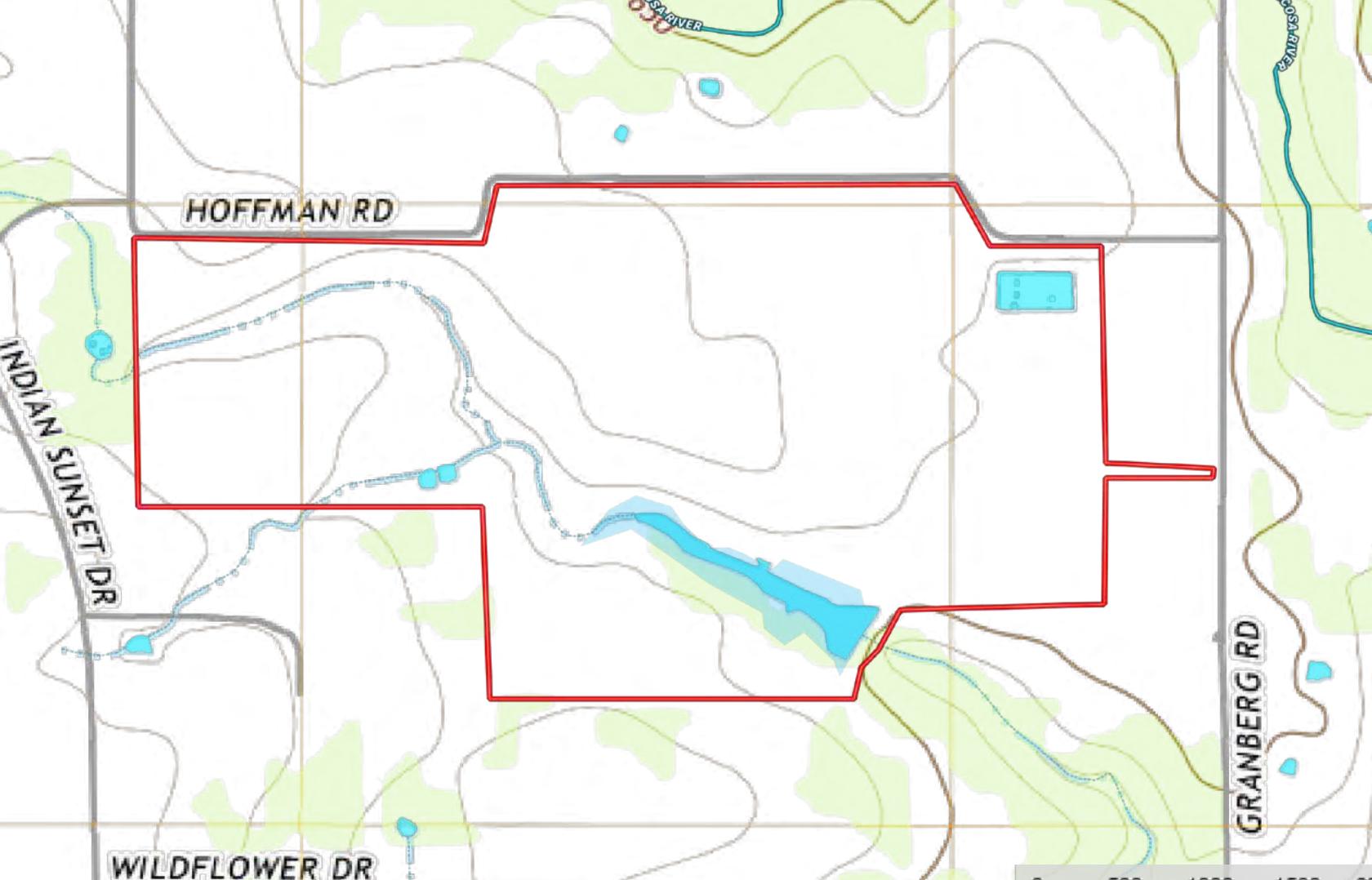
A seven-acre spring-fed lake surrounded by large Oaks and bull mesquites is a recreational highlight for bass fishing and other water sports.

The acreage is low fenced and home to grazing cattle and horses and is ag exempt for taxes. A three-bedroom, two-bathroom mobile home and a large two-sided barn are located along the western side of the acreage.

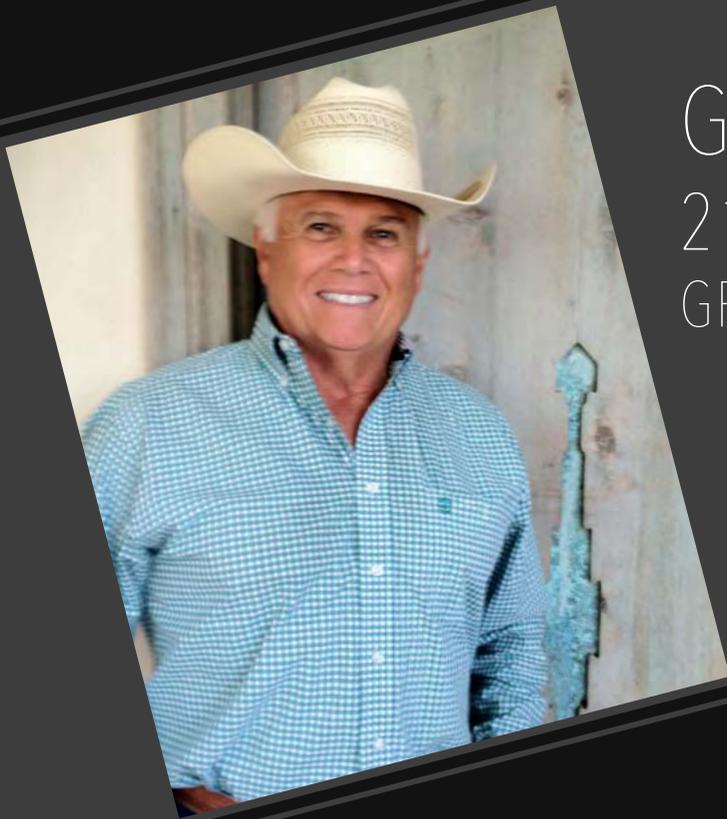
Hidden Springs Estates offers convenience of location, access to utilities, recreation and open-space living opportunities.







Legend: Road/Trail, Boundary, Stream, River/Creek, Water Body



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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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