

# \$1,100,000 - 16223 Interstate 35 S, Atascosa

MLS® #1568305

**\$1,100,000**

0 Bedroom, 2.00 Bathroom,  
Farm Ranch on 36.22 Acres

N/A, Atascosa, TX

Present Use: A Cows & Horse & Farm.

POTENTIAL USE OF THIS PROPERTY IS  
WIDE GREAT: A

Residential-Commercial-Farm Combination,  
An Exclusive Seniors Residential Subdivision\*  
A Fine Golf Hotel Resort, A Health Facility\* A  
Site for Large Transportation Corporation, A  
Nice Country Department Store, etc.

**\*\*LANDSCAPE IS BEAUTIFUL\*\*** The farm is divided in three pastures: The Central and West Pastures are blessed with good Costal Grass, and mostly large old Oak trees and Cedar trees; also abound Mesquite and Retama brushes, which can be removed, to allow the Grass grow in extension. The small Pasture at front looks good with the Costal Grass growing and a Pecan trees orchard spreading towards the North\*Also there is one 1.5 Acre "CORRAL" area, where the Barn is located, also one convenient Pavilion for reunions, one small chapel, a kids playground, and a pipe fenced circular Riding Arena\*\*The property has a white pipe fence (almost 800') with two entrance gates at the frontage of IH-35\*\*The SW, West & NW of the perimeter follows the course of TH ELM CREEK (Potential) and is protected with a NEW T-posts/barbed wire fence\*\*Despite FEMA has classified this property under 100 % flood plain, its excellent location and all other mentioned amenities, make this farm a "DIAMOND ON THE ROUGH", ready to became a brilliant transformation, with the right planning work and the right Engineering



Essential Information

MLS® #	1568305
Price	\$1,100,000
Bathrooms	2.00
Half Baths	2
Acres	36.22
Type	Farm Ranch
Sub-Type	Farm/Ranch
Status	Active

Community Information

Address	16223 Interstate 35 S
Area	2303
Subdivision	N/A
City	Atascosa
County	Bexar
State	TX
Zip Code	78002

Amenities

Utilities	Electricity, Water
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Exterior

Exterior Features	Additional Structures, Barn
Lot Description	Pasture, Raw Land
Construction	Frame, Metal

School Information

District	Southwest I.S.D.
Elementary	Southwest
Middle	Southwest
High	Southwest

Additional Information

Days on Market	722
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Listing Details

Listing Office

Texas Elite Real Estate

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