

TEXAS FARM PATCH

An aerial photograph of a vast agricultural landscape in Texas. The foreground and middle ground are dominated by large, rectangular plots of land. Some plots are lush green, while others are brown, indicating they have been plowed. In the lower-left foreground, there is a large complex of white, arched greenhouses. To the right of the greenhouses, there is a small cluster of farm buildings, including a prominent red barn. A small, dark pond is situated near the center-right of the image. The background shows a flat expanse of land stretching to a distant horizon under a sky filled with soft, white clouds.

380+ Acres Atascosa County
Off FM 536
Pleasanton, Texas

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RANCH SALES



DESCRIPTION

Texas Farm patch is a highly productive produce farm located in northern Atascosa County, just minutes south of San Antonio. It is undoubtedly one of the largest, organic fruit and vegetable greenhouse farming operations in the state. The turn-key production facilities, coupled with three established distribution chains to statewide grocers make this an extremely rare, income-producing offering.



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STRUCTURAL IMPROVEMENTS

- 14,500± square foot packing facility with cold storage, office space and 3 loading docks constructed in 2017
- 13,000± square foot fully enclosed storage facility
- (2) 1,8900± square foot worker living quarters constructed in 2016
- (2) Caretaker's homes
- (2) Fully enclosed equipment barns
- Metal pole barn





CURRENT CROPLAND / ORCHARDS / GREENHOUSE AREA

- 250± Acres irrigated pivot land
- 40± Acres of stabled, irrigated peach orchards
- 35± Acres of dryland farm
- 10± acres of irrigated covered green house space



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WATER

There are 2 Carrizo irrigation wells, one of which is capable of producing upwards of 1,000 GPM. The Carrizo water is pumped into 2 large water impoundments, and then piped throughout the farm via a sophisticated system of underground pipes and pump stations.

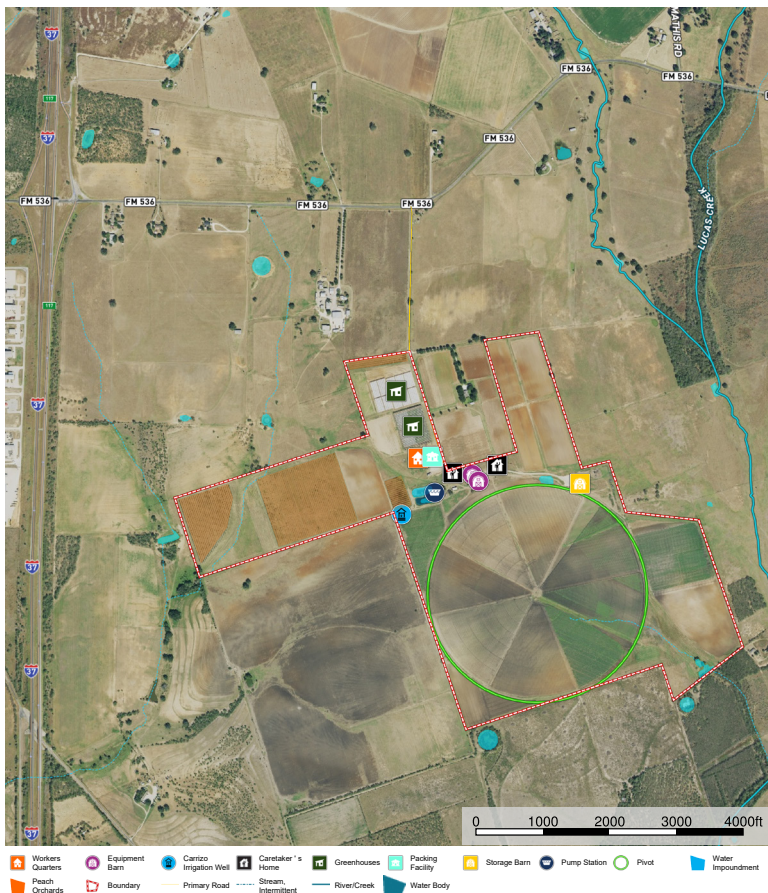


TAXES

\$52,000±/year. Ag Exemption in place.



AERIAL



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380+ ACRES ATASCOSA COUNTY PLEASANTON, TEXAS

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All properties are shown by appointment with Dullnig Ranches. Buyer's Brokers must be identified on first contact and must accompany client or customer on first showing to participate in compensation.

MAP

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VIDEO

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DULLNIGRANCHES.COM](#)**

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