

133-A

212 ACRE RANCH
CENTRAL FLORIDA
\$1,060,000



Mary L. Adsit, Realtor

- 30+ years experience
- Commercial/Development Land
- Agricultural Land

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"The Land Lady"

133-A

212 ACRE RANCH

Description:

- It appears that at least 25-30% of the property would be in the 100 year flood areas. This is made up of good shade for winter pasture. Property is fully fenced and cross fenced.

Soils include:

- (36) Basinger
- (14) Sparr
- (87) Basinger fine sand
- (7) Pomona Fine Sand.

These are for the most part, typical “Flatwoods” soils primarily adaptable to pasture, timber or vegetable crops with property irrigation and drainage.

PRICE REDUCED TO ONLY \$ 5,000 PER ACRE

Price: \$1,060,000

Taxes: \$244 per year

There is an additional 100 acres immediately joining to the West that is also available for sale, they share the same entrance.

PROPERTY IS SHOWN BY APPOINTMENT



The property location is surrounded on 3 sides by undeveloped, wooded land that is very good habitat for turkey, hogs, deer, etc.



Land

- Property has 1,735 ft. frontage on Hwy. 98/630
- Elevation ranges from 128' in the NW corner to 139' in the SE corner.



NOTE: There is an additional 154 acres of similar property just North East of this on the North side of Hwy. 98- See 132-A on my web site.

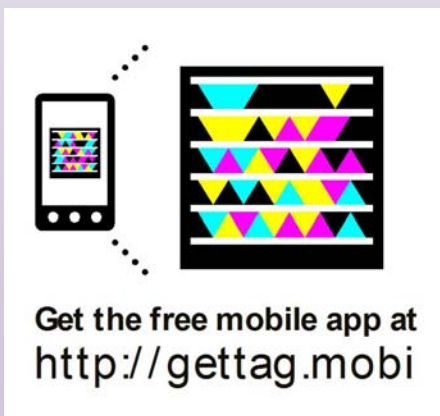
From US 27 at Frostproof:

Go West on Hwy. 98 approx. 5 miles (just past Rhoden Road) and you will see signs on the corners of the property which is on the South side of Hwy. 98/630 (your left)

From Ft. Meade:

Hwy. 98/630 approx 8 ½ miles to property on your right

There are signs on the property.



Scan this tag for directions and more.





BROKER'S STATEMENT:

Any information provided or Implied in this package is obtained from sources that I consider reliable; however, I am not responsible for misstatements of facts, errors, omissions, prior sales, leases, easements, changes in price, zoning changes or withdrawal from market without notice. This office is not responsible for verification of property boundaries, wetlands, or scrub verification, soils or sub-soils, oil, mineral or air rights, determination of flood hazard areas, underground hazards such as sink holes, buried tanks or other contamination. This office will provide a list of firms available for environmental assessments, if you so request.

The Comprehensive Plan that is now effective in Florida has made a drastic change in our land use and development as we knew it in the past. County Planning Verification for Intended Use is recommended. A buyer should personally confirm that the Intended purchase meets their present zoning requirements and any Intended future use, including availability of utilities.

All Real Estate Investments contain risk. It is recommended that potential buyers Investigate and inspect this property, obtain any desired professional advice from your attorney, contractors, building inspectors, engineers, planners, your CPA or other financial adviser, etc. to fully evaluate this property and the investment This should Include your personal confirmation of present zoning, future land use, availability of utilities, easements, deed restrictions, services, and all other regulations or changes that would affect the intended use.

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