

DESOTO SUNSHINE RANCHETTES

Arcadia, Florida • DeSoto County

***150 +/- Acres Total in Three Tracts
Purchase All or Individually!***





Parcel IDs:

- 233627040000000070,
- 2336270400000000120,
- 2336270400000000130

GPS: 27.321865 N, 81.583395 W

Directions:

- From US 17, turn east on SR 66 and travel 8.7 miles
- Turn right on Johnson Road go 5.1 miles
- Turn right on Crewsville Road for .04 miles
- Turn left on Scarborough Road, go 3.8 miles
- Turn left onto 10 Mile Grade Road NE and the property will be on the right

***Nice Mix of
Open Pasture and
Beautiful Natural Land***



For additional maps and details, go to:

www.SaundersRealEstate.com/DeSotoSunshineRanchettes

DESOTO SUNSHINE RANCHETTES

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Three ranchettes located in DeSoto County consist of a nice mix of pasture and natural land. They are ideal for someone looking for a family get-away, a country homesite with acreage, or grazing cattle. The properties could provide hunting and other recreational uses. The three parcels can be purchased together for a total of 152.36 +/- acres or can be purchased individually.

Acreage Total : 152.36 +/- acres

Individual Parcel Acreages:

- Parcel 1 - 51.16 +/- acres
- Parcel 2 - 51.22 +/- acres
- Parcel 3 - 49.98 +/- acres

Sale Prices:

- \$807,355.64 for 150 +/- acres (3 tracts)
- \$529,900 for 100 +/- acres (2 tracts)
- \$264,950 for 50 +/- acres (1 tract)

Price per Acre: \$5,299

County: DeSoto

Site Address: Ten Mile Grade NE Road, Arcadia FL 34266

Road Frontage: Accessed by private road

Water Features: Small cow ponds

Soils: Eaugallie, Immokalee, Myakka, Bradenton Fine Sands

Land Cover: Cropland, pastureland

Uplands/Wetlands: Each ranchette has a small amount of wetlands

- 114.19 +/- acres total uplands
- 38.17 +/- acres total wetlands

Fencing: Perimeter and cross fencing

Water Source & Utilities: Well and septic

Zoning/FLU: A10; allows one dwelling unit per 10 acres

Current Use: Cattle grazing

Potential Uses: Hunting, cattle, homesite

Taxes:

- \$522.77 (2014)
- Greenbelt exemption for cattle on the property

Will Divide!
Purchase All Three or
Purchase Individually!

Ideal For a
Family Get-Away,
Country Homesite with Acreage,
Grazing Cattle,
or a Little Hunting





863.648.1528

114 North Tennessee Ave.
3rd Floor
Lakeland, FL 33801

152 +/- Acres Total in Three 50 +/- Acre Ranchettes
Will Divide! Purchase All Three or Purchase Individually!
Ideal for Country Homesite with Acreage, Grazing Cattle, or Hunting

DESOTO SUNSHINE RANCHETTES

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For additional maps and details, go to:

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