



Parcel IDs:

- 233627040000000070,
- 233627040000000120,
- 233627040000000130

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

Arcadia, Florida • DeSoto County

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

Arcadia, Florida • DeSoto County

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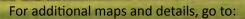
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