

109 +/- acres Acreage:

Improved Acreage: 80 +/- acres farmable

Price: \$1,350,000

Location: Stephens & G7 Ranch Roads

Ruskin, Florida; Hillsborough County

1,000 +/- ft. on Stephens Road Frontage:

1.750 +/- ft. on G7 Ranch Road

Land Use: Agricultural Rural 1 unit to 5 acres

**Uplands:** 86 +/- acres uplands

Parcel # & MLS: U-30-32-19-ZZZ-000001-83230

MLS L4615341

Myakka Fine Sand, Pomello Fine Sand Soils:

10" deep well Irrigation:

300,000 gpd; Permitted



## **Driving Directions:**

- From Ruskin take US 41 for 3.5 miles south to Universal Drive
- Go east .4 miles to Stephens Road
- Go south 1.6 miles on Stephens Road to property

## Ruskin Farms



Little Manatee River

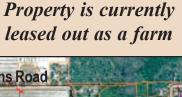




Neighboring Properties









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