

## PEACE RIVER RETREAT

WAUCHULA, FL | HARDEE COUNTY

37 +/- ACRES

#### SAUNDERS REAL ESTATE "



# SPECIFICATIONS & FEATURES

Acreage: 37 +/ acres
Sale Price: \$378,500

Price per Acre: \$10,229.73

County: Hardee

Site Address: 610 King Road, Wauchula, FL 33931

**Lake Frontage:** 1,375 +/- feet on Peace River **Road Frontage:** 660 +/- feet on King Road **Soil Types:** Predominately Bradenton

**Fencing:** Woven wire perimeter and cross-fenced **Wells:** 4-inch well with submersible pump powered by portable generator

### Wetlands/Uplands:

18 +/- acres wetlands19 +/- acres uplands

FLU/Zoning: AGR

Current Use: Ranch and recreation

Potential Uses: Canoeing, Fossil Collecting, Birding,

Fishing, Hunting, ATVs, Camping,

**Infrastructure:** High graded road with natural property

drainage

Structures: Pole barns, shed, support structures

**Taxes:** \$452.30 (2016)

Property is perfect of a small ranch and as a recreational property located in the Heart of Florida with river frontage. So, bring your RV!! Have a family retreat and enjoy the natural beauty of the scenic Peace River. Stunning 20 foot bluffs and 1,375 +/-feet of frontage overlooking the river.

## Stunning River Views from Bluffs and High Elevations





# LOCATION & DRIVING DIRECTIONS

Parcel ID: 35-33-25-0000-03500-0000

**Legal Description:** 

**GPS:** 27.558636, -81.784879

#### **Driving Directions:**

- From US 17, go east on Main Avenue to King Road
- Turn north and go to the end of King Road
- The property will be on the west side of the road

**Showing Instructions:** by appointment only, please

call listing agent

Uses for Recreation,
Weekend Retreat,
Family Compound,
Small Farm, Homesites





PEACE RIVER RETREAT AERIAL

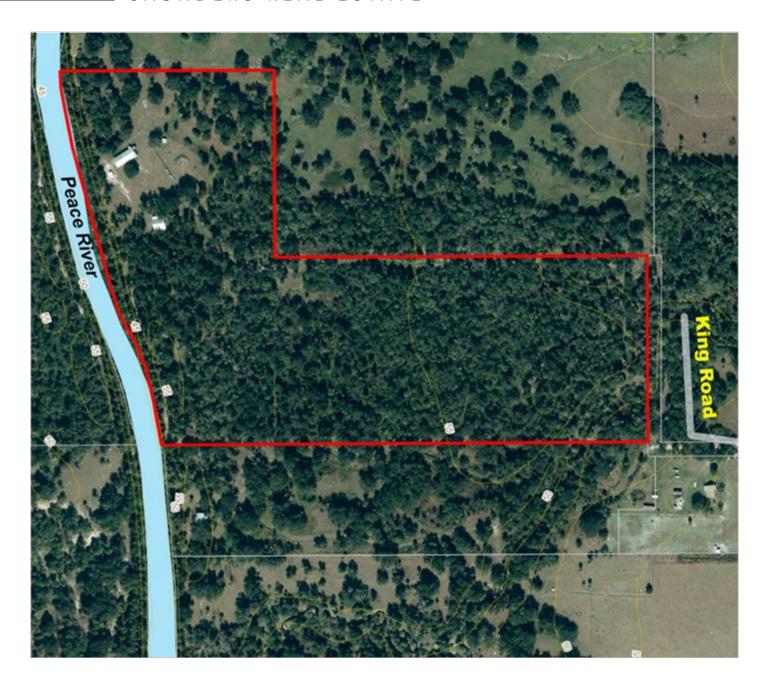
Great Hunting - Deer, Osceola Turkeys & Hogs Water Sports, Canoing, Fossil Collecting, Birding, ATVs, Camping







#### SAUNDERS REAL ESTATE -



Peace River Retreat ELEVATIONS



Peace River Retreat WETLANDS



863.648.1528 114 N. Tennessee Ave. 3rd Floor Lakeland, FL 33801

> 37 +/- Acres • River Front Family Retreat Heart of Florida Recreational Tract, Small Farm, Homesite, Family Compound, Weekend Retreat

### SREland.com/PeaceRiver

Carson Futch, Associate Broker 863.216.5913 | CFutch@SREland.com



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