



HIGHWAY 17 RANCH

ARCADIA, FL | DESOTO COUNTY

157.75 +/- ACRES TOTAL



SPECIFICATIONS & FEATURES

Acreage: 157.75 +/- acres

Sale Price: \$1,355,000

Price per Acre: \$8,900

County: Desoto

Site Address: 4051 Karson St NE, Arcadia, FL 34266

Road Frontage: 4,200 feet on Highway 17

Soil Types: Immokalee Fine Sand, Myakka Fine Sand, Pomello Fine Sand, Satellite Fine Sand

Uplands/Wetlands: 5.82 +/- acres of wetlands

Zoning/ FLU: A-10 IMP/PAST. FLU: Rural. Allows for 1 dwelling unit per 10 acres

Fencing: Fenced

Current use: Pasture

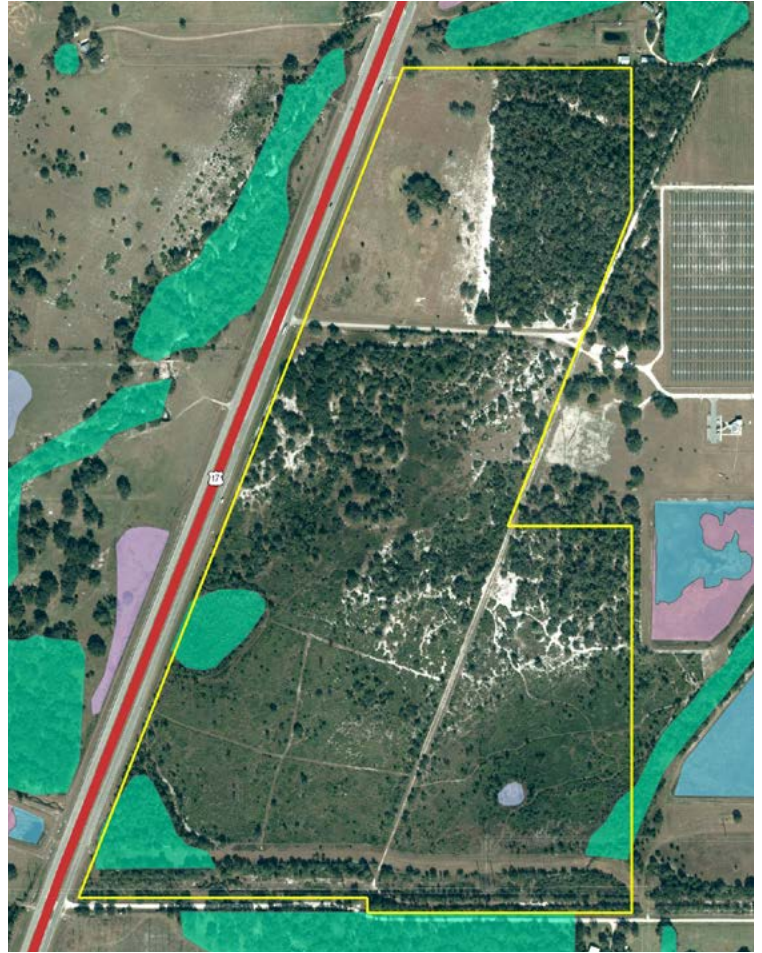
Taxes: \$426.46 (2016)

This once densely wooded property has been cleaned and cleared to make improved pasture with frontage on Highway. It is prime land for someone who wants to sell 10-acre homesites.





AERIAL MAP



WETLANDS MAP



LOCATION & DRIVING DIRECTIONS

Parcel IDs:

- 28-36-25-0000-0024-0000
- 28-36-25-0000-0080-0000

GPS Location: 27.318176 N, -81.812080 W

Driving Direction:

- From the intersection of S.R. 64 and US HWY 17. Head south for 12.7 miles and the entrance to the property will be on the west side of the road.

Showing Instructions: Call listing agent for showing instructions.

Ideal land to be developed into 10 acre tracts!



Saunders

REAL ESTATE

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

157.75 +/- Acres • Pasture land just outside Arcadia
Road frontage on Highway 70, mostly uplands
Prime spot for 10 acre homesites

SREland.com/Hwy17Ranch

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