

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



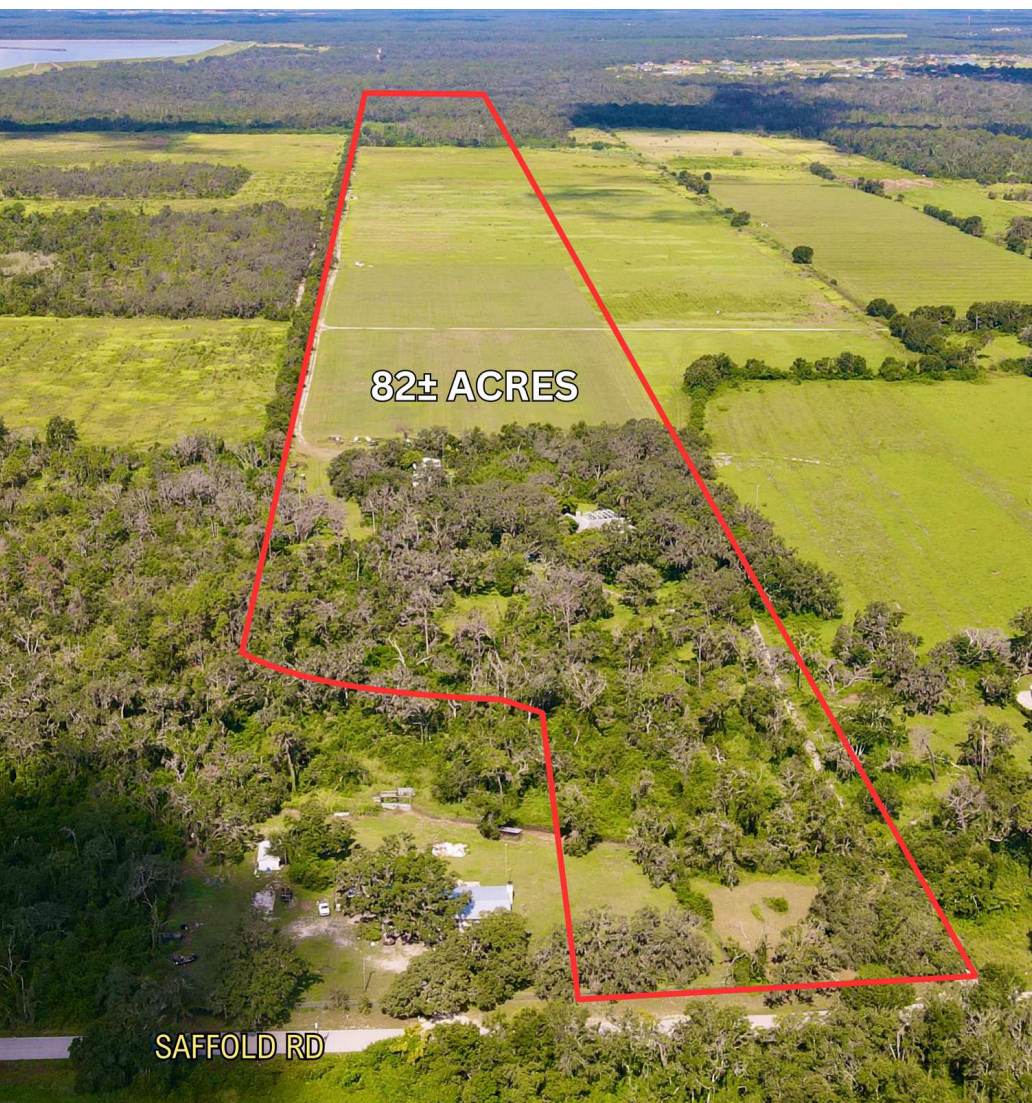
304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description



PROPERTY DESCRIPTION

Saffold Farms offers approximately 82 acres in northern Manatee County, located in the growing community of Parrish. The property includes 50 acres of farmland, with the remainder in native woods. The Little Manatee River runs along the western edge of the property, and a creek crosses the land near Saffold Road. Soils are primarily Myakka, with areas of Cassia and Zolfo fine sands, suitable for a range of agricultural uses.

Improvements include a 3,314 SF home (4 bed / 5 bath) built in 1991, an equipment barn, a pole barn, and a storage shed. The property has two 10" wells and an active SWFWMD Water Use Permit.

The property is zoned A (General Agriculture) with a future land use of AG-R. The surrounding area consists of farms and conservation land.

LOCATION DESCRIPTION

The property is located at 14201 Saffold Road in Parrish. Saffold Road is the Manatee County continuation of County Road 579 - connecting State Road 62 in Manatee County to State Road 674 in Hillsborough County.

The property is five minutes north of State Road 62, eight minutes south of State Road 674, ten minutes east of US-301, and 20 minutes from I-75. With its close proximity to major roads, it is commutable to Wimauma (10 minutes), Fish Hawk (30 minutes), Bradenton (40 minutes), Tampa (45 minutes), Sarasota (50 minutes), and Tampa International Airport (55 minutes). Additionally, local shopping, medical, and schools are within a 15 minute drive.

SIZE

82 acres (Per Manatee County Property Appraiser)

PRICING

\$1,640,000

Aerials



Aerials



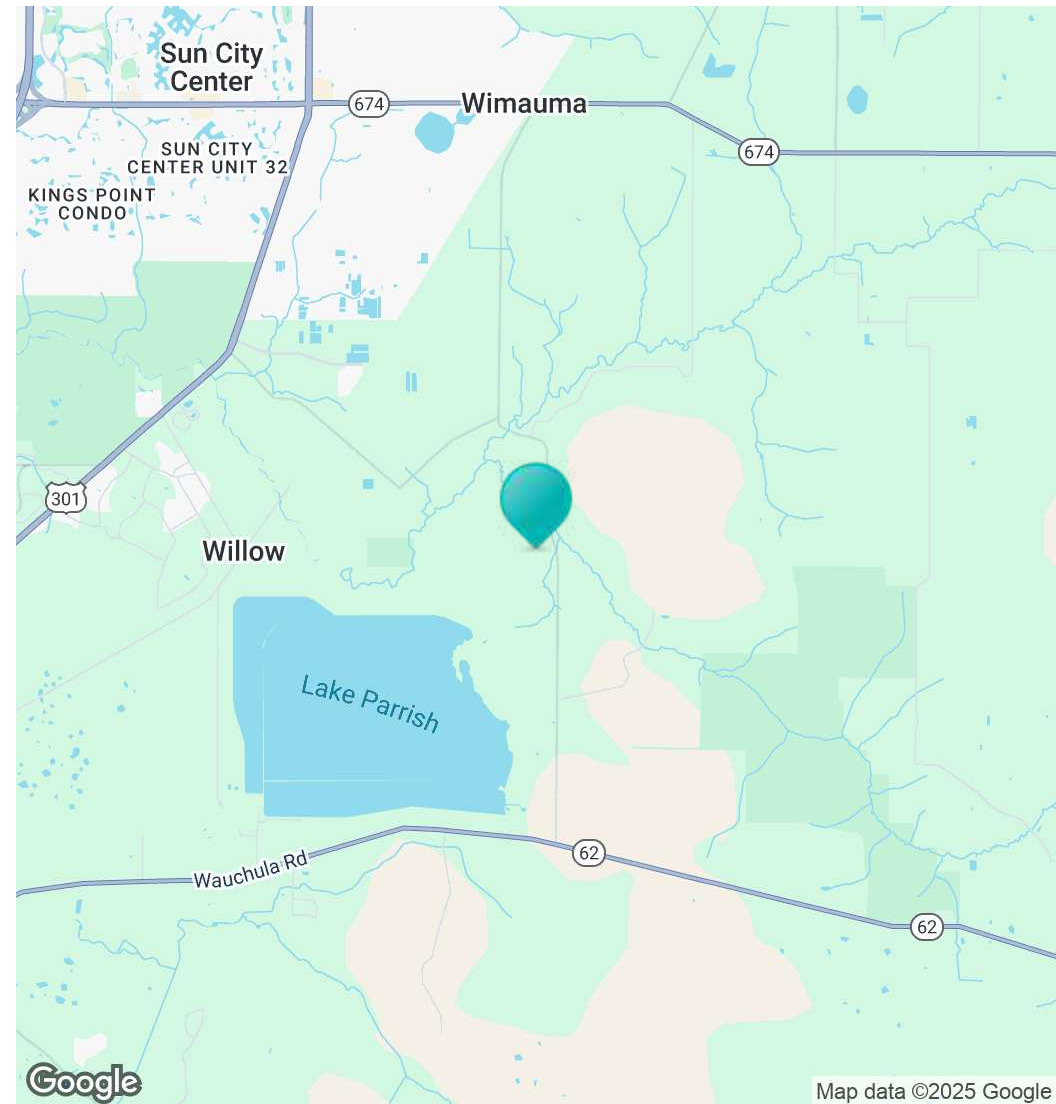
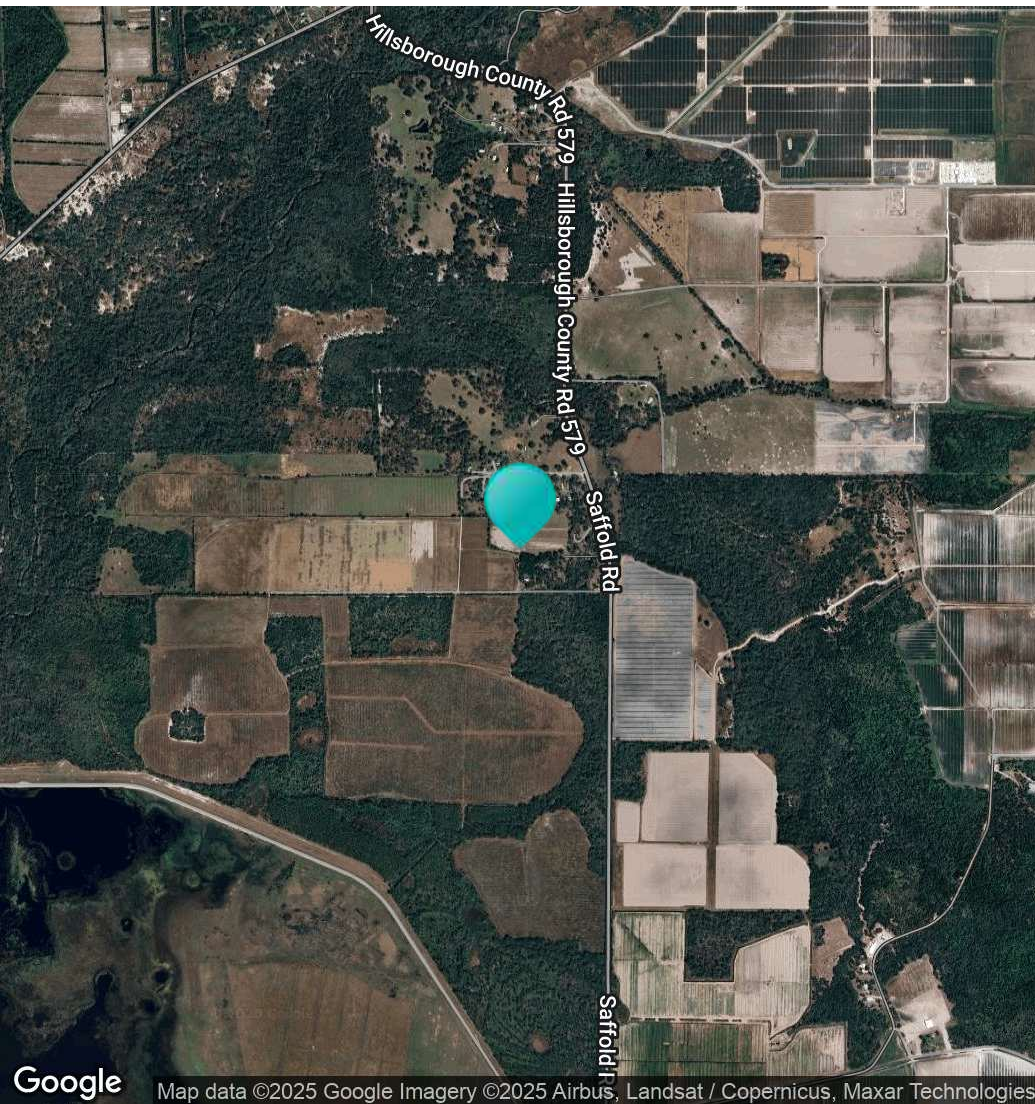
Property Photos



Property Photos



Location Maps



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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