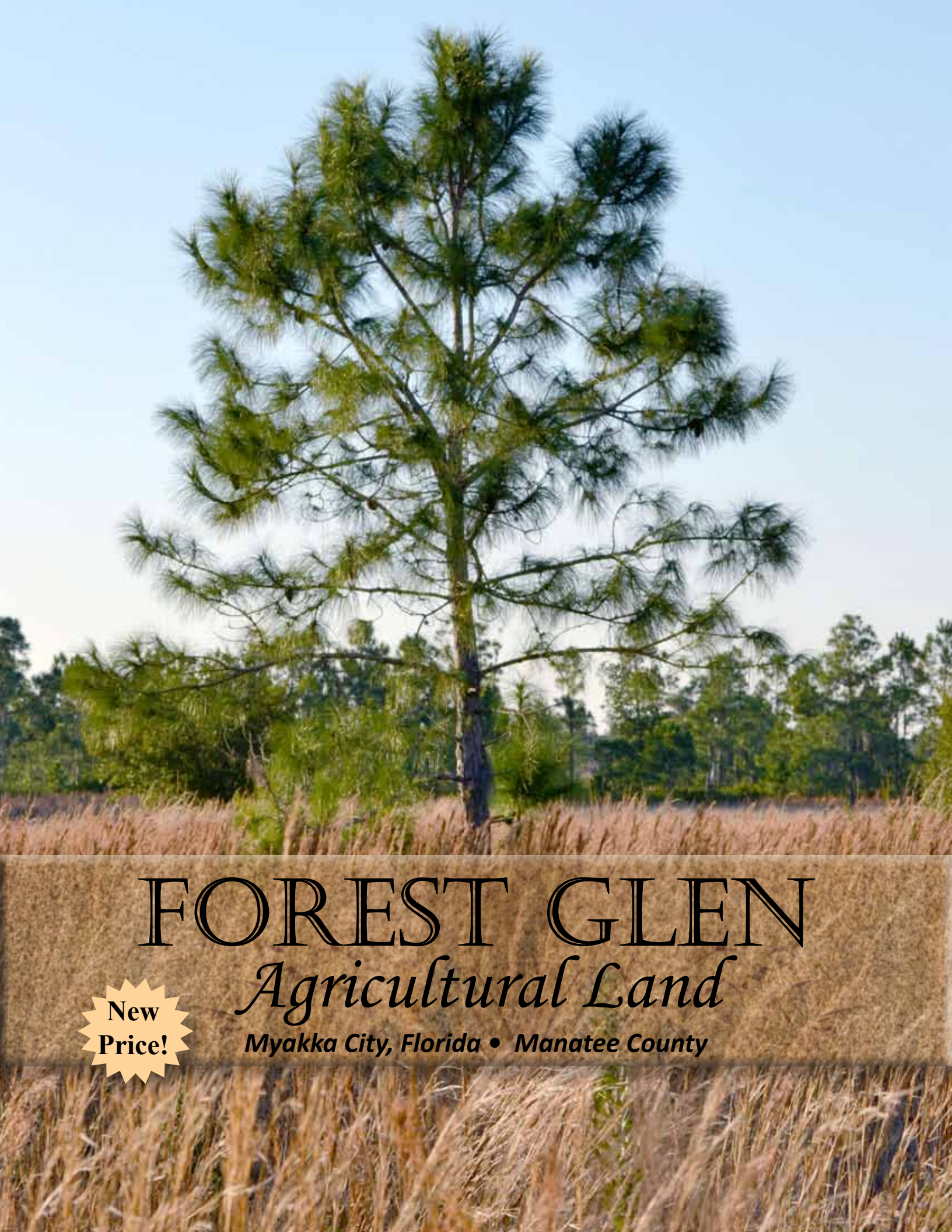




FOREST GLEN

Agricultural Land

**New
Price!**

Myakka City, Florida • Manatee County

FOREST GLEN Agricultural Land • Myakka City, FL



Location and Driving Directions

- Take SR 64 for 0.5 miles past the Manatee County sign
- Turn south on Roy Moore Road (dirt road)
- Travel 0.5 miles on Roy Moore Road
- The property is on the right

GPS Coordinates

W27° 27' 58.48 W 82° 03' 44.20



Location Description

The site areas to the north of SR 64 are sparsely developed with residential properties, agricultural, undeveloped land, and Myakka Head. To the south and west you will find agricultural land (tomato farms), undeveloped land, and sparsely-developed residential properties. To the east are agricultural and rural lands of Hardee County.

Agricultural Pastureland
Motorcross Potential! Dirt Bike Track
Residential Development

FOREST GLEN Agricultural Land • Myakka City, FL

Property Description

The property consists of six contiguous parcels. It is located on the south side of State Road 64, Manatee County, Myakka City, FL 34251 and has historically been used as pasture and agricultural land. The site has perimeter and interior fencing, wells, and a structure related to the site's use for agriculture and pastureland.

**New
Price!**

Price: \$1,399,000

Total Acreage: 533.03 +/- acres

Property Address:

47262 State Road 64 East
Myakka City, FL, Manatee County

Nearest Intersection: Roy Moore Road and SR 64

Current use of land: Pasture, improved pasture

Land Use: An environmental study by Dick Seagle & Associates, Inc. identifies three land uses: improved pasture; unimproved pasture; and wet prairie. The study identifies a total of 11 wetland areas within the boundaries of the site.

Future Land use:

- A/RR - Agriculture/Residential-Rural
- Maximum Gross Residential density: 0.2 dwelling units per acre.
- Maximum Net Residential density: 1.0 dwelling unit per acre

Uses: Agricultural Rural

Zoning: A - General Agriculture

Access: Via an elevated dirt road from SR 64, per engineer's report, the road runs north-south with more dirt trails leading in various directions throughout the site. Frontage on these two roads appears to provide the site with adequate access.

Road Frontage:

- 2,145.07 ft. on SR 64
- 2,521.37 ft. on Roy Moore Road

Entitlements: There is a special permit for the excavation of 3.7 million cubic yards of fill material. The project known as Forest Glen was approved by Manatee County in 2009. The property currently benefits from an Agricultural Greenbelt (A10) Classification.

Land Cover: Wooded and pasture

Water on Site: Several small ponds

Fencing: Perimeter and interior

Water provided by: Well

Utilities provided by:

- Florida Power & Light
- Verizon Utilities available with exception of sewer
- On-site septic systems.

Improvements: Mobile office, well maintained

STR: 01-35-22

Parcel IDs: 0052000007, 0052015054, 0052200003, 0052210002, 0052020005, 0052025004

FOREST GLEN Agricultural Land • Myakka City, FL



**Agricultural Pastureland
Motorcross Potential! Dirt Bike Track
Residential Development**



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**MAJOR PRICE REDUCTION
FEBRUARY 2012**

***Dirt Bike Track
Ag Pastureland***

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***533.03 +/- Acres
Agricultural Land
Manatee County!***

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