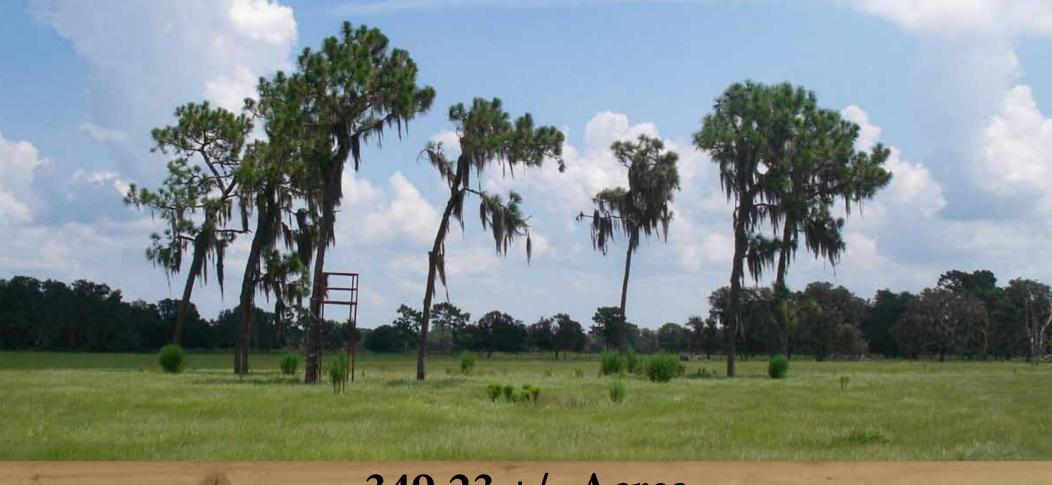
## **Myakka City Ranch & Recreation**



349.23 +/- Acres Myakka City, FL • Manatee County

### Great Grazing Land, Hunting, Recreation



Land • Conservation Easements • Land Management 114 North Tennessee Ave., 3rd Floor, Lakeland, FL 33801

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**Benjamin Gibson 941-737-2800** 

# Myakka City Ranch & Recreation 349.23 +/- Acres • Myakka City, FL







Highly improved ranching operation located east of Myakka City. Currently used for grazing cattle. This property will also make an excellent hunting tract. This site is suitable for development into an intensive farming operation.

#### Additional Acreage Available!

**Acres:** 349.23 +/- acres

Improved Acres: 349.23 +/- acres

Price: \$3,500 per acre

**Location Address:** 

Myakka City, FL 34251 Manatee County

Nearest Intersection: Curtis Road and SR 70

Road Frontage: 160 +/- ft. on

Curtis Road

**Nearby Landmark:** 

4 miles directly east of the Myakka River

Current Land Use: Ag; 1 unit to 5 acres

Uses: Grazing & Hunting

Soils Types: Myakka FS, Waveland FS

Grass Types: Argentine Bahia

Land Cover: Improved pasture grasses

Fencing: Fenced and cross-fenced

Uplands/Wetlands: Less than

5% wetlands

**Improvements:** Cow pens

Water on Site: 2" well; Pond

Electricity: On site provided by

Peace River Electric

#### **Driving Directions:**

- From Bradenton on I-75, exit on SR 70, head east 20 miles to Myakka City
- Continue east on SR 70 for 6 miles to Curtis Rd and turn left, heading north.
- Go north on Curtis Rd for 1.5 miles to the ranch entrance road.

  Look for sign.

  S.T.R.: 15, 22, 26, 27 36 -22

APN #'s: 883.0005/9







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