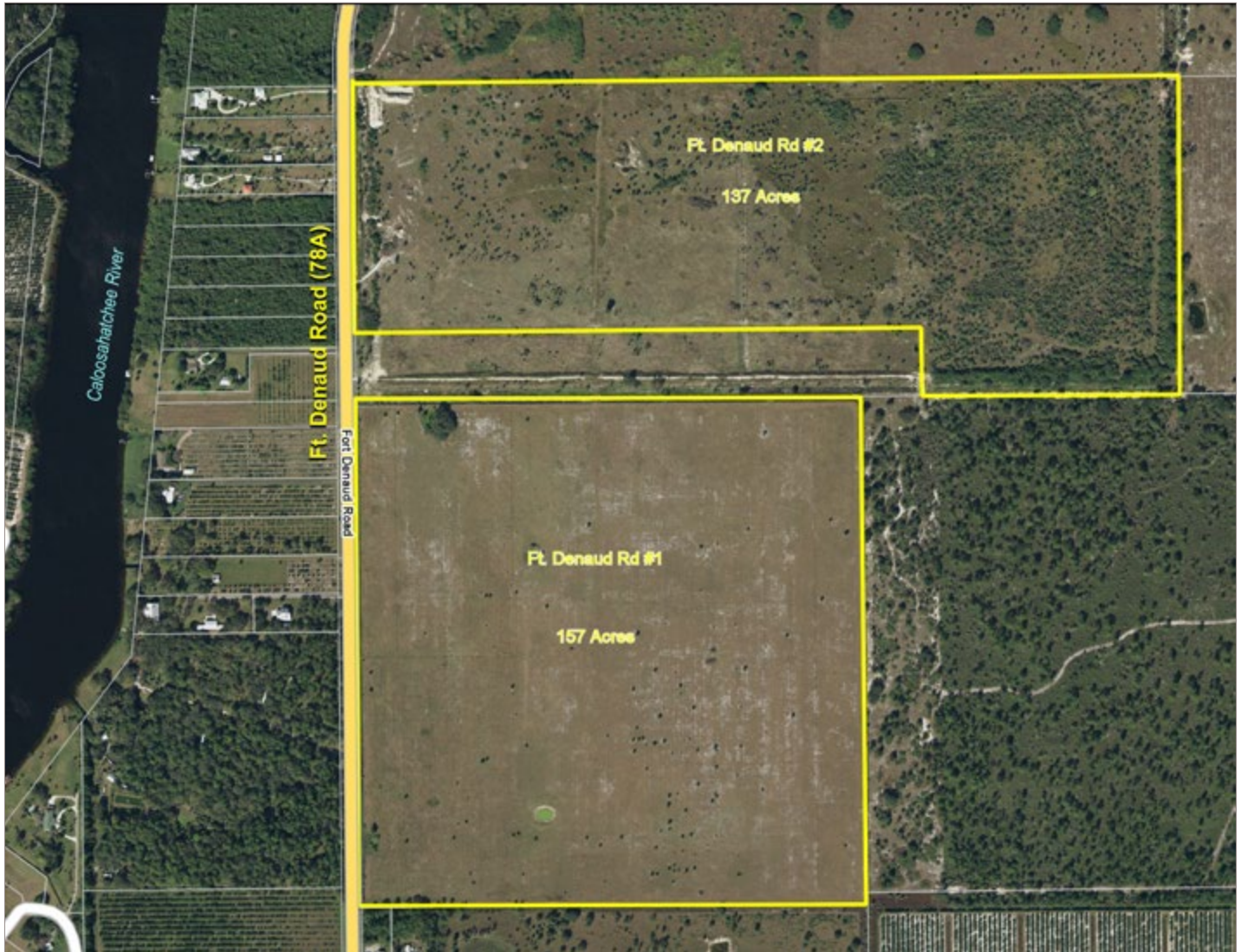




FT. DENAUD RANCH & DEVELOPMENT

FT. DENAUD, FL | HENDRY COUNTY

294 +/- ACRES



LOCATION & DRIVING DIRECTIONS

GPS:

- -81.51803, 26.72768 Section 11 Twn 43S Rng 28E
- -81.51808, 26.73424 Section 15 Twn 43S Rng 28E

Driving Directions:

- From SR 80 and SR 29 in Labelle, travel west on SR 80 for 6.4 miles to Ft. Denaud Road (78A)
- Turn North on Ft. Denaud Road and travel 1.2 miles to property (located on east side of road)
- From I-75 and SR 80 in Ft. Myers, travel east on SR 80 for 17.8 miles to Ft. Denaud Road (78A).
- Turn North on Ft. Denaud and travel 1.2 miles to property (located on east side of road)

Fort Denaud
Land Trust PUD
293 Residential Units
Residential
Rural Estates

Parcel ID Numbers:

- 1-28-43-22-A00-0003.0100 (Alt Key 11531)
- 1-28-43-15-A00-0018.0000 (Alt Key 10965)

Showing Instructions:

Must be accompanied by Saunders Real Estate agent

Desirable Location!
Near Ft. Myers,
Ft. Myers Beach,
Intercoastal Waterway,
Labelle,
Caloosahatchee River
Ft. Denaud Bridge

PROPERTY HIGHLIGHTS

The property has an excellent residential development potential that is highly desirable for single family dwellings utilizing conventional building techniques.

- Mobile homes are specifically prohibited.
- Recreation facilities are permitted.
- Limited agricultural activities specifically designed to meet the needs of the residents living therein are also permitted.

It is not within the urban area, nor intended to receive urban style infrastructure and services through the planning horizon 2040.

The property is relatively level with elevations approximately 15 feet with improved Bahia grass pasture, semi-improved pasture, and native pasture cover.

Fenced with barbed wire on wood posts for cattle currently on property. Soil types are mostly Oldsmar Sand and Udifluvents.

SPECIFICATIONS & FEATURES

Acreage: 294 +/- acres

Sale Price: \$2,058,000

Price per Acre: \$7,000

County: Hendry

Site Address: 5225 and 5555 Fort Denaud Road, Labelle, FL 33935

Nearest Intersection: SR 80 and Fort Denaud Road

Water Features: Caloosahatchee River nearby; 2.1 miles to Ft. Denaud bridge

Road Frontage: 4010 +/- feet on Fort Denaud Road (78A)

Utilities/Water Source:

- Private Wells or Central System
- Individual Septic Tanks or Central Systems
- 4-inch well
- Power onsite

Uplands/Wetlands: 100% Uplands

Zoning: Current zoning is PUD (Residential, 293 units known as the Fort Denaud Land Trust PUD).

Future Land Use: Residential Rural Estates.

Current Use: Cattle production

Planning and/or Permits: PUD (Residential, 293 units known as the Ft. Denaud Land Trust PUD)

Taxes: \$1,121.34 (2016)

Excellent Residential
Development Potential

Highly Desirable For
Single Family Dwellings



Saunders
REAL ESTATE

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

294 +/- Acres • 293 Residential Units
Fort Denaud Land Trust PUD
Residential Rural Estates

SREland.com/Denaud294

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Lakeland, FL 33801
863.648.1528 - Main Office

HIGH SPRINGS OFFICE:
P.O. Box 809 (32655)
18622 NW US 441
High Springs, FL 32643

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