



GSW 4 Ranch

Kathleen, FL • Pasco County

383.71 +/- acres

Hunting • Cattle • Conservation Easement

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Kathleen, FL • Pasco County

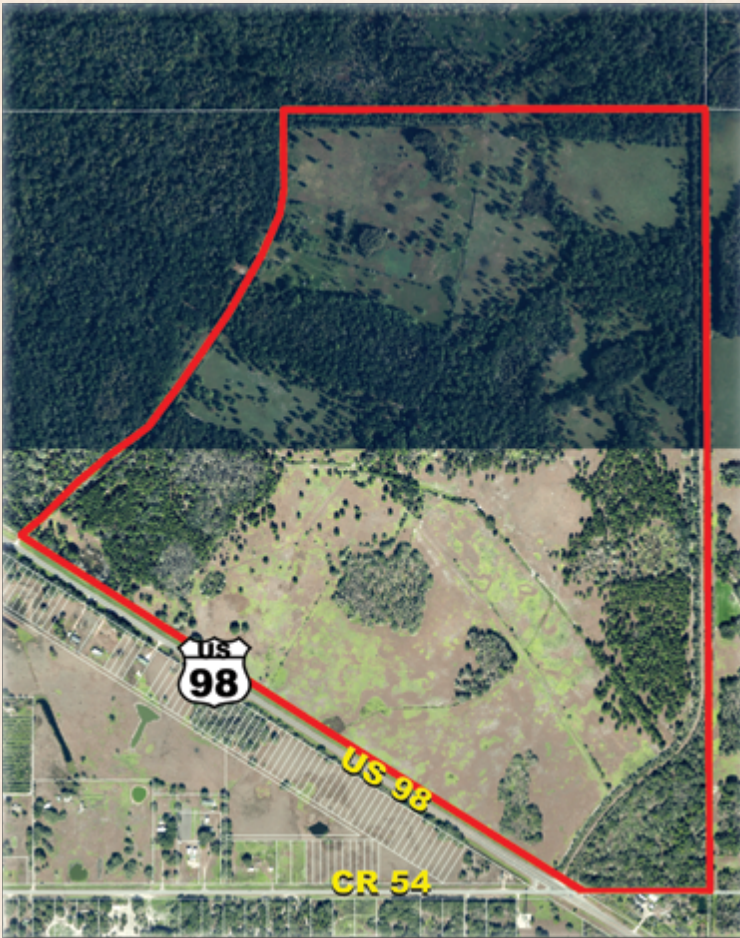
Parcel ID: 35-25-22-0000-00100-0000

GPS: 28.264616 W Long -82.079938 N

**Shown By Appointment Only
Listing Agent Must Be Present**

7 +/- Miles to CR 39/US 301

8 +/- Miles to Zephyrhills



Aerial Video!
www.SREland.com/GSW4

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This 383 +/- acre is a beautiful property that can be used for cattle or outdoor recreation. Due to the conservation easement, this property will not ever be developed and will remain in its natural beauty. With almost a mile of frontage on Highway 98, the property can easily be located from Lakeland or Dade City.

The property is a mix of pasture and wooded areas that offers great habitat for the abundant wildlife. It is ideal for a hunter who also wants to run a small herd of cattle. There is an additional 326 +/- acres directly to the northeast that can be acquired to add additional land. This property is being offered for sale and it won't last long.

Acreage: 383.71

Sale Price: \$1,550,000

Price per Acre: \$4,039.51

County: Pasco

Site Address: 7436 US 98 Kathleen, FL 33849

Road Frontage: 4,552 +/- FT on US 98

Fencing: Exterior fencing, cross fencing, with 0.9-acre high-fenced section

Soil Types: Pomona and Eugallie Fine Sands, Zephyr Muck, Chobee Soils, Sellers Mucky Loamy Fine Sand

Uplands/Wetlands:

- 331.21 +/- acres uplands
- 52.50 +/- acres wetlands

Conservation Easement: Conservation easement through SWFWMD

Zoning/FLU: Conservation Land

Current Use: Ranch and recreation

Game Populations: Loaded with deer, turkey, and hogs

Taxes: (2015) \$877.78



Abundant Deer, Turkey, Hogs
Ideal for Hunting!
Perfect for Small Herd Of Cattle
Adjacent 326 +/- Acres
Available for Sale

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