



Fischbach **Land Company**

Fischbach Land Company
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Manatee Preserve Grove & Retreat 70 Acres • Duette, Florida
Private, Secluded & Surrounded by Thousands of Acres of Conservation Land!

FischbachLandCompany.com/ManateePreserve

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Surrounded by large private land owners and Manatee County conservation land, this property is truly a hidden paradise. Located at the dead end of a private road, the 70 +/- acres has an exquisite oak hammock entry, which opens up to a beautiful planted citrus grove. Embrace true country living in the peaceful Duette community and build your dream home in the privacy of your own hidden haven.

County: Manatee

Property Type: Vacant Land, Homesite with Acreage

Acreage: 70 +/- acres

Price: \$525,000

Price per Acre: \$7,500

Lot Dimensions: 1,530' x 2,003'

Property Address: 11455 & 11475 Carlton Road, Duette, FL 34219

Nearest Intersection: Carlton Road & SR 62

Road Frontage: Easement

Utilities: Water Well, Septic Sewer, Electric by Peace River Electric Coop, Inc.

Wells: (1) 10" well

Water Use Permit #: 9021.004

Avg GPD: 49,500 / **Max GPD:** 1,804,300

Irrigation: Drip irrigation

Soil Types: Predominately Cassia and Ona Fine Sands

Fencing: Perimeter Field fence

Zoning: A

Future Land Use: AG-R

S-T-R: 17-33-22

Folio/PIN: 16100000 & 16110009

Property Taxes: \$2,260



***Exquisite Hammock Entry
Takes You to
Your Dream Homesite!***

***A Hidden Paradise Retreat
Located at the End of a Private Road***

Bring Your Horses, Critters, and Toys

***Enjoy the Peaceful Duette Community
and Embrace True Country Living***

Surrounded by Thousands of Acres of Conservation Land!



***Secluded Homesite
with 70 Acres & Private Road!
Minutes to Duette Park***

*Recreation, hiking, nature trails, environmental education,
fishing, hunting, picnic areas, pavilion, horseback riding trails,
non-motorized bicycle trails, and primitive camping.*

Convenient Central Location

*Near I-75, US 301, and CR 39
for Easy Access to Brandon, and Tampa!*

***Minutes to Recreation at Duette Preserve,
the Largest Preserve in Manatee County!***

Assigned Schools:

- Gene Witt Elementary School
- Buffalo Creek Middle School
- Palmetto High School

GPS: 27°36'39.39"N, - 82° 7'47.84"W

Directions to Property From I-75:

- Take exit 229 to ramp for Moccasin Wallow Road / CR-6 E toward Parrish (5.2mi)
- Turn right onto US-301 (0.4mi)
- Turn left onto SR-62 (19mi)
- Turn left onto Carlton Road (Unpaved road) (1.6mi)
- Turn left onto Carlton Road
- *Look for sign on corner pointing back to property*

