

Fischbach **Land Company**



Fischbach Land Company
510 Vonderburg Dr., Suite 302
Brandon, FL 33511

US Hwy 17 160 Acres • Arcadia, FL
Frontage on US Hwy 17 • Ideal Property for Farming!

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Farming, Ranching And Investment, all-In-one! Ideal location with 1,425 feet of frontage on US Hwy 17. Wells of 12", 10", and 6" on site, improved pasture, and planned drainage make this property versatile for multiple uses.

Acreage: 160 +/- acres

Price: \$1,280,000

Price per Acre: \$8,000

Lot Dimensions: 2,630' x 3,055'

County: DeSoto

Property Address: Hwy 17 NE, Arcadia, FL 34266

Nearest Intersection: US Hwy 17 & NE Cubitis Ave.

Road Frontage: 1,425 +/- feet on US Hwy 17

Water On-site: Prong of Sand Gully River & 2 small ponds

Water: Wells: (1) 12" well, (1) 10" well, (1) 6" well

- Water Use Permit: #6739.008
- Avg GPD: 69,400, Max GPD: 2,100,000
- Water Use Permit: #1237.007
- Avg GPD: 1,400, Max GPD: Not Specified

Sewer: Septic required

Electric: Florida Power and Light Company

Soil Types: Smyrna, Tavares, Immokalee, & Myakka fine sands

Grass Types: Bahia mix

Fencing: 5-strand barb wire

Zoning: A-10

Future Land Use: Rural

Property Uses: Ranch, farm

S-T-R: 33-36-25

Folio/PIN:

- 33-36-25-0000-0130-0000
- 33-36-25-0000-0140-0000
- 33-36-25-0000-0160-0000
- 33-36-25-0000-0150-0000
- 33-36-25-0064-0000-0010
- 33-36-25-0000-0090-0000

Property Taxes: \$790





Directions to Property:

From Zolfo Springs:

- South on US-17 / SR-35 (13.5 mi)
- Arrive at US-17 / SR-35, look for sign on left hand side of the road (The last intersection is NE Bobay Road)

From Arcadia:

- North on US-17 N / S Brevard Ave (7.1 mi)
- Arrive at US-17 / SR-35, look for sign on right hand side of the road

***Ideal Property for Farming
Great Pasture Land!
Investment Opportunity!***

