

LAND FOR SALE

THE SARASOTA RANCH

SR 72

Sarasota, FL 34241

LISTED BY:

BENJAMIN GIBSON

O: 863.648.1528 | C: 941.737.2800

ben.gibson@svn.com



**SALE PRICE****\$3,135,000****OFFERING SUMMARY**

ACREAGE:	190 Acres
PRICE / ACRE:	\$16,500
CITY:	Sarasota
COUNTY:	Sarasota
PROPERTY TYPE:	Ranch & Recreation

PROPERTY OVERVIEW

A working cattle ranch located in the Sidell area of eastern Sarasota County. The ranch has excellent access with approximately 3,900 ft of paved road frontage along State Road 72 and is located only 20 minutes east of I-75. Although Sarasota County is one of the fastest-growing areas in Florida, the ranch is protected from growth by its neighbors which consist of some of the most historic cattle ranches in the state. The ranch is only 4.5 miles east of the border for Myakka State Park in addition to being surrounded by numerous conservation areas. The Myakka State Park encompasses over 37,000 acres making it one of Florida's largest state parks. An owner would be minutes away from some of the state's best freshwater fishing, canoeing, kayaking, and hiking trails.

The residents of Sarasota County have mandated this area be protected from development by establishing an OUA zoning designation which allows one residence and one guest house per 160 acres. This ensures potential buyers the surrounding area will stay rural for the coming years. The Sarasota Ranch presents a potential buyer with a perfect weekend retreat while remaining only 20 to 30 minutes from the city of Sarasota with its shopping and pristine sandy beaches. The ranch also offers income potential from cattle grazing or growing sod. Very few ranches are ever offered for sale in Sarasota County.

SPECIFICATIONS & FEATURES

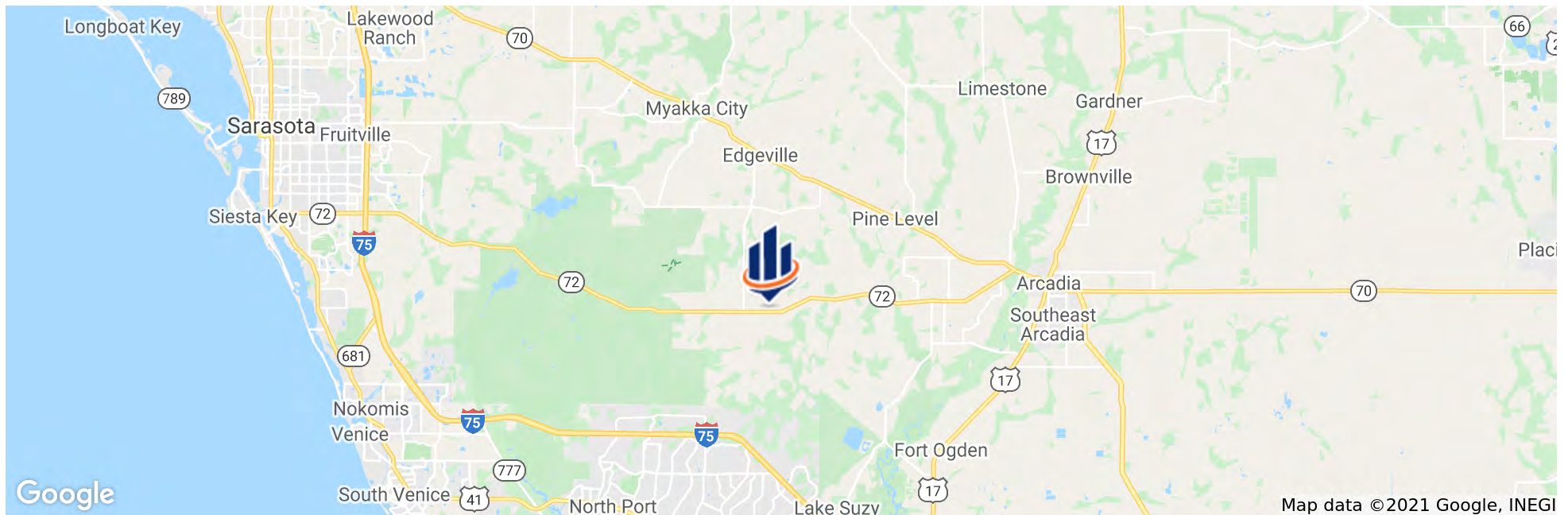
LAND TYPES:	<ul style="list-style-type: none">• Land Investment• Ranch• Sod
UPLANDS / WETLANDS:	144 ± Upland Acres / 46 ± Wetlands Acres
SOIL TYPES:	Primarily Eau Gallie and Myakka fine sands with a 40 FT elevation
TAXES & TAX YEAR:	\$2.50 per acre per year
ZONING / FLU:	OUA / Rural
WATER SOURCE & UTILITIES:	Water would be supplied by private well/ranch has electric service
ROAD FRONTAGE:	Approximately 3,900 FT along northern right of way for SR 72
NEAREST POINT OF INTEREST:	Located 4.5 miles east of the border for Myakka State Park
FENCING:	Fenced and Cross-Fenced
CURRENT USE:	Currently used for cattle grazing and recreation.
GRASS TYPES:	Bahia
POTENTIAL RECREATIONAL / ALT USES:	Hunting and a weekend retreat with the potential for a sod operation.
LAND COVER:	Approximately 120 acres of highly improved pasture with 50 acres in oak hammocks, with several wetlands ponds.
STRUCTURES & YEAR BUILT:	No Buildings
GAME POPULATIONS INFORMATION:	Abundant wildlife - deer, Osceola turkeys, quail, dove and wild hogs





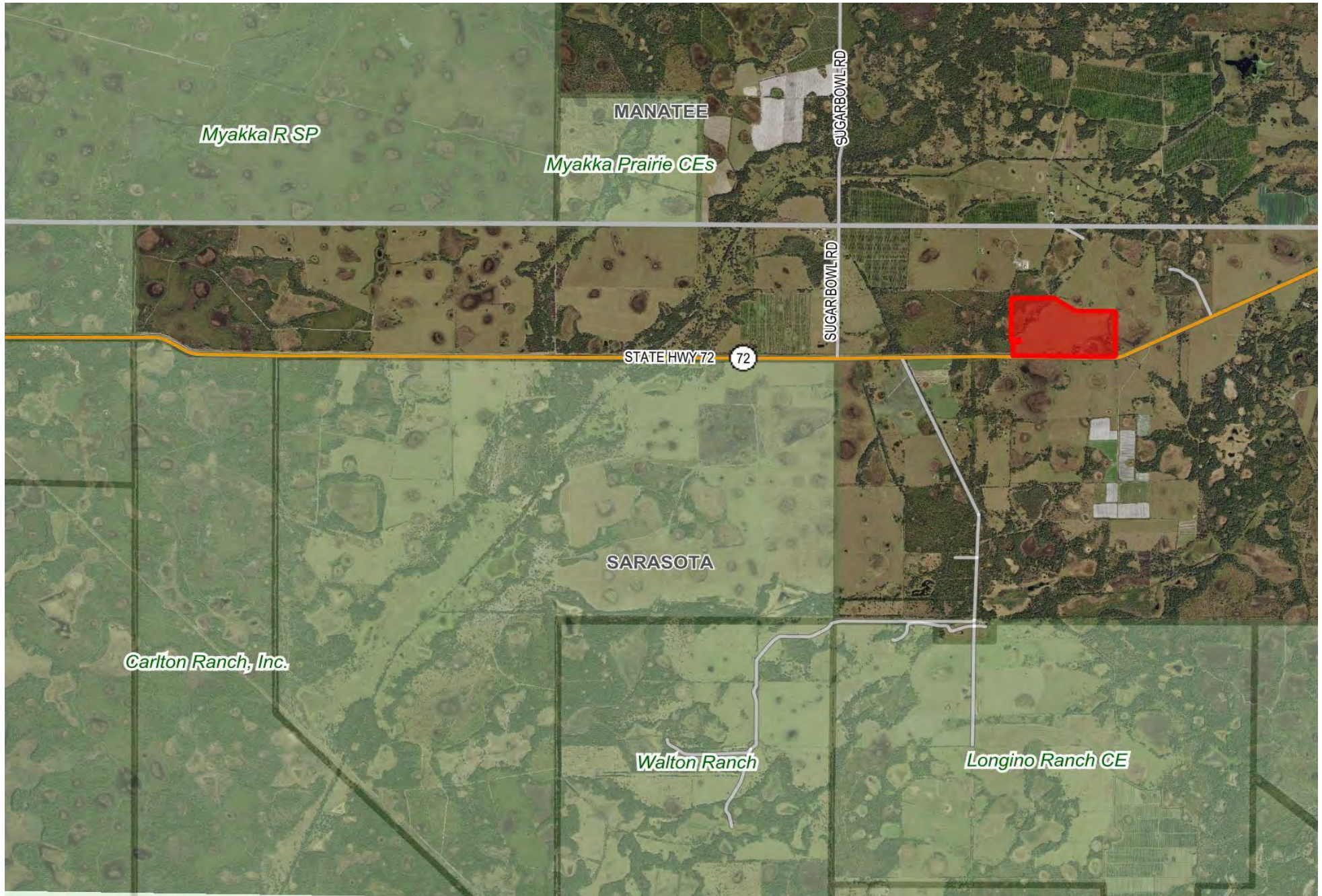
LOCATION & DRIVING DIRECTIONS

PARCEL:	Multiple in Sarasota County
GPS:	27.194541, -82.0979797
DRIVING DIRECTIONS:	<ul style="list-style-type: none"> • From I-75 and SR 72 head east on SR 72 approx 22 miles • Ranch is located on the left [north side of SR 72]
SHOWING INSTRUCTIONS:	Please contact Ben Gibson for a showing. Co-listed with Cole Schwab of Jon Kohler & Associates.











SARASOTA COUNTY FLORIDA

FOUNDED	1921	DENSITY	758.2 [2019]
COUNTY SEAT	Sarasota	POPULATION	433,732 [2019]
AREA	572 sq mi	WEBSITE	scgov.net

Sarasota County is part of the North Port-Sarasota-Bradenton, FL Metropolitan Statistical Area. Sarasota is the county seat and the largest city is North Port. Sarasota is a fast-growing county and also home to Venice and Longboat Key. Sarasota County boasts 35 miles of coastline and Siesta Beach is the top-rated beach in the United States for its pure, white sands. In addition to tourism, Sarasota County is home to a thriving fine arts community featuring The Ringling Museum of Art, Sarasota Orchestra, Asolo Repertory Theatre and The Hermitage Artist Retreat.

The county has a strong economy with exports of \$624 million which include fabricated metal products, computer and electronic products, machinery, medical supplies and equipment. The top employers are SMH Health Care, Inc., Florida Resource Management, LLC, PGT Innovations, and Venice HMA, Inc. In 2018, Sarasota County, FL had a population of 427k people with a median household income of \$61,683.



1723 Bartow Rd
Lakeland, Florida 33801
863.648.1528

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

356 NW Lake City Ave
Lake City, Florida 32055
386.438.5896

www.SVNsaunders.com

All SVN® Offices Independently Owned & Operated | 2021 All Right Reserved

©2021 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit SVNsaunders.com.

