

LAND FOR SALE

MYAKKA RIVER RANCHETTE

9600 WAUCHULA RD

Myakka City, FL 34251

PRESENTED BY:

DUSTIN CALDERON

Senior Advisor

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Incorporated City
Incorporated City
County Boundaries
Polygons Drawing
Lines Drawing
Labels Drawing
Points Drawing
Parcel Outlines
Water Labels
Water Labels
Water Labels





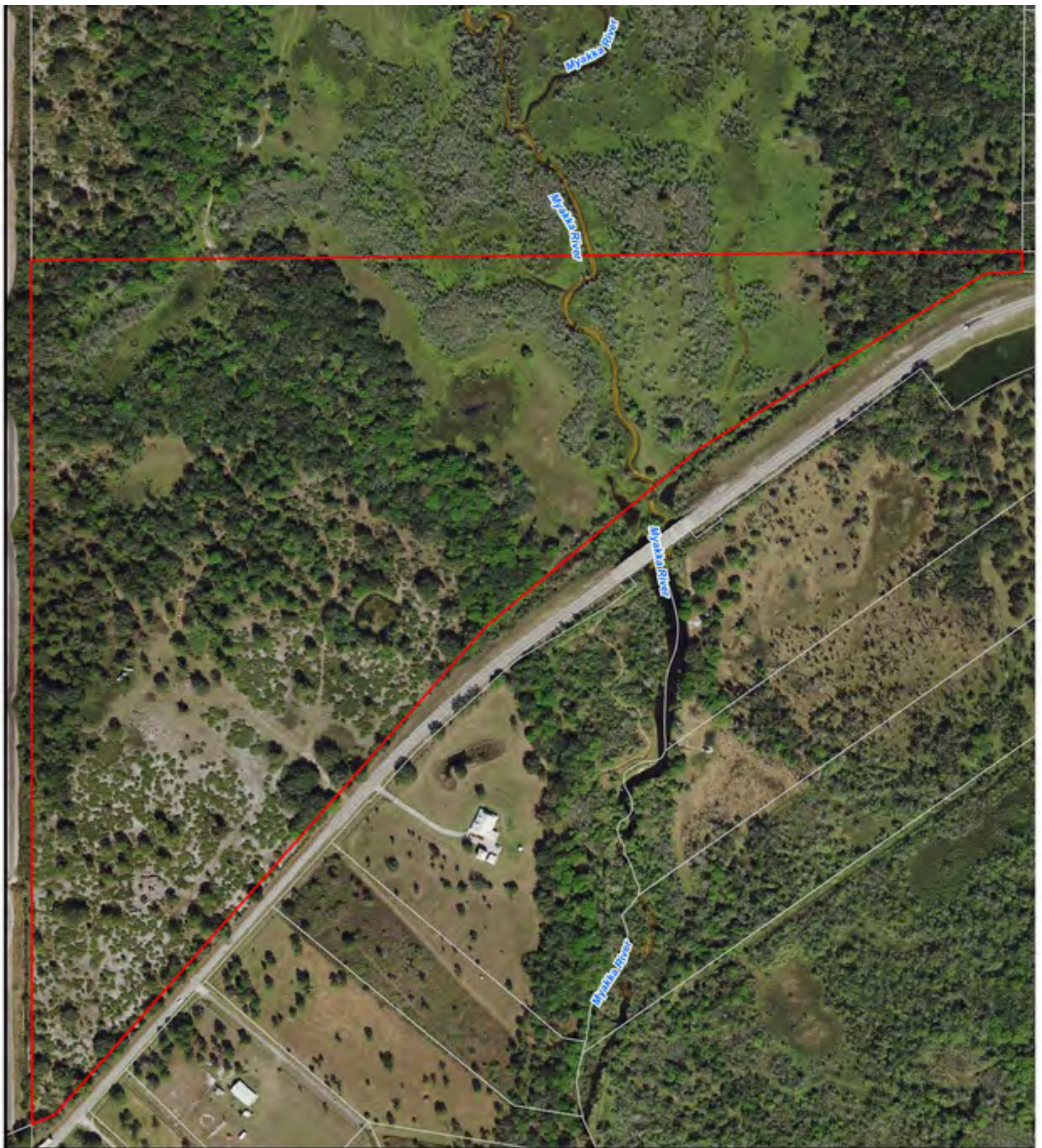
SALE PRICE	\$1,722,500
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OFFERING SUMMARY

ACREAGE:	68.9 Acres
PRICE / ACRE:	\$25,000
CITY:	Myakka City
COUNTY:	Manatee
PROPERTY TYPE:	Land: Waterfront

PROPERTY OVERVIEW

Myakka River Ranchette is a 68-acre slice of heaven that is just 45 minutes from Tampa and 30 minutes to Bradenton. This beautiful ranchette would make the perfect weekend getaway for someone wanting to experience the tranquil outdoors. Spend the afternoon walking through oak hammocks and pine flats and make your way down the Myakka River, which runs through the center of the property. Build your dream home on the 41 acres of uplands right on Wauchula road. This property's beauty needs to be seen to be believed. Contact the listing advisors to schedule a showing time.



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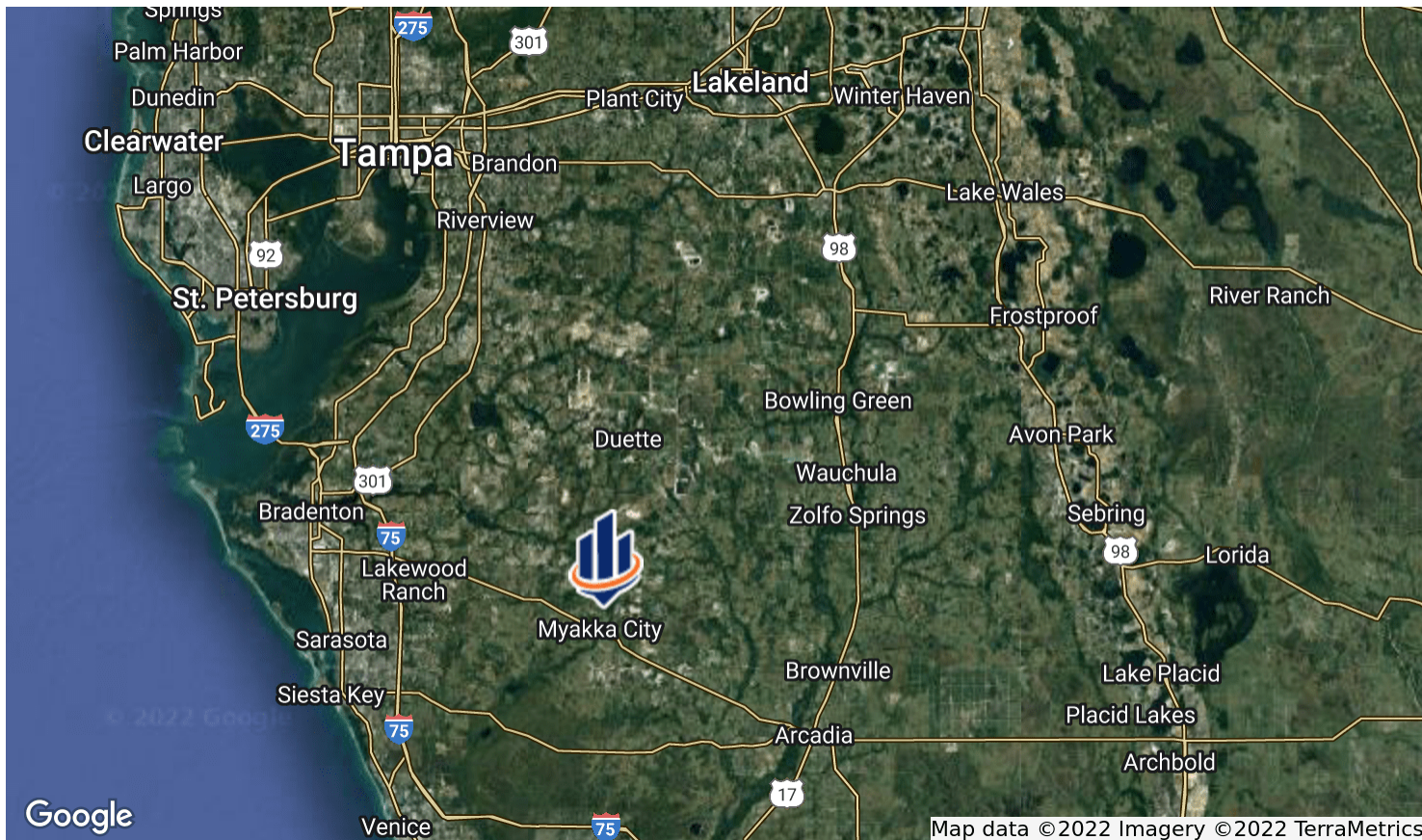




LOCATION & DRIVING DIRECTIONS



PARCEL:	85410009
GPS:	27.3667414, -82.1523782
DRIVING DIRECTIONS:	From highway 70, turn north on Wachula road and follow around the bend to the east for 1.4 miles and the property will be on the north side of the road.
SHOWING INSTRUCTIONS:	Contact the listing advisors to schedule a showing.





DUSTIN CALDERON

Senior Advisor

dustyc@svn.com

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PROFESSIONAL BACKGROUND

Dusty Calderon is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. Dusty has been trailing cattle on a horse and working on ranches since he was old enough to sit in the saddle. He has worked in ranch and grove management, development project management, land sales and acquisitions and entitlement processes. Dusty brings years of industry experience to his role in real estate.

As a 6th-generation Floridian from a pioneering family in Osceola County, Dusty has a lifetime of solid networking throughout Florida. He went to college at Mc Neese State University on a bull riding scholarship and was 3rd in the southern region intercollegiate ranks in Bull riding for 2 years running.

In 2021, he closed almost \$200 million in properties. Some of his current listings include a 12,006-acre ranch and recreational property in Taylor County, a 4,647-acre ranch and timberland tract in Chiefland as well as several development properties in Osceola County. He is also brokering a \$1 million property in New Mexico, a 293-acre ranch in Oklahoma, and most recently closed on Green Island Ranch, a 5,977-acre family legacy property in Osceola County that sold for \$150,000,000.

He also brokers properties from the Southwest to the Deep South, the Midwest, and South America, and continues to expand his client based beyond Florida. He has helped ranchers, farmers, timber companies, domestic and foreign investors, hedge funds, residential and commercial developers, tourism developers, hunters, conservationists, famous celebrities, family and friends sell or acquire every land of all types.

Dusty worked for a large waterfront developer with over \$1 billion in sales. He has helped Brazilian ranchers, farmers and developers sell their land in Brazil and buy and sell real estate here in America.

Dusty enjoys spending time with his family like his Cowboy ancestors. It's in his blood to be working cows & breaking colts, rodeoing, hunting, and fishing. Dusty and his wife, Lucrecia, have been married since 1994 and have three children and a granddaughter. They attend City of Life church in Kissimmee, Florida. He enjoys seeing new lands on horseback and helping people realize their dreams in real estate like he has been able to.

DISCIPLINES

- Ranch Land
- Agricultural Land Management
- Farm Land
- Waterfront Specialist
- 1031 Tax-Free Exchanges
- Residential Development
- Commercial Development
- Tourism Development
- Recreational Hunting Properties
- Timber Properties
- Orange Groves
- Agricultural Land Management
- Family Trust & Estate Lands
- Conservation Easements
- Mitigation Banks
- Land Entitlement Processes



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