

3319 SWEETWATER ROAD

3319 SWEETWATER RD
ZOLFO SPRINGS, FL 33890

Trace Linder
C: 863.287.3281
trace.linder@svn.com

Mike Damboise
C: 863.381.0123
mike.damboise@svn.com



Property Overview



Sale Price **\$479,000**

OFFERING SUMMARY

Acreage: **7.68 Acres**
Price / Acre: \$62,370
City: Zolfo Springs
County: Hardee
Property Type: Land: Land Investment,
Transitional

PROPERTY OVERVIEW

8+/- acres on Sweetwater Road complete with 4 bedroom 3 bathroom home, pole barn, and 3 rows of orange groves! This rural country estate is situated in some of the most beautiful ranch land Central Florida has to offer. The property is ideally positioned amongst vast orange groves, cattle ranches, and hardwood lined creeks. Create your own ranchette paradise with this 2200 square foot home nestled between 3 rows of fruit-bearing orange groves and a 5 acre pasture.

Enjoy the convenience of nearby urban amenities with Sebring and Wauchula just a short drive away. Explore shopping, local restaurants, and entertainment, all while being in close proximity of the peace and quiet of this beautiful ranchette.

This property presents a unique opportunity to experience the best of both worlds—a quiet country home surrounded by the beauty of nature, coupled with easy access to the thriving communities that offer modern conveniences.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Land Investment• Transitional
Uplands / Wetlands:	100% Uplands
Taxes & Tax Year:	\$1,472.63 [2022]
Zoning / FLU:	A-1 [Agriculture]
Road Frontage:	525 ft of frontage on Sweetwater Road
Fencing:	Perimeter Fenced
Current Use:	Homesite and pasture acreage
Structures & Year Built:	4 Bedroom 3 Bathroom 2210 Sq. Ft. Home [1974] Pole Barn/Equipment Shed

Location



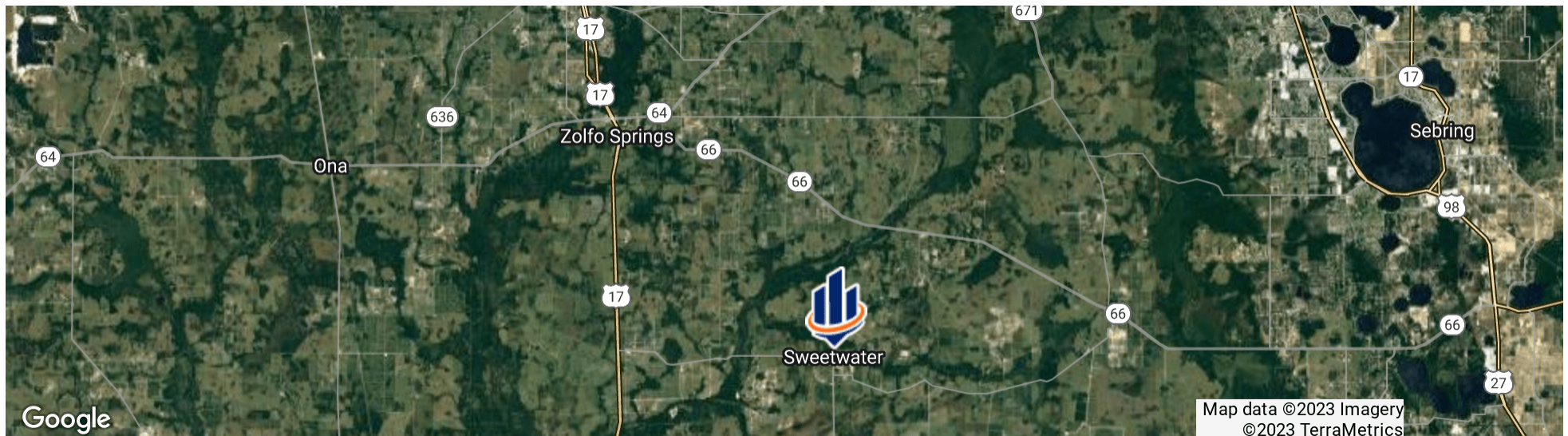
LOCATION & DRIVING DIRECTIONS

Parcel: 2735260000015200000

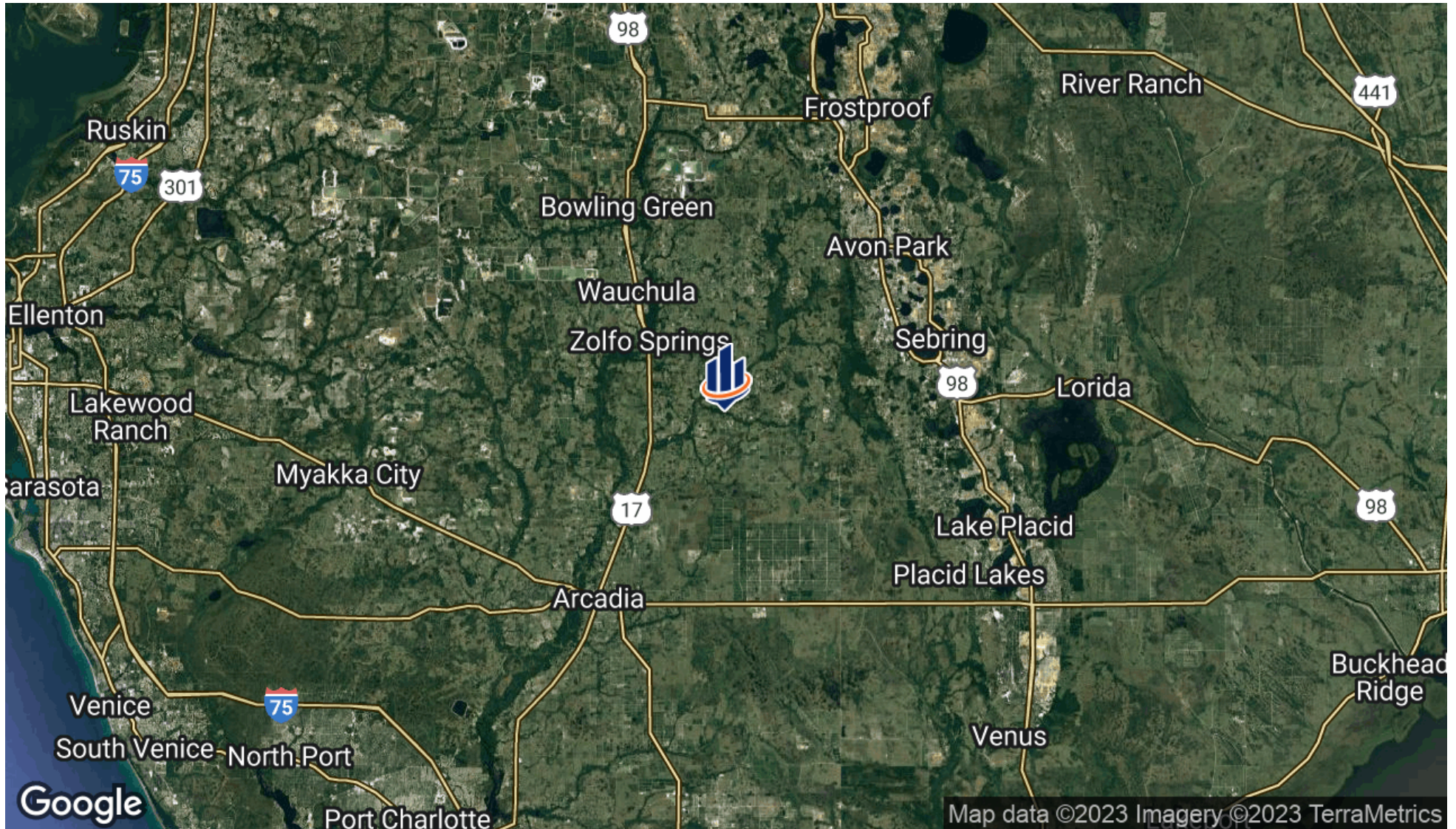
GPS: 27.4101976, -81.700886

Driving Directions:
Take Hwy 17 South from
Zolfo Springs to
Sweetwater Road
Take left and go East 6
miles to 3319 Sweetwater
Road

Showing Instructions:
Please contact Mike
Damboise or Trace Linder
for showings.



Regional Map





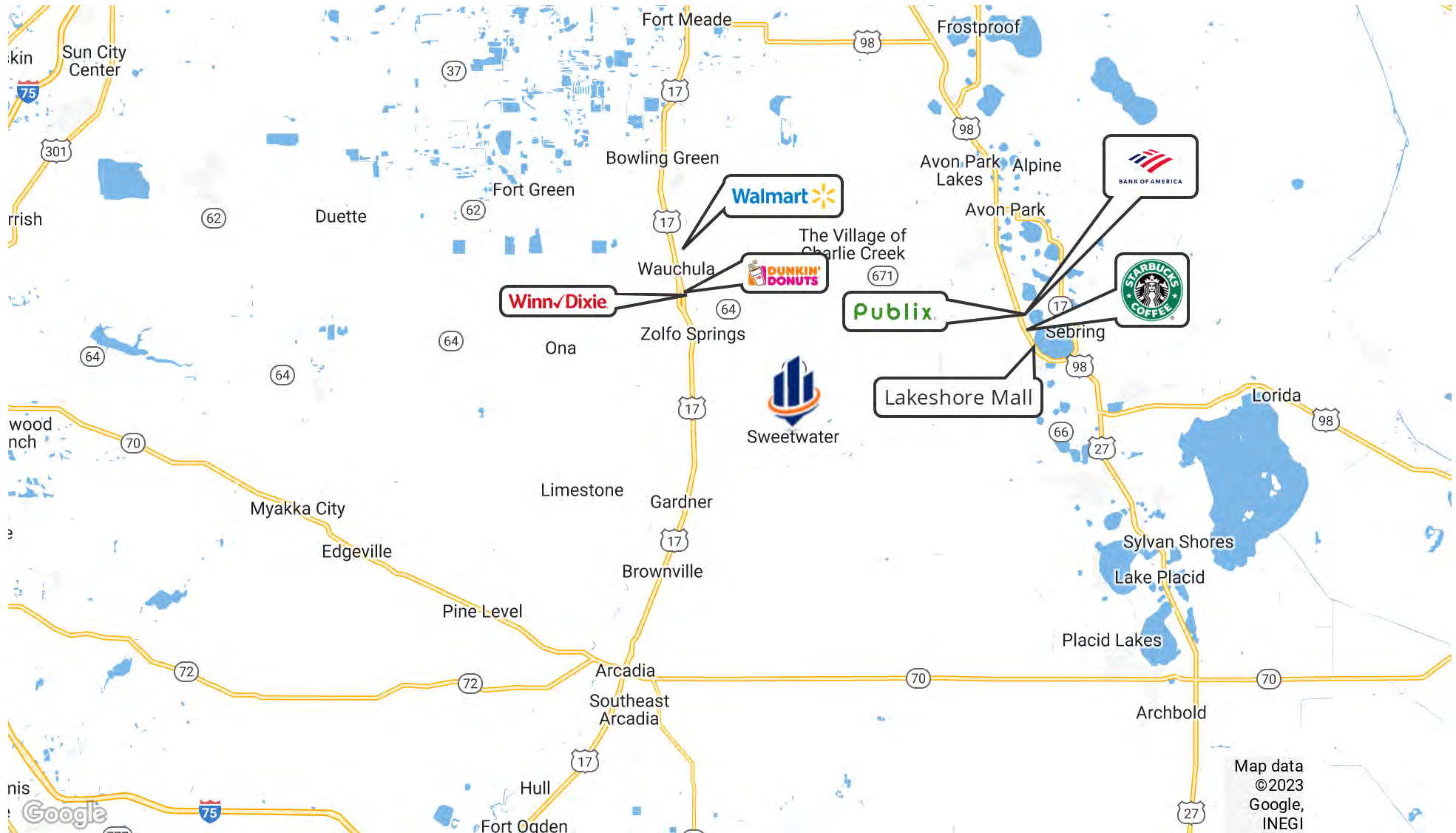
Interior Photos







Retailer Map





HARDEE COUNTY FLORIDA

Founded	1921	Density	42.2 [2019]
County Seat	Wauchulla	Population	25,645 [2019]
Area	637 sq mi	Website	hardeecounty.net

Hardee County is located in West Central Florida and has a population of 25,645. Flowing through the county, the serene Peace River offers "Old Florida" recreation like fossil hunting, kayaking, and canoeing. Additionally, Hardee County is situated amid large phosphate deposits in an area known as "Bone Valley." With phosphate mining as a significant industry, The Mosaic Company has become a leading employer that currently owns all the mining land in Hardee County. The Mosaic Company is a Fortune 500 company with headquarters in Tampa, Florida

According to DataUSA, the county's 2020 economy employs 9,710 people, with a high number of employees in the occupations of Forestry, Fishing & Hunting [1,002 people]. The highest-paying industries by median earnings are

Advisor Biography



TRACE LINDER

Associate Advisor

trace.linder@svn.com

Direct: 877.518.5263 x463 | Cell: 863.287.3281

FL #SL3562516

PROFESSIONAL BACKGROUND

Trace Linder is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

SVN | Saunders Ralston Dantzler
1723 Bartow Rd
Lakeland, FL 33801

Advisor Biography



MIKE DAMBOISE

Associate Advisor

mike.damboise@svn.com

Direct: **877.518.5263 x454** | Cell: **863.381.0123**

PROFESSIONAL BACKGROUND

Mike Damboise is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Raised in the beautiful St. Cloud, Florida, Mike holds a profound love for Central Florida and the land within. After graduating high school, Mike would pursue his passion for land management as he attended college in Hobbs, New Mexico on a rodeo scholarship.

Now living in Zolfo Springs, Florida, Mike has made a solid career for himself in the Florida land industry. He is currently a Managing Partner at DT Davis Ranch, the President of DMB Constellation Commons, and the President of Davis Family Properties. Additionally, Mike holds memberships within the National Cattlemen's Beef Association, the Hardee County Chamber of Commerce, and the Hardee County Farm Bureau. Mike is also the Founder and Manager of Charlie Creek Livestock, a 3000 head preconditioning yard.

Mike's career success is backed by strong passion for Florida agriculture and land management. He is experienced in all areas of ranch and wildlife management, animal health, and agri-tourism. Mike also holds experience in 1031 exchanges.

In his spare time, Mike enjoys hunting, fishing, and flying helicopters. His very own a Robinson R 44 Raven II helicopter has become an incredible tool for showing properties to clients. As an experienced pilot, Mike is able to provide exclusive property insights from a bird's eye view. His motto is "Air, Land, or Sea, You Won't Waste Time with Me!"

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HEADQUARTERS

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

218 W Jackson Street, Suite 203
Thomasville, Georgia 31792
229.299.8600

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