

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description



PROPERTY DESCRIPTION

Build your dream home on over a thousand acres of beautiful conservation land in Pasco County, boasting 1,093 acres abundant with wild game, oak hammocks, trails, diverse flora and fauna, lush forests, a scenic lake, and abundant wildlife.

Utilize one acre of unencumbered land to build your dream home, while the remaining 1,091 acres will be perpetually conserved by a conservation easement. Hunt, fish, hike, camp, or ride recreational vehicles within your thousand-acre compound, just minutes from the hustle and bustle of Tampa.

Here, privacy and preservation converge, offering a unique chance to acquire an untouched stretch of nature—a property that provides seclusion while honoring the richness and biodiversity of the natural world. It also hosts critical habitat for the federally endangered wood stork and the state-threatened gopher tortoise.

This active mitigation bank will remain in its native state into perpetuity, with easements already in place. No mitigation credits transfer with the sale, and the only use for this property is what is allowed in the current easement.

LOCATION DESCRIPTION

The Old Florida Ranch is located on State Road 52, just east of US Highway 41 in Land O'Lakes in Pasco County. The ranch has access from both State Road 52 and US Highway 41. It's centrally located allowing for quick access from downtown Tampa (30 minutes), St. Petersburg (45 minutes) and the beaches (50 minutes).

PROPERTY SIZE

1,093 Acres

ZONING

MPUD - Mitigation Bank

PRICE

\$4,750,000

Property Photos



Property Photos



Aerial facing South



Aerial facing North

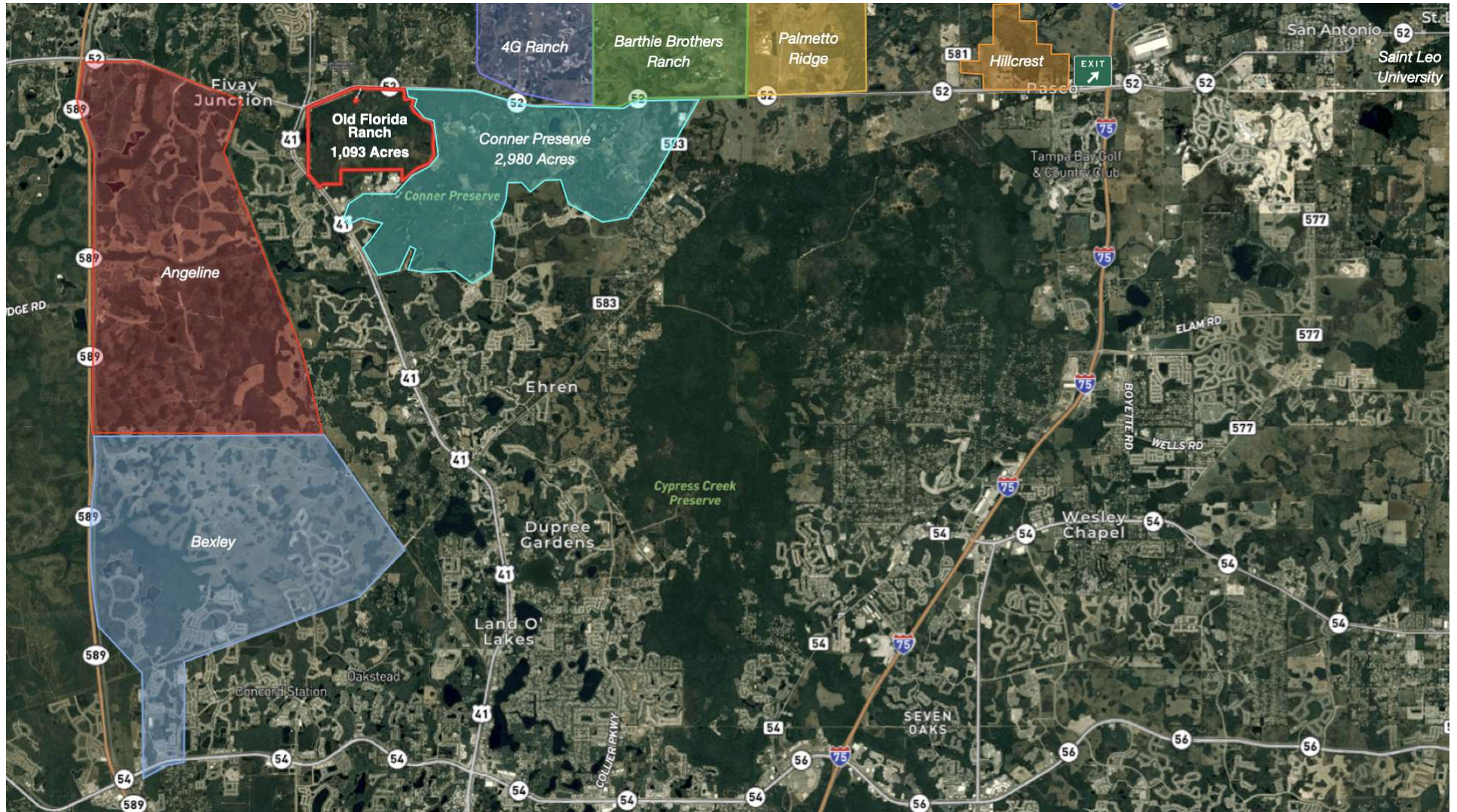


*PARCEL OUTLINE SUBJECT TO SURVEY

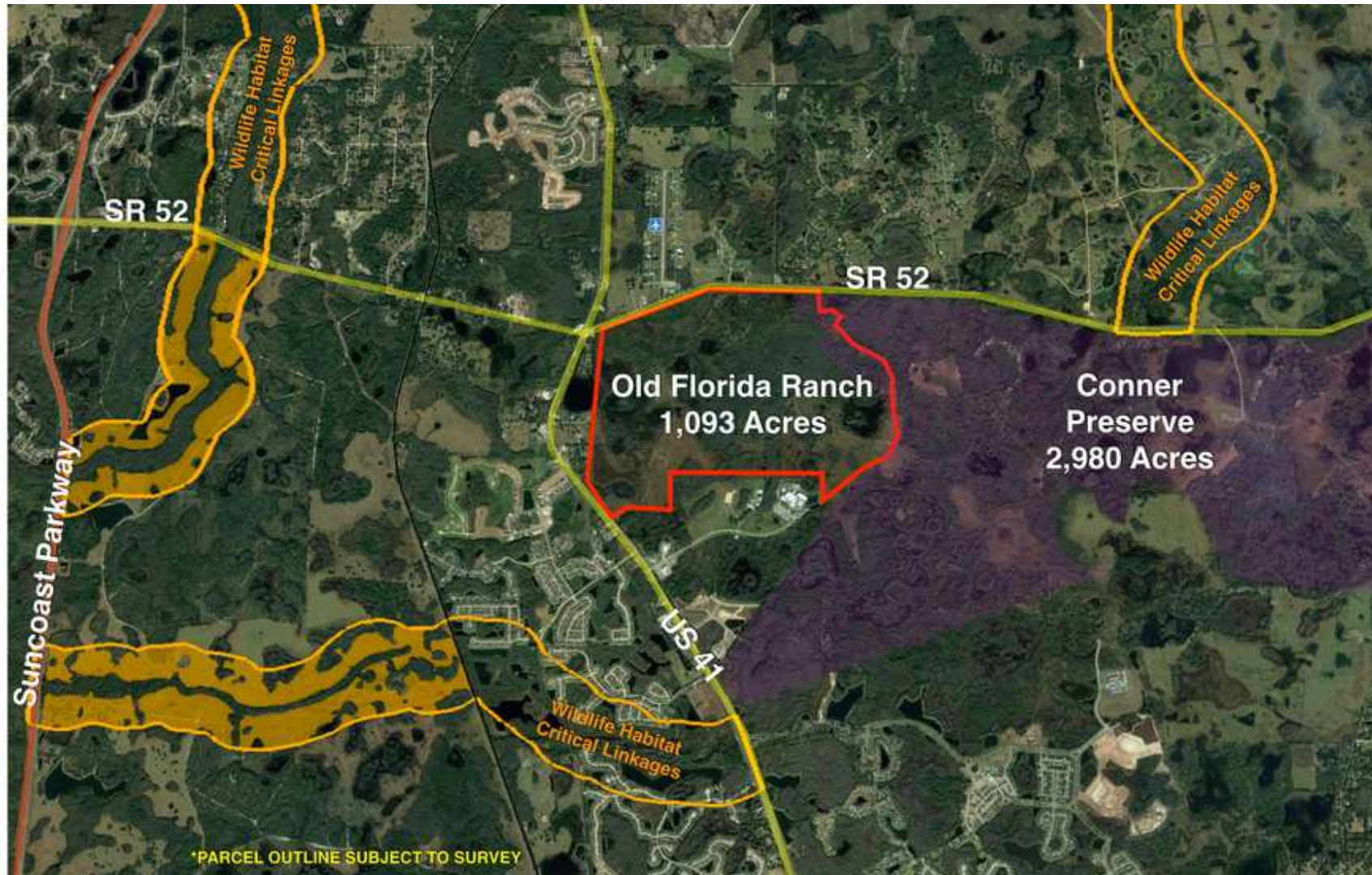
Virtual Tour



Location Aerial



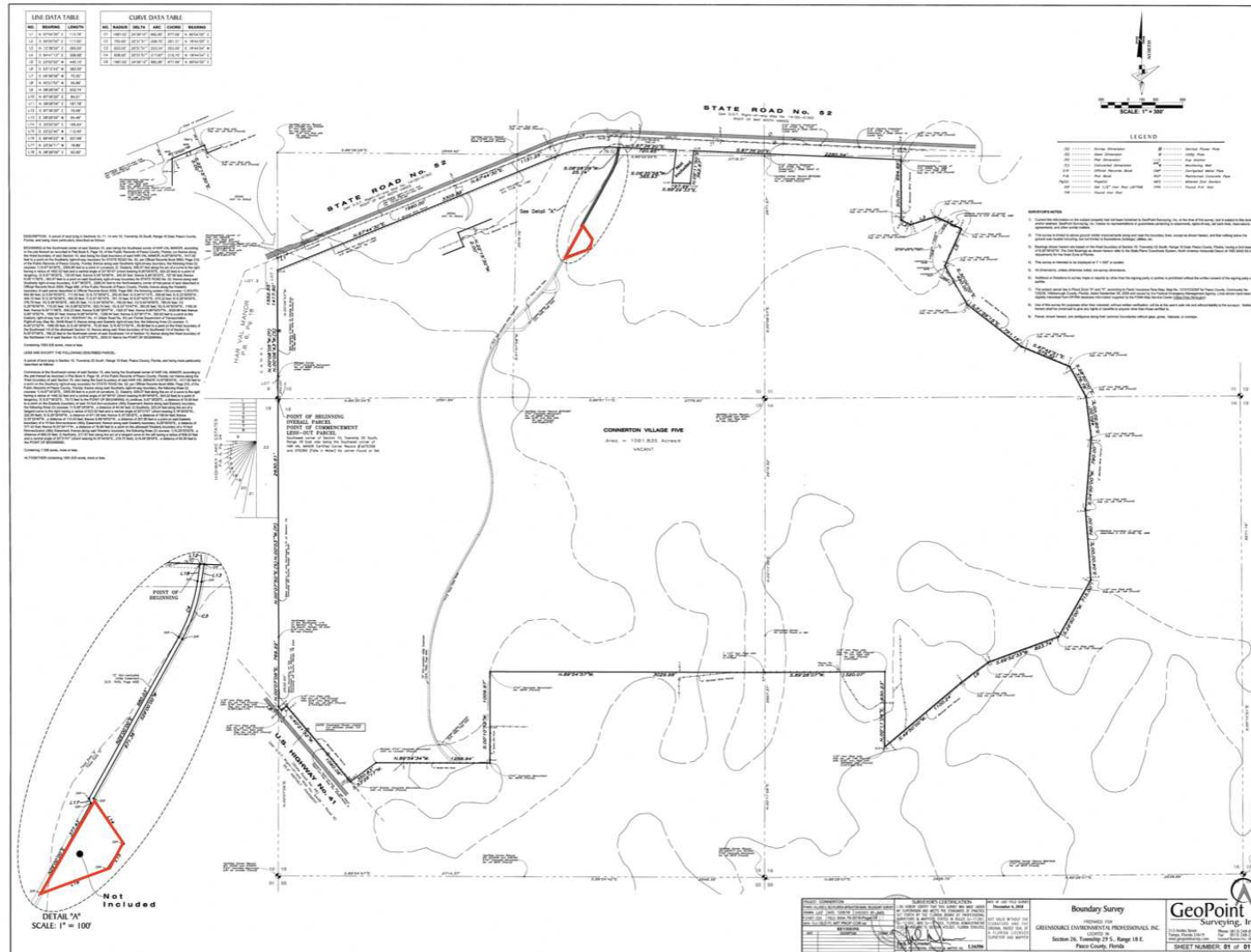
Critical Habitat Corridors



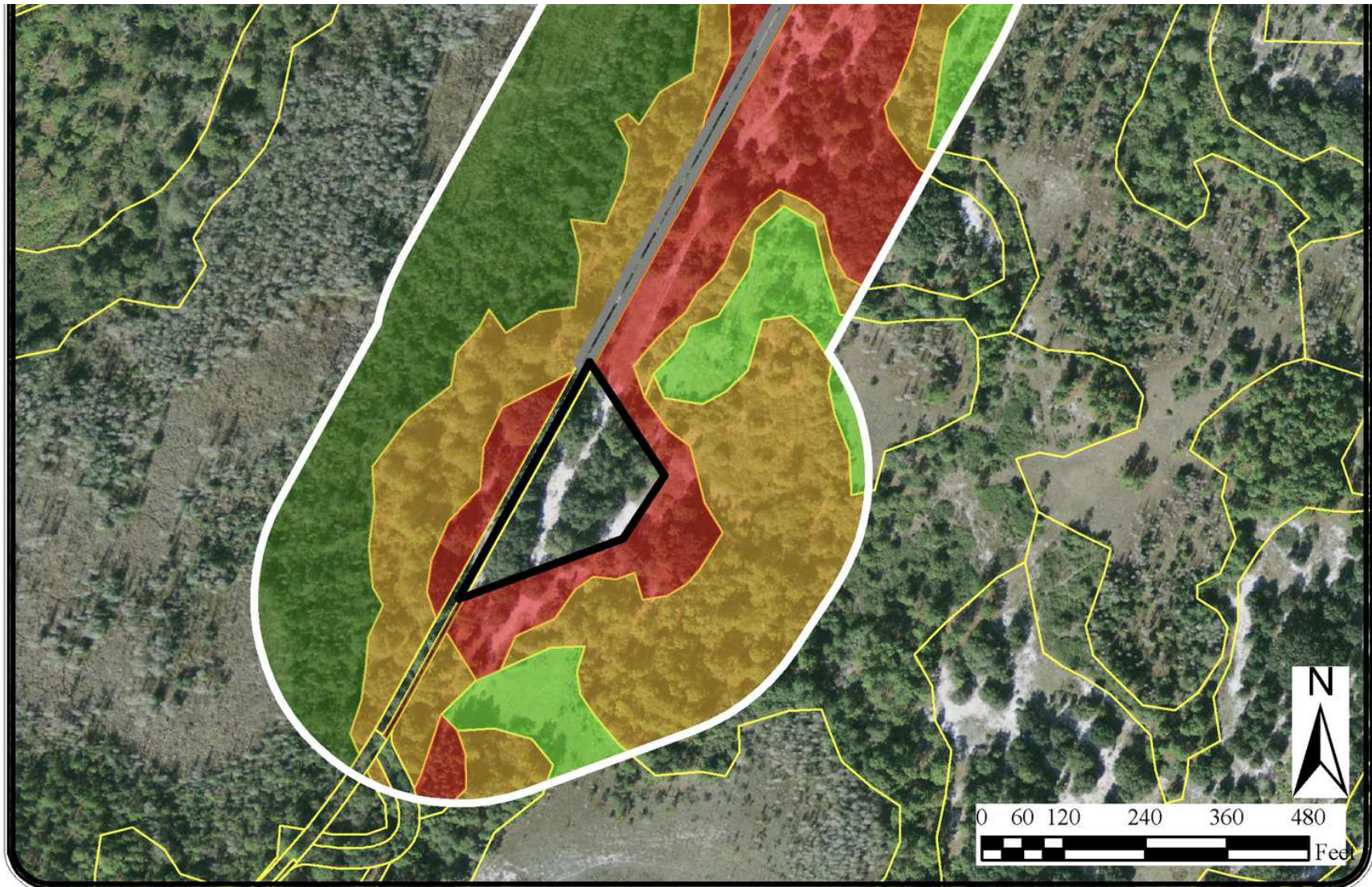
10

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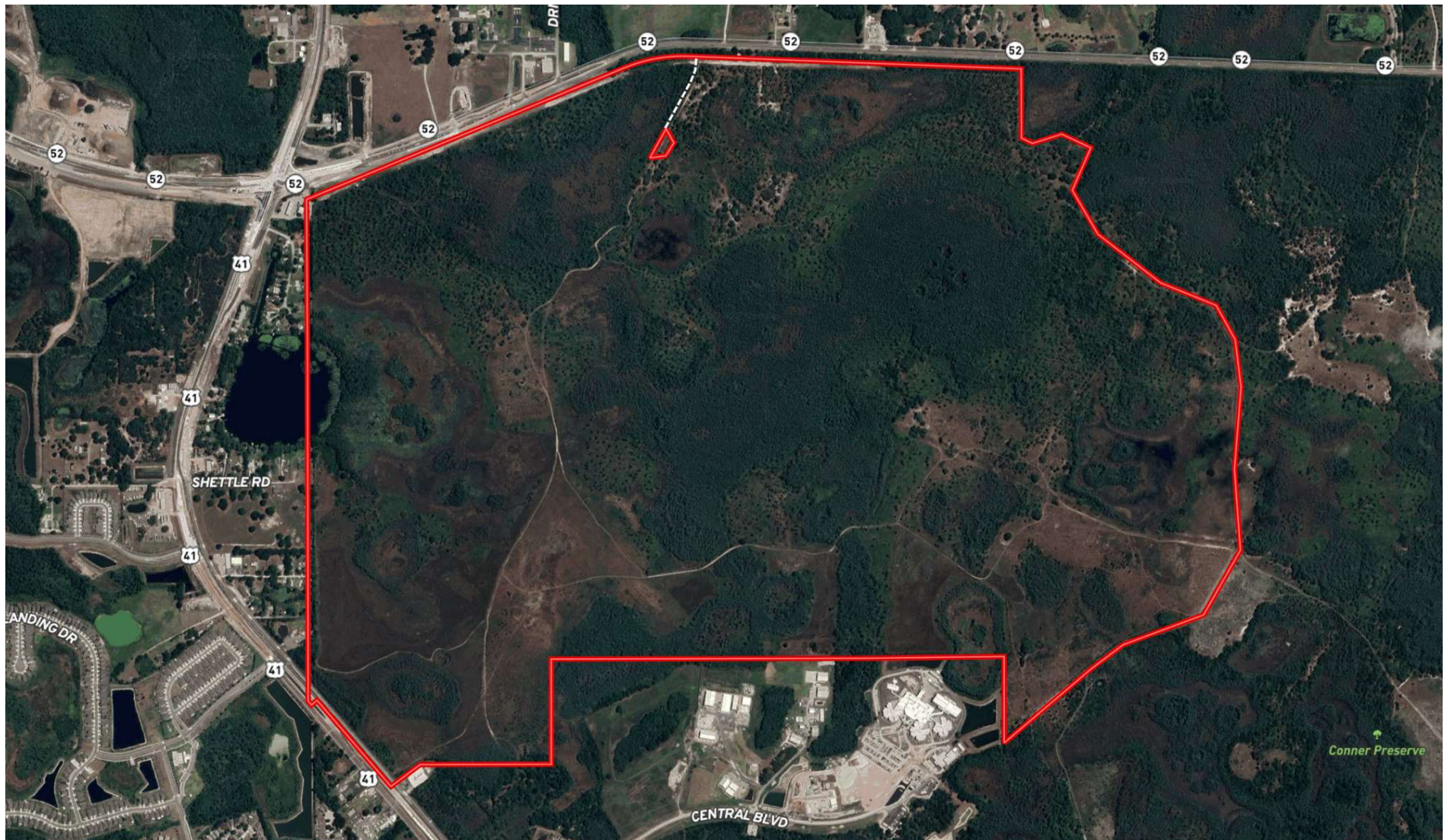
The Dirt Dog



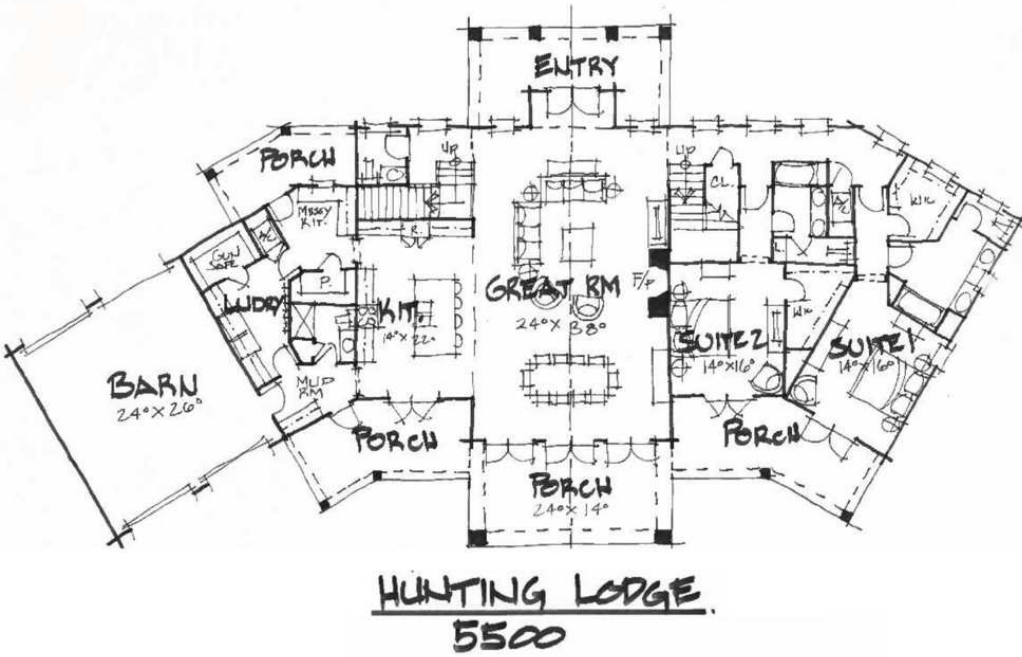
Outparcel Aerial



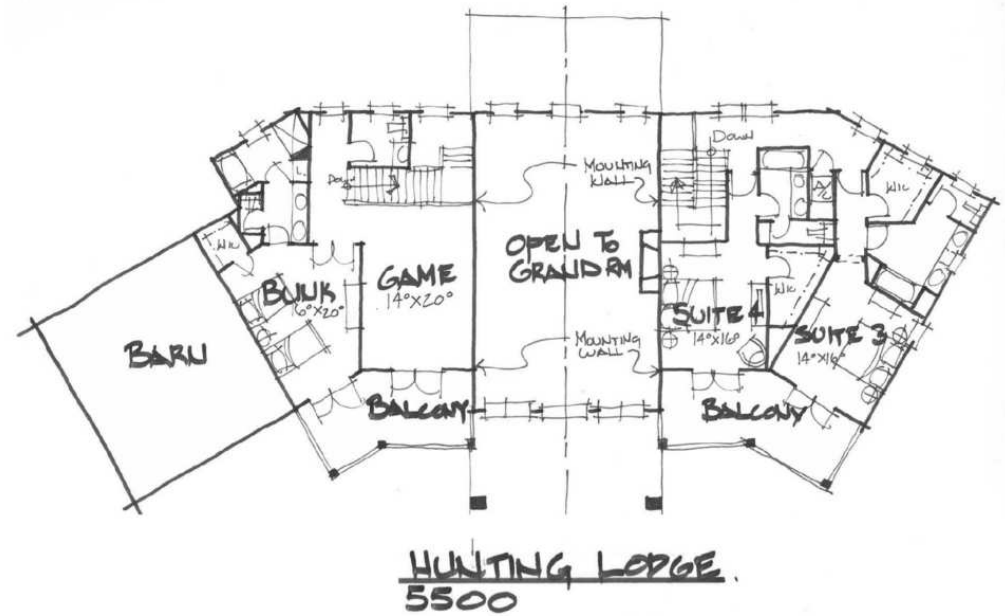
Aerial with Approved Outparcel



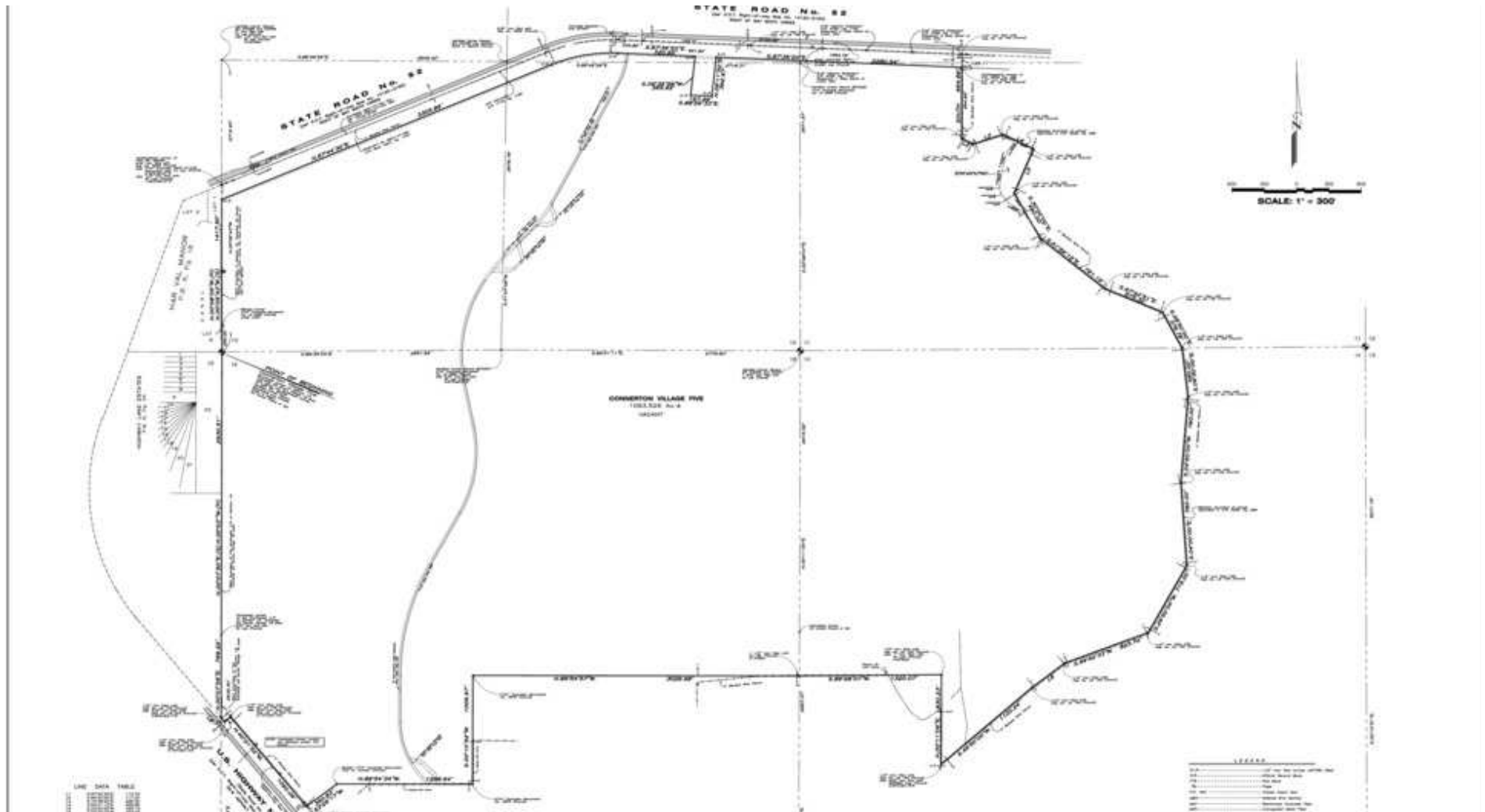
1st Floor



2nd Floor



Survey



Mitigation Bank Boundary



DATE: JANUARY 25, 2015
PROJECT NUMBER: 308-1
SOURCE: FGDL; PASCO CO.
GIS DEPARTMENT: SWFWMD

FIGURE 2: SITE MAP
OLD FLORIDA MITIGATION BANK



3824 W. SAN JUAN ST.
TAMPA, FL 33629

Easement Rights

4. **Reserved Rights:** Grantor reserves all rights as owner of the Property, including the right to engage in uses of the Property that are not prohibited herein and which are not inconsistent with any Grantee or Corps rule, criteria, permit, MBI or the intent and purposes of this Conservation Easement.

Grantor reserves the right to conduct activities necessary to comply with the terms of the MBI and Permit, including the construction and management necessary to meet the performance requirements in said documents.

Grantor reserves the right to engage in noncommercial recreational hunting on the property with no more than five (5) persons at a time. Noncommercial recreational hunting on the property must comply with the game laws of the State of Florida and the terms and conditions of the Permit and MBI.

Grantor reserves the right to engage in fishing, hunting, and trapping of nuisance and exotic species of wildlife for the purpose of nuisance and exotic species control. Fishing, hunting, and trapping of nuisance and exotic species of wildlife must comply with the game laws of the State of Florida and the terms and conditions of the Permit and MBI. Nuisance and exotic species control may be achieved through commercial hunting contracts paid for by the Grantor.

5. **Public Access:** No right or access by the general public to any portion of the Property is conveyed by this Conservation Easement, and Grantor further covenants not to convey any right or allow access to the general public to any portion of the Property, except as provided in the Permits.

Easement Prohibited Uses

3. **Prohibited Uses:** Any activity on or use of the Property inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the foregoing, the following activities, structures, and uses are expressly prohibited in or on the Property, except as authorized by the Permit and MBI (or any modification thereto) or the Management Plan which has been approved in writing by the Grantee:

- a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;
- b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;
- c. Removal or destruction of trees, shrubs, or other vegetation, except activities authorized by the Permits or the Management Plan for the removal of nuisance, exotic, or non-native vegetation or the limited removal as necessary for appropriate response to an emergency;
- d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;
- e. Surface use except for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;
- f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing and fencing;

g. Acts or uses detrimental to such aforementioned retention of land or water areas;

h. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance;

i. Planting of nuisance, exotic, or non-native plants as listed by the Exotic Pest Plant Council (EPPC), or its successor;

j. Exploration for or excavation of oil or gas or other minerals;

k. Commercial recreational activities, including but not limited to commercial fishing, hunting, camping, and trapping;

l. Recreational uses, including but not limited to the use of all-terrain vehicles except as used for land management activities; and,

m. Livestock uses such as grazing, feeding, and penning, including any commercial recreational uses involving livestock such as rodeos.

Regional Map



Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.