

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



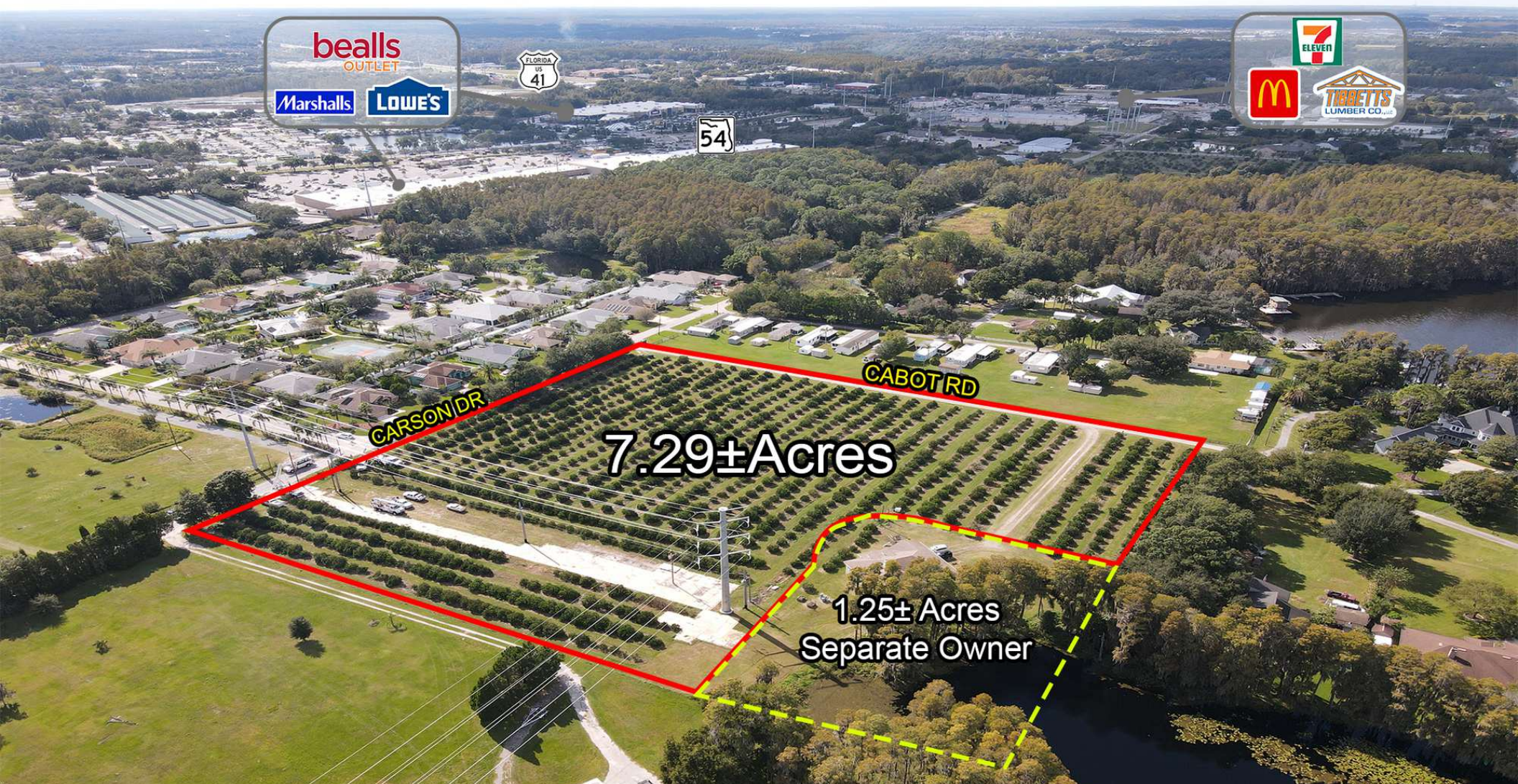
304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

HIGH AND DRY. Introducing a prime opportunity for residential land on a 7.29± acre parcel located off Carson Drive in Land O' Lakes, FL. This all-upland property requires no flood insurance, making it ideal for a family compound or multiple homes. Located in FEMA Flood Zone X, the property is classified as moderate to low risk and is positioned outside the 500-year floodplain. The 1.25-acre parcel adjacent to the property, shown on the aerials, is owned by a relative of the Seller, and they are open to offers.

LOCATION DESCRIPTION

Located on the corner of Carson Dr. and Cabot Rd. with close access to US 41 and SR 54. The property is in proximity to large retail stores and well as food.

PROPERTY SIZE

7.29 Acres

ZONING

R-2

FUTURE LAND USE

Res-6

PARCEL ID

25-26-18-0000-00300-0100

PRICE

\$595,000

BROKER CONTACT INFO

Chris Bowers ALC, CCIM

Senior Advisor/Partner

813.287.8787 x108

chris@thedirttdog.com

Aerial



PASCO COUNTY P.I.D.: 25-26-18-0000-00300-0100

DESCRIPTION:

That portion of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 25, Township 26 South, Range 18 East, Pasco County, Florida, lying East of the following described line, to wit: BEGIN at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 25, Township 26 South, Range 18 East, thence run East, 1072.80 feet for a POINT OF BEGINNING; thence N. 01°53'00"E., 403.00 feet; thence N. 00°21'00"W., 269.90 feet to a POINT OF TERMINATION; LESS the East 330.00 feet thereof;

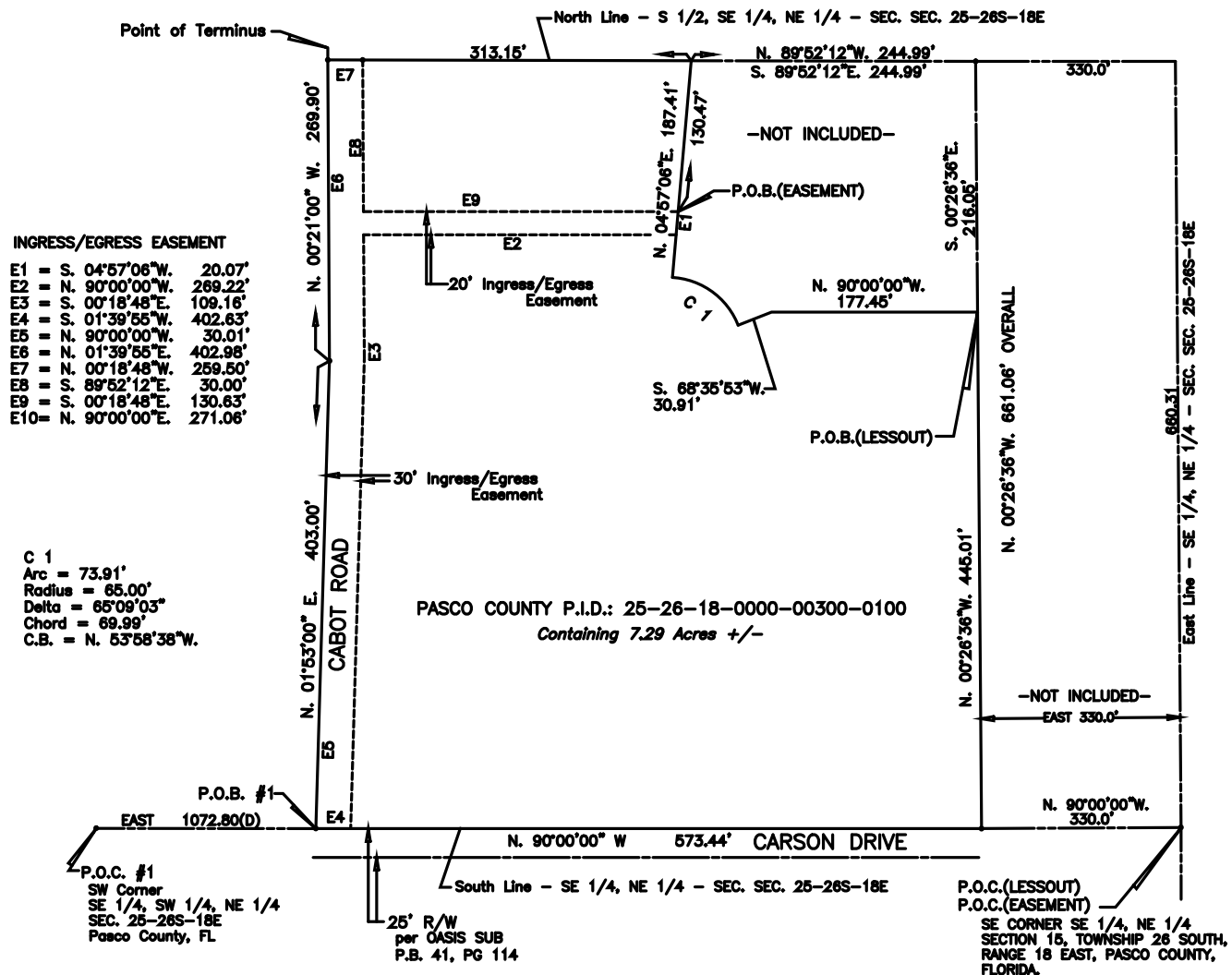
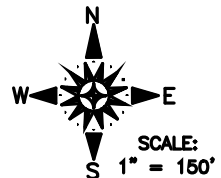
AND LESS the following described parcel:

A portion of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 25, Township 26 South, Range 18 East, Pasco County, Florida, described as follows: COMMENCE at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 25, Township 26 South, Range 18 East, Pasco County, Florida; thence N. 90°00'00"W., (assumed bearing) along the South boundary of said Southeast 1/4 of the Northeast 1/4, 330.00 feet; thence N. 00°26'36"W., 445.01 feet for a POINT OF BEGINNING; thence N. 90°00'00"W., 177.45 feet; thence S. 68°35'53"W., 30.91 feet to a point on a curve; thence 73.91 feet along the arc of said curve to the left, said curve having a radius of 65.00 feet, a central angle of 65°09'03", and a chord of 69.99 feet which bears N. 53°58'38"W.; thence N. 04°57'06"E., 187.41 feet to the North boundary of the South 1/2 of said Southeast 1/4 of the Northeast 1/4; thence S. 89°52'12"E., along said North boundary, 244.99 feet; thence S. 00°26'36"E., 216.05 feet to the POINT OF BEGINNING.

SUBJECT TO and Easement for Ingress and Egress described as follows:

COMMENCE at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 25, Township 26 South, Range 18 East, Pasco County, Florida; thence N. 90°00'00"W., (assumed bearing) along the South boundary of said Southeast 1/4 of the Northeast 1/4, 330.00 feet; thence N. 00°26'36"W., 661.06 feet to the North boundary of the South 1/2 of said Southeast 1/4 of the Northeast 1/4; thence N. 89°52'12"W., along said North boundary, 244.99 feet; thence S. 04°57'06"W., 130.47 feet to the POINT OF BEGINNING; thence continue S. 04°57'06"W., 20.07 feet; thence N. 90°00'00"W., 269.22 feet; thence S. 00°18'48"E., 109.16 feet; thence S. 01°39'55"W., 402.63 feet to said South boundary of the Southeast 1/4 of the Northeast 1/4; thence N. 90°00'00"W., along said South boundary, 30.01 feet; thence N. 01°39'55"E., 402.98 feet; thence N. 00°18'48"W., 259.50 feet to the said North boundary of the South 1/2; thence S. 89°52'12"E., along said North boundary, 30.00 feet; thence S. 00°18'48"E., 130.63 feet; thence N. 90°00'00"E., 271.06 feet to the POINT OF BEGINNING.

SKETCH OF DESCRIPTION
"NOT A BOUNDARY SURVEY"



SURVEYOR'S NOTES:

- This is a Sketch to accompany legal description, this is not a boundary survey.
Prepared on: 02/04/2022
- Bearings are based on: South line of SE 1/4, NE 1/4, SEC. 25-26S-18E
N. 90°00'00"W., assumed bearing.
- No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
- This sketch not valid without the signature and seal of a Florida Licensed Surveyor.
delinates the regulatory jurisdiction of any federal.
- Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.

CERTIFIED TO:

RON WEBER

I HEREBY CERTIFY THAT THE SKETCH WAS COMPLETED UNDER MY SUPERVISION AND THAT THE SKETCH REPRESENTED HEREON MEETS THE "MINIMUM TECHNICAL STANDARDS" FOR LAND SURVEYING IN THE STATE OF FLORIDA: CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE.



Digitally signed by Eddie P Jenkins
Date: 2022.02.11 14:28:57
-05'00'

Eddie P. Jenkins, P.L.S.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5334
Certificate of Authorization: LB # 6869

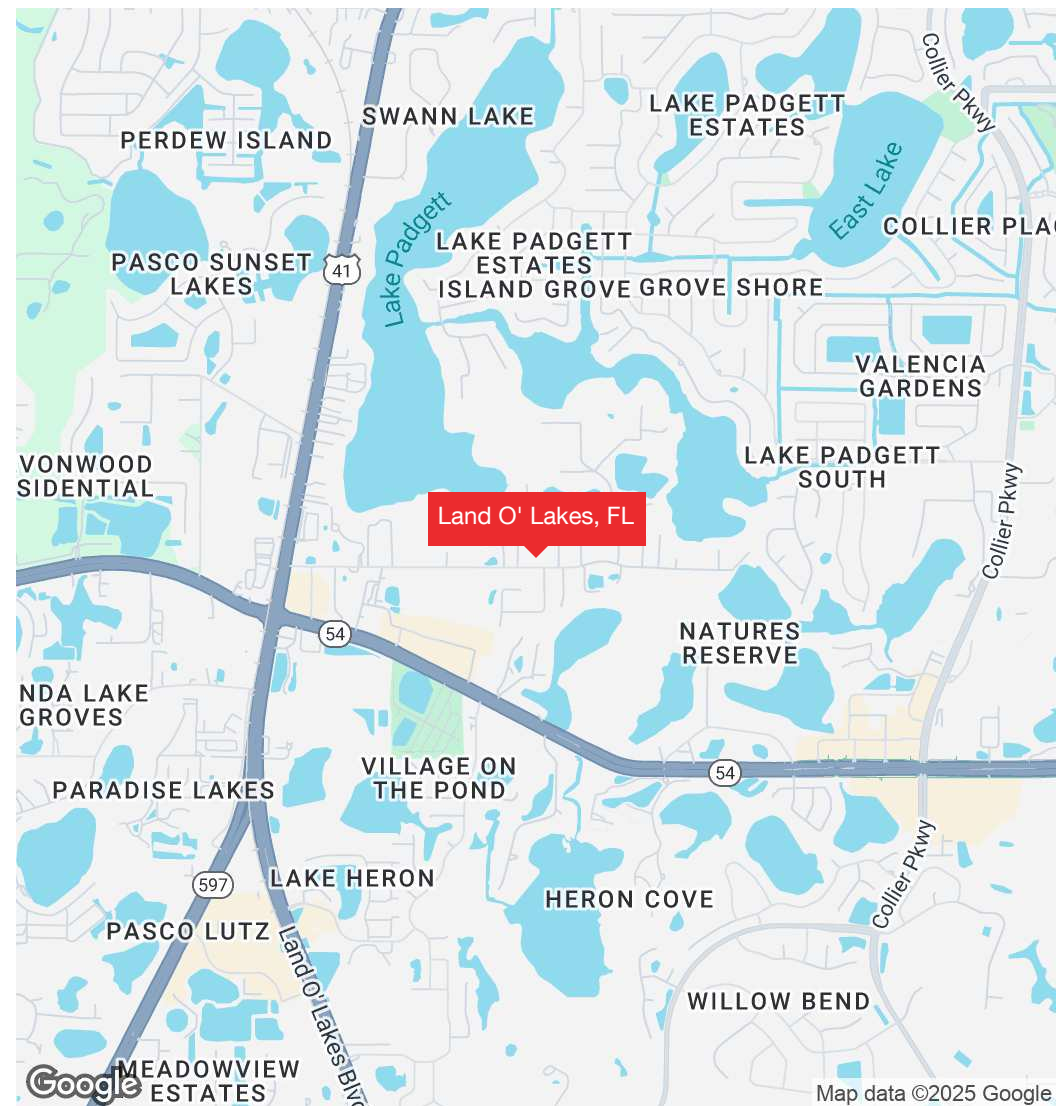
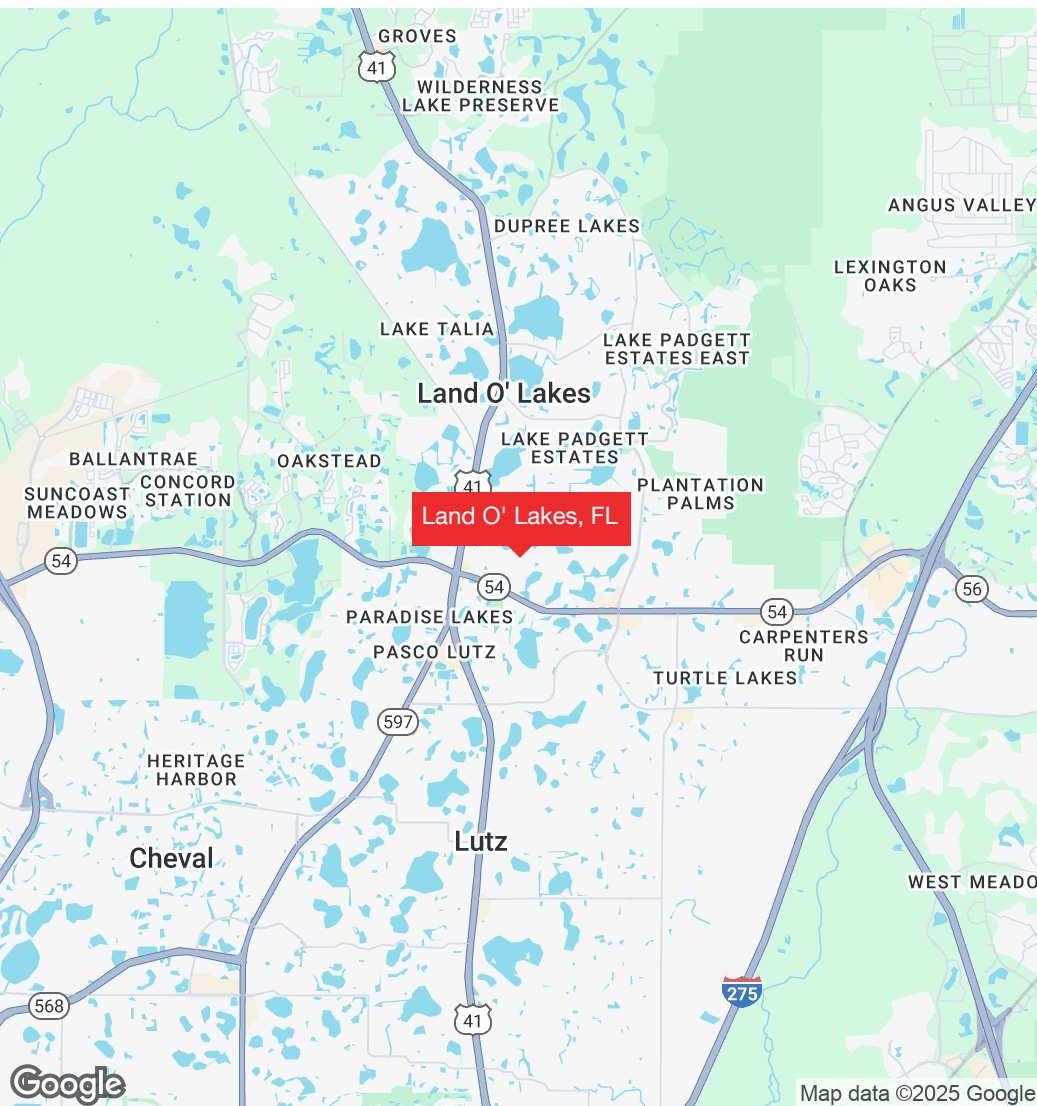
LEGEND AND ABBREVIATIONS:

(P)=PLAT
(F)=FIELD
(D)=DEED
P.O.B.=POINT OF BEGINNING
P.O.C.=POINT OF COMMENCEMENT
P.C.=POINT OF CURVATURE
O.R.=OFFICIAL RECORD BOOK
D.B.=DEED BOOK
P.C.P.=PERMANENT CONTROL POINT
P.R.M.=PERMANENT REFERENCE MONUMENT
R/W=RIGHT-OF-WAY
P.B.=PLAT BOOK
PG.=PAGE
E.S.M.T.=EASEMENT
(C)=CALCULATED
(R)=RECORD
C.B.=CHORD BEARING
CH.=CHORD

P.C.	N/A	F.B.	n/a	Job #	0608-01C
Draft	CJ	Station#	4	S-T-R-25-26S-18E	
Check	EPJ	Misc.	SKETCH	Sheet	1 of 1

Eddie P Jenkins
SURVEYING AND MAPPING, INC.
4030 HIGHWAY 41 NORTH
LAND O LAKES, FL 34639
PHONE (813) 948-2666 - FAX (813) 435-1763
jenkins.surveying@verizon.net - www.jenkins-surveying.com

Location Maps



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.