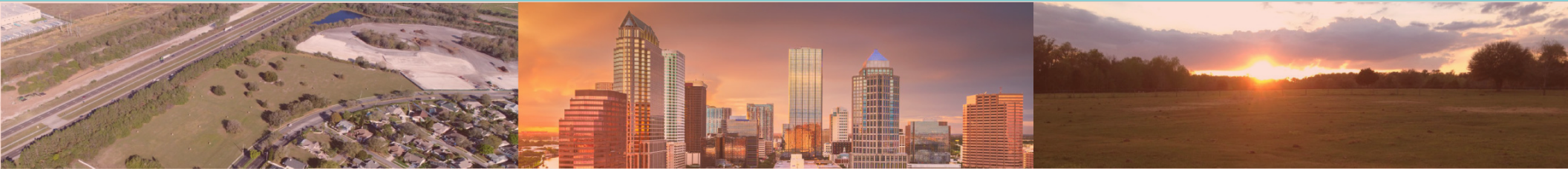


We know this land.



Eshenbaugh

LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description



PROPERTY DESCRIPTION

One or two beautiful 20-acre gently rolling tracts nestled in the hills of north Dade City. The property slopes from the west to the east. The western boundary is bordered by a large, heavily wooded area. This provides a unique opportunity for someone to build a home with serene views. Additionally, the site is tucked away allowing for a private, rural setting while still being in close proximity to modern conveniences.

The property includes a 4" well that is permitted for 46,500 Avg. GPD, 263,500 Peak GPD, and 282,200 Max GPD.

LOCATION DESCRIPTION

The property is located in Dade City off of Parrish Grove Road in scenic northern Pasco County. It's proximity to I-75 allows for quick travel times to Wesley Chapel (20 minutes), downtown Tampa (40 minutes), Tampa International Airport (40 minutes), St. Petersburg (1 hour), Ocala (1 hour), and Orlando (1 hour 20 minutes). Local shopping, schools and medical are all within 10 minutes as well.

Access is provided by taking Blanton Road (CR 41) to Parrish Grove Road. Once on Parrish Grove Road, the 30' access easement is 0.33 miles ahead on the right. The property is a 0.25 miles up on the right.

ZONING

A-R (Agricultural Residential) - Allows one unit per five acres

PRICE

\$890,000

Aerial



Aerial



Aerials



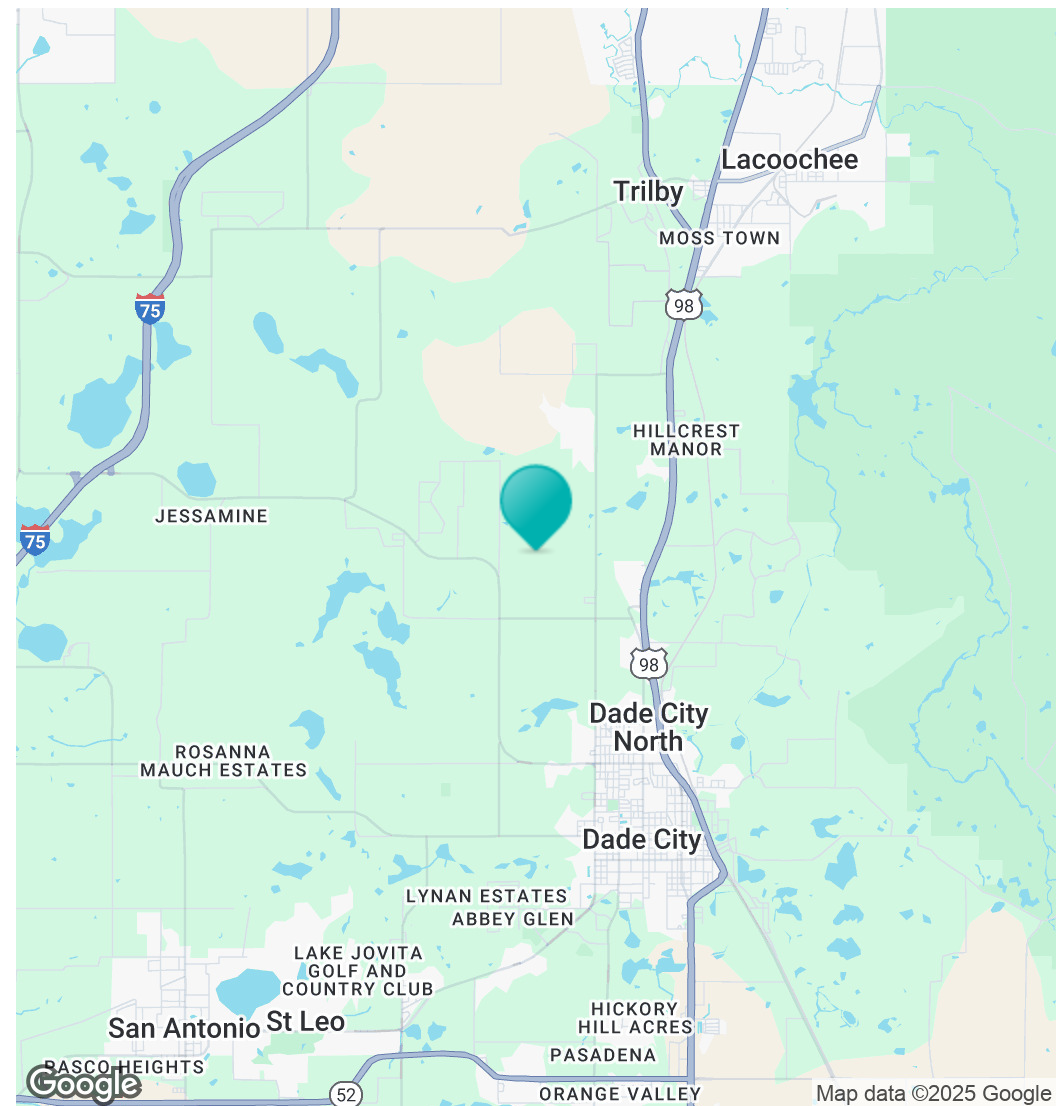
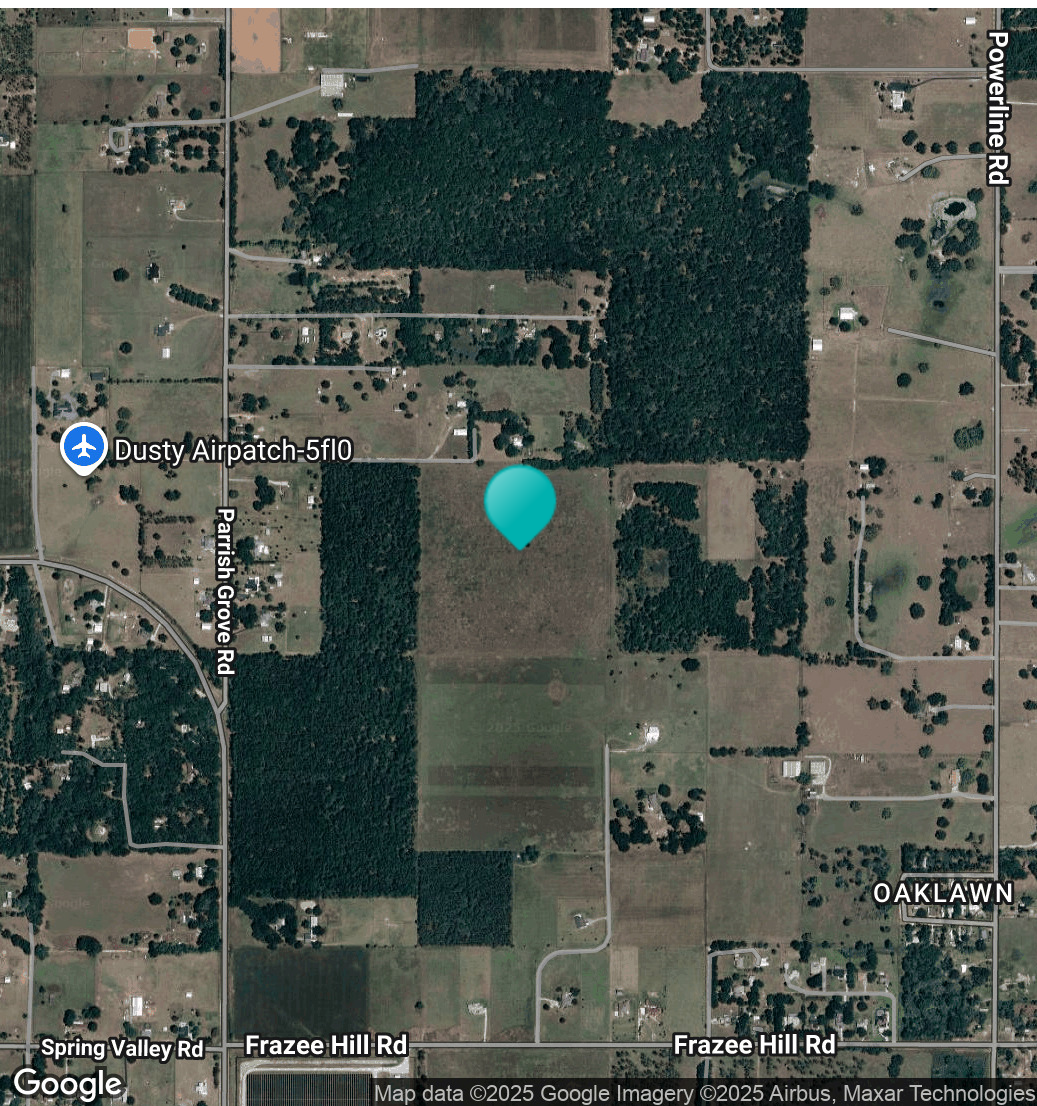
Property Photos



Retailer Map



Location Map



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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.