

**ZOLFO SPRINGS FARM
AND RANCH LAND**

**211 +/- Acres
Hardee County, FL**

\$1,372,000

NEW LISTING

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OVERVIEW:

Zolfo Springs ranch and multi-purpose farmland with frontage on Fish Branch Road is an ideal location for peace and tranquility. Excellent Bahia grasses established for cattle grazing. Completely fenced with 4-strand barbed wire. Beautiful deep 4 acre man made lake will provide ample water supply for farming irrigation source. There are ditches for subsurface irrigation and drainage. Potential use for family weekend recreation retreat, camping, off road vehicles, watermelon farming, or other agricultural pursuits. Great for 1031 exchange and its in the Opportunity Zone. Local Peace River is an ancient, per-historic and pristine part of natural Florida with activities like kayaking, canoeing, boating, searching for fossils, horseback riding, camping, air boat riding, fishing, RV, ATV, bird watching, and hunting. Convenient to Arcadia, Punta Gorda, and just one hour to Sarasota or Fort Myers. Located between Arcadia and Zolfo Springs and only 35 miles away from US-75.

PARCEL #/ID: 13-36-25-0000-07410-0000,
12-36-25-0000-09780-0000

TAXES: \$657/year (2019)

ADDRESS:

Fish Branch Road
Zolfo Springs, FL 33890

LOCATION:

From US Highway 17 take Fish Branch Road East 2.3 miles. Property is on the south side of the road.



PROPERTY HIGHLIGHTS:

- A tranquil retreat from the fast-paced city life to get away from it all and enjoy with family and friends.
- Income Potential with Cattle Leases.
- 2 watering holes with a deep 4-acre pond that has ample water supply for farming irrigation source.
- **Soil Types:** Predominately Immokalee, Myakka, Placid, Bassinger fine sands, Smyrna sand
- Great for 1031 Exchange in the Opportunity Zone

LEGAL DESCRIPTION:

200 AC E1/4 and E1/4 OF W1/2 OF E1/2 13 36S 25E
151P408 240P63 686P1034 200825000761-LD
200825000762 201125003480-AFF/3481/3482-
AFF/3483/3484-POA/3769/6515
201725002756/2760-AFF/2761- AFF; 11.19 AC COM
NE COR OF SEC 13 RUN N ALONG E LINE OF
SE1/4 OF SEC 12 TO PT WHERE SAID LINE INTX'S
WITH FISH BRANCH RD THENCE SW/LY ALONG
R/W OF SAID RD TO PT WHERE SAID R/W INTX'S
N SEC LINE OF SEC 13 THENCE E ALONG N SEC
LINE OF SAID SEC 13 TO POB LESS COM SE
CORNER OF SECTION RUN S 89 DEG 36M 53S W
ALONG S LINE OF SECTION 692.80 FT N 00 DEG
18M 22S W 10.61 FT FOR POB N 00 DEG 18M 22S
W 329.73 FT TO PT ON S/LY R/W LINE OF FISH
BRANCH ROAD N 79 DEG 18M 30S E ALONG SAID
S R/W LINE 47.57 FT E/LY ALONG ARC OF CURVE
271.83 FT (RADIUS 11426.16 FT, CA 01 DEG 21M
47S, CORD BEARING N 79 DEG 59M 23S E 271.82
FT) S 00 DEG 07M 50S E 385.51 FT S 89 DEG 59M
49S W 313.55 FT TO POB 12 36 25 240P63
686P1034 200825000761- LD/0762
201125003480-AFF/
2191/2192 AFF/2192/2191 POA/2760/6515





