ZOLFO SPRINGS FARM AND RANCH LAND 211 +/- Acres Hardee County, FL \$1,372,000





**NEW LISTING** 



NATIONAL REALTY National Land Realty 2180 West First St Unit 301 Fort Myers, FL 33901 www.NationalLand.com



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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.

 $\cdot$  Income Potential with Cattle Leases.

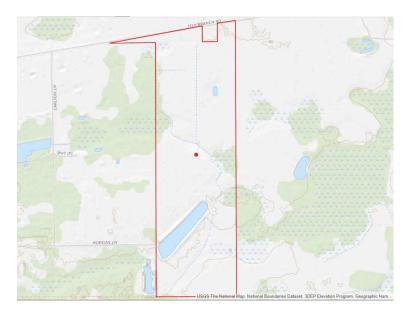
• 2 watering holes with a deep 4-acre pond that has ample water supply for farming irrigation source.

• Soil Types: Predominately Immokalee, Myakka, Placid, Bassinger fine sands, Smyrna sand

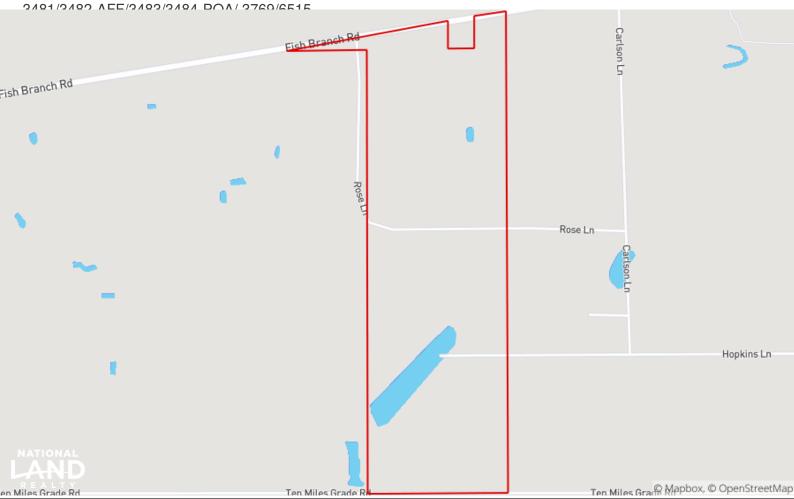
 $\cdot$  Great for 1031 Exchange in the Opportunity Zone

# 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/












**NOTES** 



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