



Fischbach LAND COMPANY

Fischbach Land Company
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813-540-1000

US Hwy 17 160 +/- Acres, Arcadia, FL
Frontage on US Hwy 17, Ideal Property for Farming!
FischbachLandCompany.com/US17Ranch

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Farming, Ranching, Investment all-in-one! This property is a great investment with potential industrial uses permitted and over 1,425 feet of frontage on US Hwy 17. Previously an orange grove, the property features wells of 12", 10", and 6" with the mainlines still in place. The property has been transitioned to a cattle ranch with improved pasture and planned drainage.

Property Type: Agriculture, Farm, Ranch

County: DeSoto

Acreage: 160 +/- acres

Price: \$1,120,000

Price per Acre: \$7,000

Property Address: Hwy 17 NE, Arcadia, FL 34266

Nearest Intersection: US Hwy 17 & NE Cubitis Ave.

Road Frontage: 1,425 +/- feet on US Hwy 17

Water On-site: Prong of Sand Gully River, 2 small ponds

Water: Wells: (1) 12" well, (1) 10" well, (1) 6" well

- Water Use Permit: #6739.008
- Avg GPD: 69,400, Max GPD: 2,100,000
- Water Use Permit: #1237.007
- Avg GPD: 1,400, Max GPD: Not Specified

Sewer: Septic required

Electric: Florida Power and Light Company

Soil Types: Smyrna, Tavares, Immokalee, & Myakka fine sands

Grass Types: Bahia mix

Fencing: 5-strand barb wire

Zoning: A-10

Future Land Use: Rural

Property Uses: Ranch, farm

STR: 33-36-25

Folios/PINs: 33-36-25-0000-0130-0000, 33-36-25-0000-0140-0000, 33-36-25-0000-0160-0000, 33-36-25-0000-0150-0000, 33-36-25-0064-0000-0010, 33-36-25-0000-0090-0000

Property Taxes: \$790

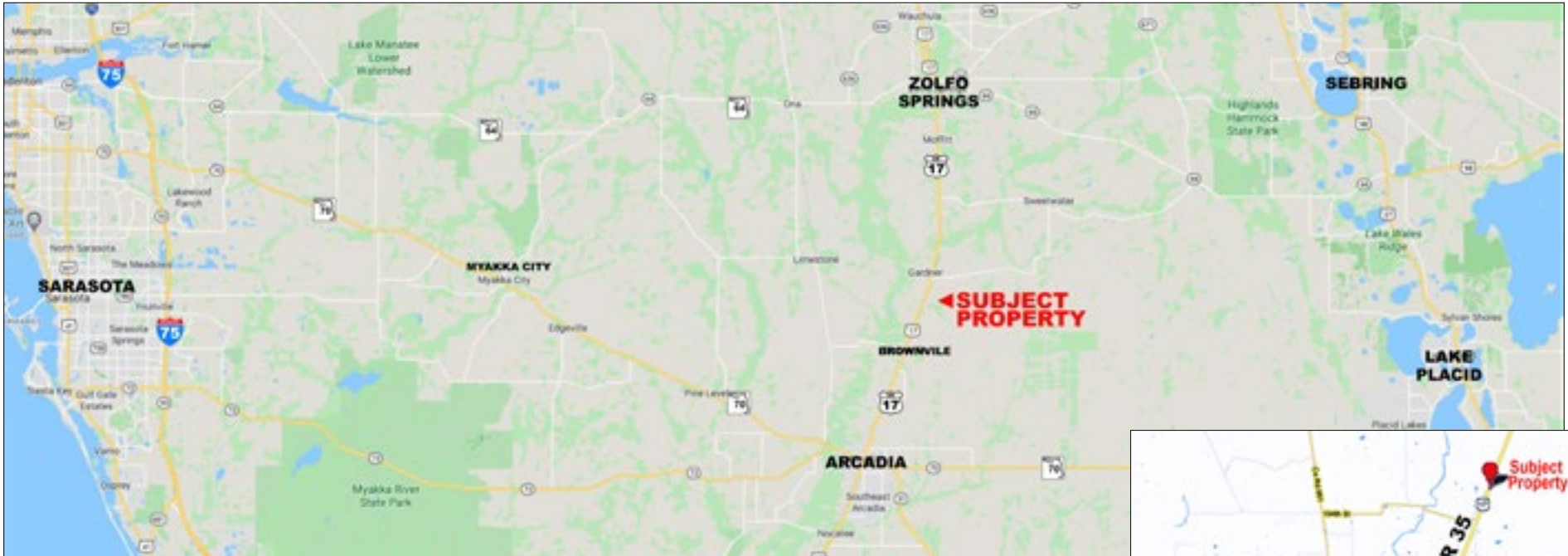
Investment! Great Pastureland!





***Ideal Property for Farming, Cattle
Great Pastureland with Water Holes!
Investment Opportunity!
Fronts US Hwy 17 - High Visibility***

***Close to Arcadia, Zolfo Spring
Near Sarasota, Sebring, Lake Placid, and I 75!***



***Pasture with Water on Site!
Prong of Sand Gully River
and 2 Small Ponds***

Farm, Ranch, Cattle

Directions to Property:

From Zolfo Springs:

- South on US-17 / SR-35 (13.5 mi)
- Arrive at US-17 / SR-35, look for sign on left hand side of the road (The last intersection is NE Bobay Road)

From Arcadia:

- North on US-17 N / S Brevard Ave (7.1 mi)
- Arrive at US-17 / SR-35, look for sign on right hand side of the road