



**Fischbach**  
**Land Company**

**Gentlemen's Ranch  
& Blueberry Farm**

**Duette, FL**

**152 +/- Acres**

**[FischbachLandCompany.com/Duette152](http://FischbachLandCompany.com/Duette152)**

**510 Vonderburg Dr., Suite 302, Brandon, FL 33511**

**813-540-1000**

# *Gentlemen's Ranch & Blueberry Farm, Duette, FL*

*Experience total serenity and wide open spaces surrounded by hundreds of acres of farmland and pasture!*

*Enjoy the scenic view from the wraparound porch of the charming 5 BR/2BA farmhouse.*

This desirable ranch of 152 +/- acres of high and dry land, located in north Manatee County, offers multiple possibilities for recreation and/or income generation . There are 18 +/- net acres of producing blueberry farmland consisting of 50/50 Jewel and Emerald blueberry plants.

A great farmland investment, it features (1) 10-inch well, (1) 5-inch well, and (1) 4-inch well; and a water use permit with 322,000 avg. GPD and 15,510,300 gallons of freeze protection. Property is also permitted for four additional 16-inch wells!

Located just around the corner from Moody Branch Wildlife Preserve and Duette Preserve, the largest in Manatee County!

## *Property Details*

**Property Type:** Pasture, Cattle Ranch, Producing Farm

**Size/Acreage:** 152 +/- acres

**Sale Price:** \$1,596,000

**Price per Acre:** \$10,500

**County:** Manatee

**Property Address:** 30902 Taylor Grade Road, Duette, FL 34219

**Nearest Intersection:** Taylor Grade Road & 305th Ave E

**GPS:** 27.609944, -82.223920

**Road Frontage:** 269 +/- feet on Taylor Grade Road

**Water On Site:** Small pond

**Water Provided By:** 3 wells (10-, 5-, and 4-inch wells with permits for 4 additional 16-inch wells)

**Soil Types:** Predominately Pomello & Waveland fine sands

**Grass Types:** Improved pasture and Bahia mix

### **Utilities:**

- Septic on site
- Electric by Peace River Electric Cooperative
- Water via 3 existing wells on site

**Zoning:** A (General Agriculture)

**Future Land Use:** AG-R (Agricultural/Rural)

**Property Uses:** Pasture, cattle, retreat, farmland

**S-T-R:** 08-33-21

**Folio/PIN:** 123900059, 123900109, 128401007

**Property Taxes:** \$5,400

### **Site Improvements:**

- 1994 single family home, 2,660 SF heated, 5 BR/2 BA
- Equipment Barn
- Pole barn
- Mobile home

*18 +/- Acres Blueberry Crops  
134 +/- Acres Pasture, Cattle Ranch  
Close to Conservation Lands  
Recreation, Income Potential*



# *Gentlemen's Ranch & Blueberry Farm, Duette, FL*



***50/50 Jewel and Emerald Blueberry Plants***  
***10 +/- acres are 3 Years Old***  
***8 +/- Acres are 1 Year Old***





# *Gentlemen's Ranch & Blueberry Farm, Duette, FL*



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# Gentlemen's Ranch & Blueberry Farm, Duette, FL



**Irrigation:**

30 x 30 risers, Maxi Wobblers

**Pump:**

Deutz Diesel Pump

**Water Use Permit #:**

12971.001

**Avg GPD:**

322,000

**Permitted for 4**

**Additional 16-inch Wells**

## Wells & Sizes:

**10-inch (Blueberry Patch)**

- 1,080 ft Total Depth
- 500 ft Casing Depth

**5-inch (House)**

- 600 ft Total Depth
- 200 ft Casing Depth

**4-inch (Barn)**

- 425 ft Total Depth
- 250 ft Casing Depth







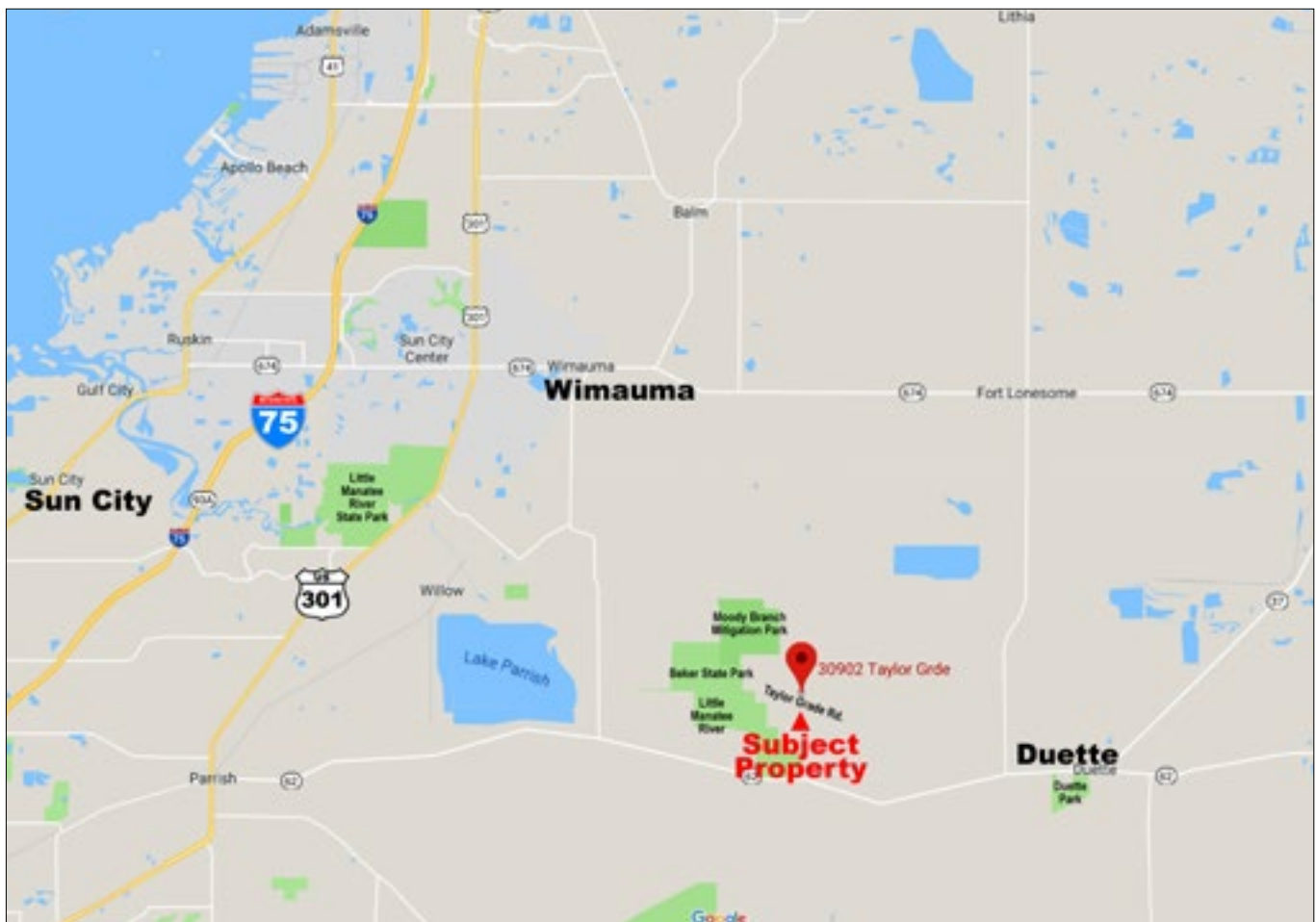
# *Gentlemen's Ranch & Blueberry Farm, Duette, FL*

## *Location*

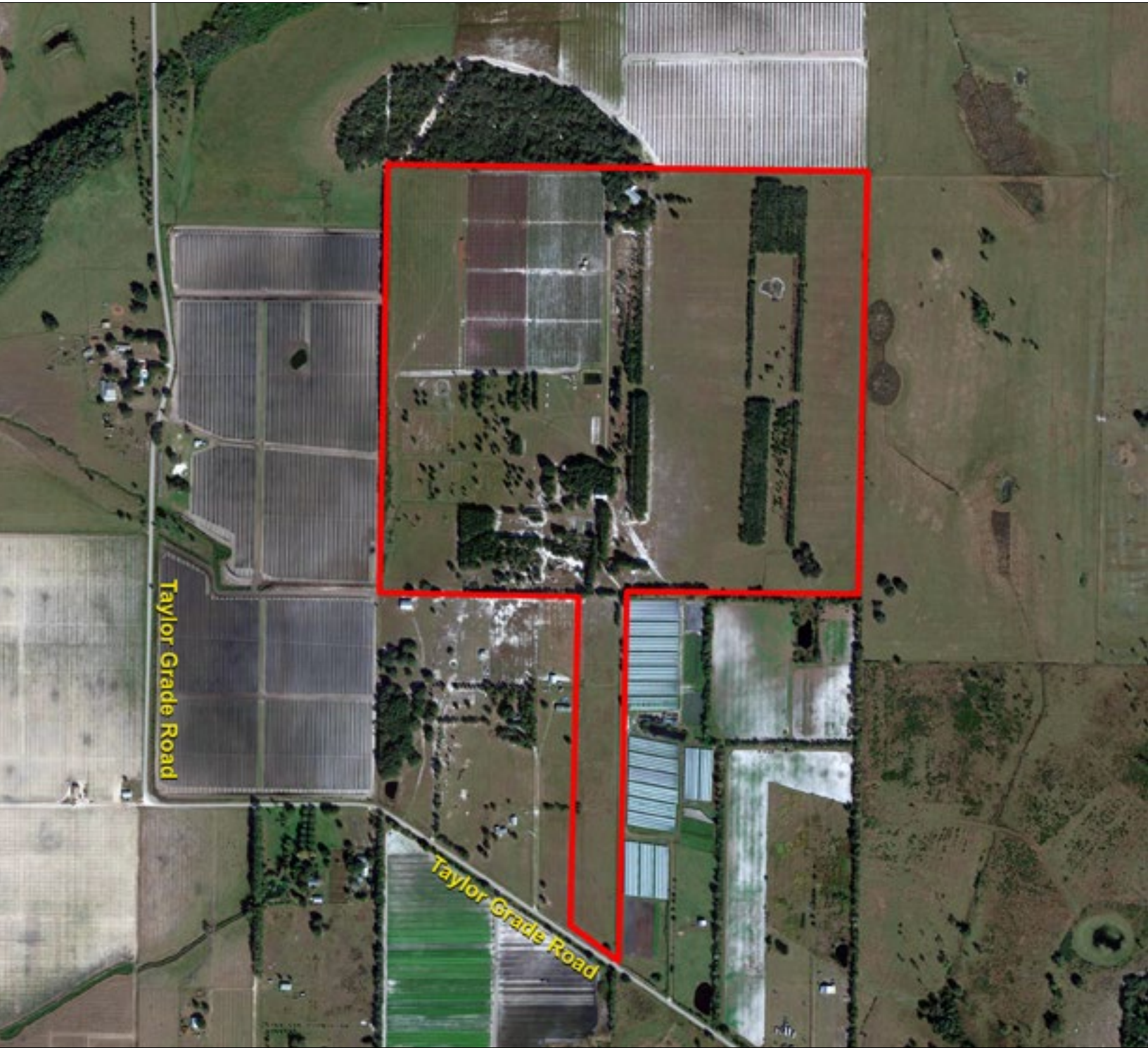
**GPS:** 27°36'37.40"N 82°13'28.10"W

**Driving Directions from I-75:**

- Take exit 240 for SR-674 East toward Wimauma
- Turn right onto Grange Hall Loop (9 mi)
- Turn left to stay on Grange Hall Loop (0.5 mi)
- Turn right onto Keene Road (2.5 mi)
- Road name changes to Taylor Grade Road (2.9 mi)
- Property will be on left, look for Lyna Berry Farm sign



***Near I-75 and US 301!***



*Aerial*

# **Fischbach** **Land Company**

## **Gentlemen's Ranch & Blueberry Farm Duette, FL**

### **152 +/- Acres**

- *18 +/- Acre Blueberry Farm*
- *134 +/- Acre Pasture & Cattle Ranch*
- *5 BR/2 BA Farmhouse*
- *Equipment Barn, Storage, Mobile Home*
- *3 Wells, Irrigation*
- *Peaceful Farming Neighborhood*
- *Recreation, Income Generation*

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