



Fischbach
LAND COMPANY

Fischbach Land Company
510 Vonderburg Dr., Suite 208
Brandon, FL 33511
813-540-1000

Arcadia 82.19 +/- Acre Retreat & Ranch, Arcadia, FL
Vacant Land, Ranch, Pastureland, Farmland, Acreage Homesite, Recreation
FischbachLandCompany.com/ArcadiaRanch

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Immerse yourself into the tranquility of this picturesque pasture sprawling 82.19 acres, just minutes from downtown Arcadia. This property features a 5 +/- acre fishing pond on the north side which is jumping with life. With good soil and minimal wetlands, this land would be a great farming or livestock opportunity. There is plenty of room for recreational, residential, and agricultural uses on this beautiful piece of old Florida. Convenient access to major East/West and North/South highways, just 3.5 +/- miles to SR-70 and 6.5 +/- miles to US-17. Also just minutes from the Peace River Campground!

Property Type: Vacant Land, Ranch, Farm, Acreage Homesite

County: DeSoto

Sale Price: \$361,636

Acres: 82.19 +/- acres

Price per Acre: \$4,400

Property Address: 0 St Co Rd 661A, Arcadia, FL 34266

Nearest Intersection: St Co Rd & NW Hwy 70

Road Frontage: 25 +/- feet easement access

Water On Site: 5 +/- acre pond

Soil Types: Predominately Symrna and Ona Fine Sands

Grass Types: Bahia mix

Fencing: Barbed wire cattle fence

Water By: Well required

Sewer By: Septic required

Electric By: Peace River Electric Coop Inc.

Zoning: A-10

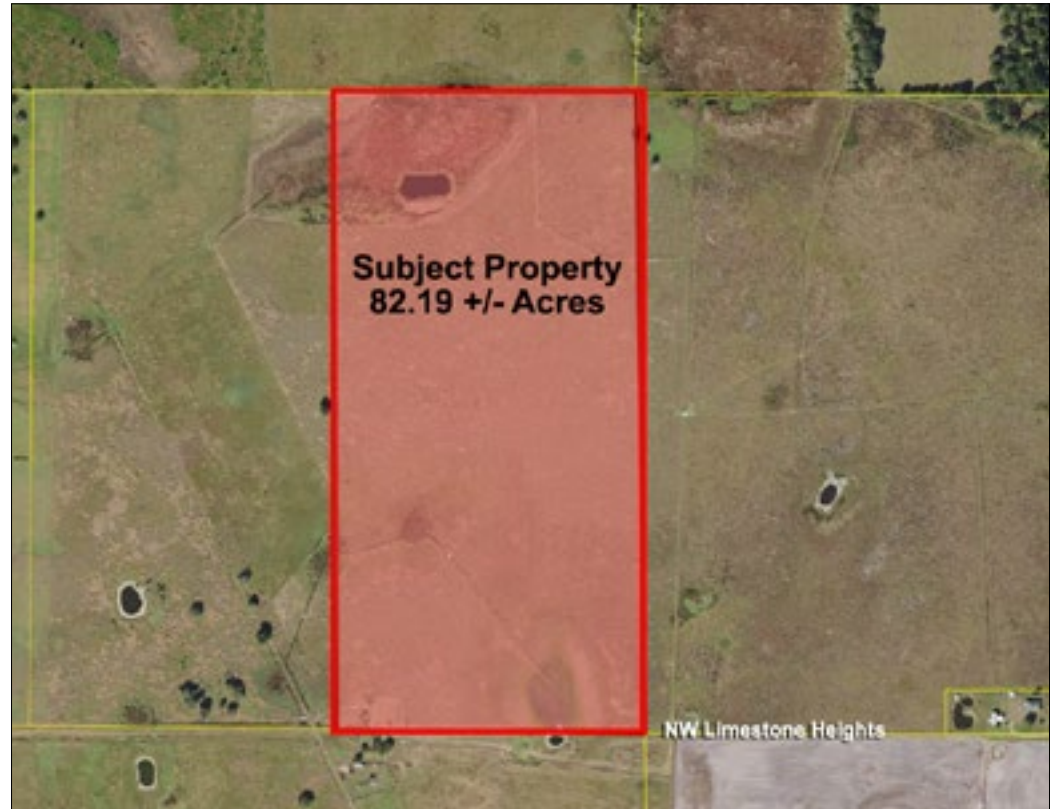
Future Land Use: Rural

STR: 04-37-24

Folio/PIN: 04-37-24-0000-0011-0000

Property Taxes: \$275

Property Uses: Pastureland, Farmland, Recreational Property, Acreage Homesite



Sprawling Native Pasture; Fishing Pond/Watering Hole
Good Soil, Minimal Wetlands, Great Farming
or Livestock Opportunity!

Ideal For a Small Cattle Operation, Recreation,
Farming, or Acreage Homesite!

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Driving Directions From I-75

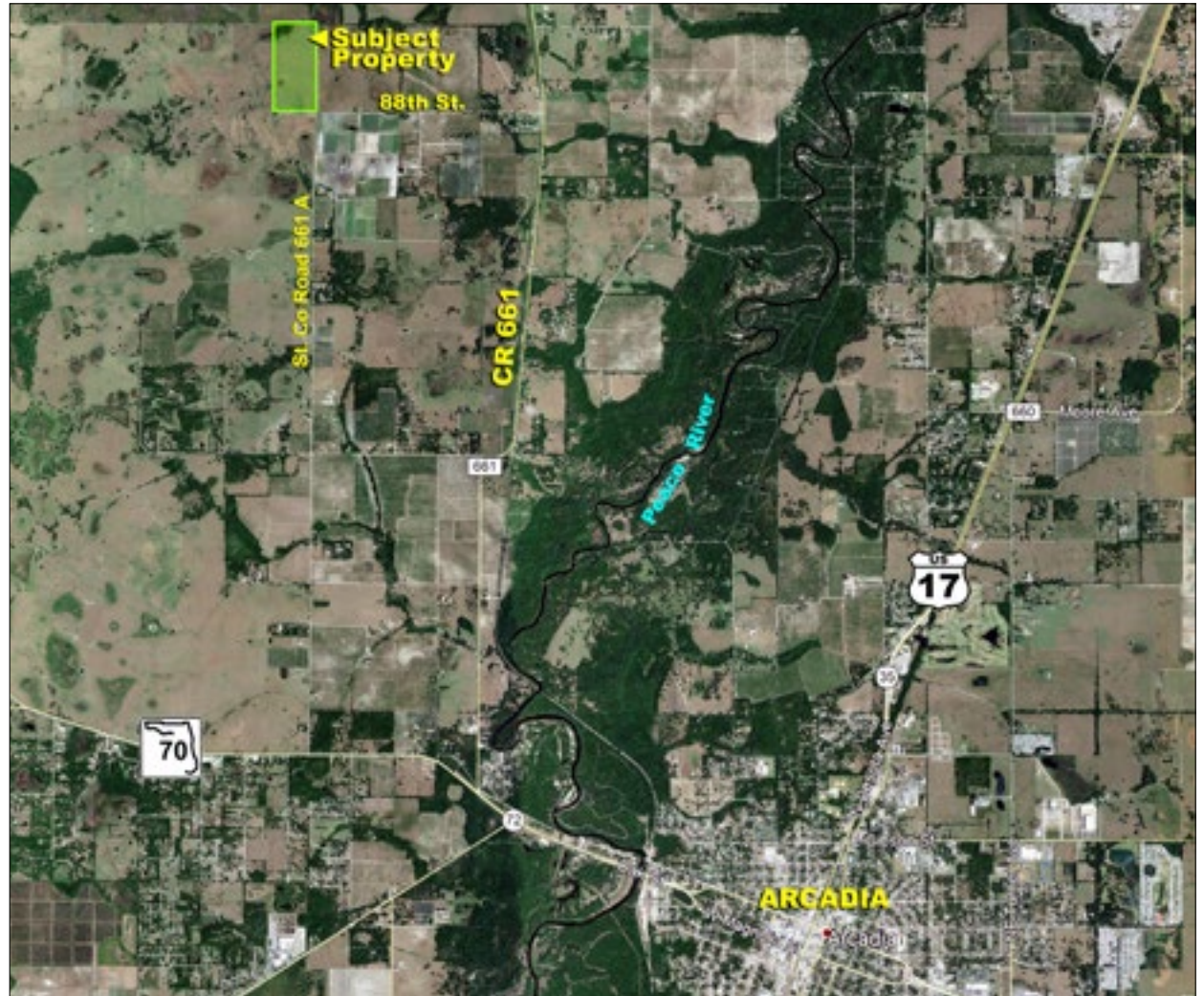
- Take exit 217 for SR-70 toward Arcadia / Bradenton
- Turn left onto SR-70 E (4.4 miles)
- Keep straight onto SR-70 E (33.4 miles)
- Turn left onto CR-661A (3.3 miles)

Driving Directions From Hwy 17 (heading South)

- Turn right onto SR-70 W / W Hickory St (1.3 miles)
- Keep straight onto SR-70 / W Oak St (1.9 miles)
- Turn right onto CR-661A (3.3 miles)

***Minutes to Downtown Arcadia
and the Peace River Campground!***

***Convenient Access to Major
East/West and
North/South Highways***



3.5 +/- Miles to SR-70 and 6.5 +/- Miles to US 17