



Fischbach
LAND COMPANY

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

Myakka City Farm & Retreat 127.48 +/- Acres, Myakka City, FL
Vacant Land, Ranch, Pastureland, Farmland, Recreation

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Reed Fischbach

Blaise Lelaulu



Farmland, Pasture, Retreat!

Here, you will find the perfect balance of improved open pasture, oak hammocks, and natural preserve. Over a mile of lush pines and palmettos line the Long Creek which meanders down the property providing an abundant wildlife corridor. Across the road lies the 2,357-acre Myakka River Preserve.

Property Details

Property Type: Farmland, Ag Pasture, Recreation, Vacant Land

County: Manatee

Acreage: 127.48 +/- Acres

Sale Price: \$1,280,000

Price per Acre: \$10,040.79

Property Address:

- 7155 Wauchula Road, Myakka City, FL 34251

Nearest Intersection: Wauchula Road & 73rd Ave E

Road Frontage:

- 400 +/- ft on Wauchula Road
- 104.62 +/- ft on 73rd Avenue

Wells on site:

- (1) 12-inch well
- (1) 4-inch well

Water Use Permit #: 11065.006

GPD: Avg GPD: 256,700 / Max GPD: 2,304,000

Sewer: Septic on site

Electric: Peace River Electric Cooperative

Water On-site: 1 mile of Long Creek

Soil Types: Duette, Pomello, Waveland, and Felda fine sands

Grass Types: Improved pasture and Bahia mix

Fencing: Board and barb wire

Site Improvements:

- Single Family Home 2,152 sf (heated) 3BR 2BA
- Enclosed Metal Building 64x75 – Cypress A/C office within Metal Building 15x15,
- Open steel barn 70x100
- Livestock barn 56x50 ft, 5 stalls, tack room, electric and water

Zoning: A (General Agriculture)

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

STR: 29-35-22

Folio/PIN: 79200209, 64100309, 65000159

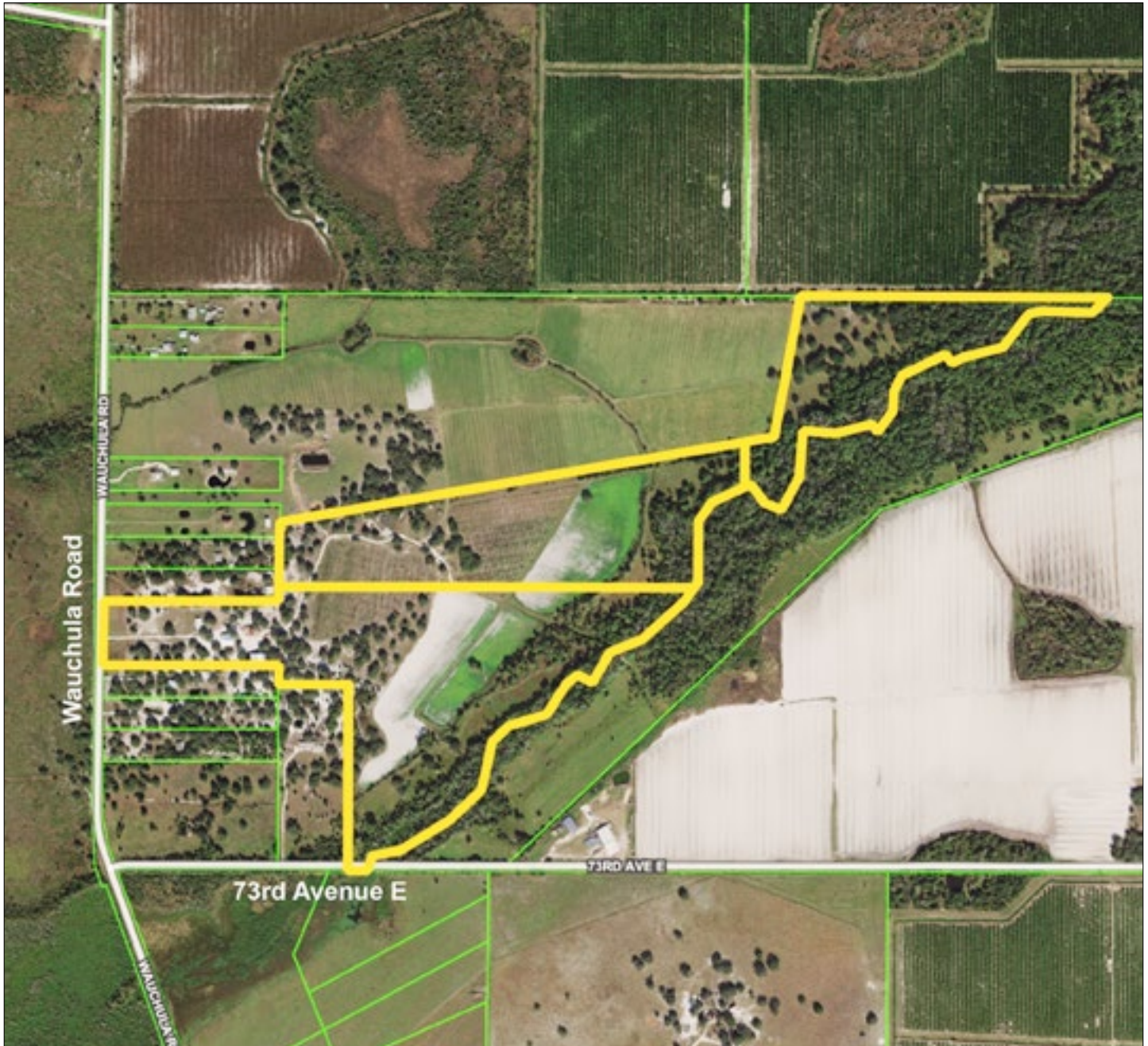
Taxes: \$3,149

Property Uses: Pasture, Retreat and Farmland with permits

***Perfect Balance of Improved Pasture and Scattered Oaks!
Over a Mile of Lush Pines and Palmettos Along Long Creek
Many Site Improvements, Including 3BR Home
Irrigated Farmland, Wells, Water Permits!***



Aerial



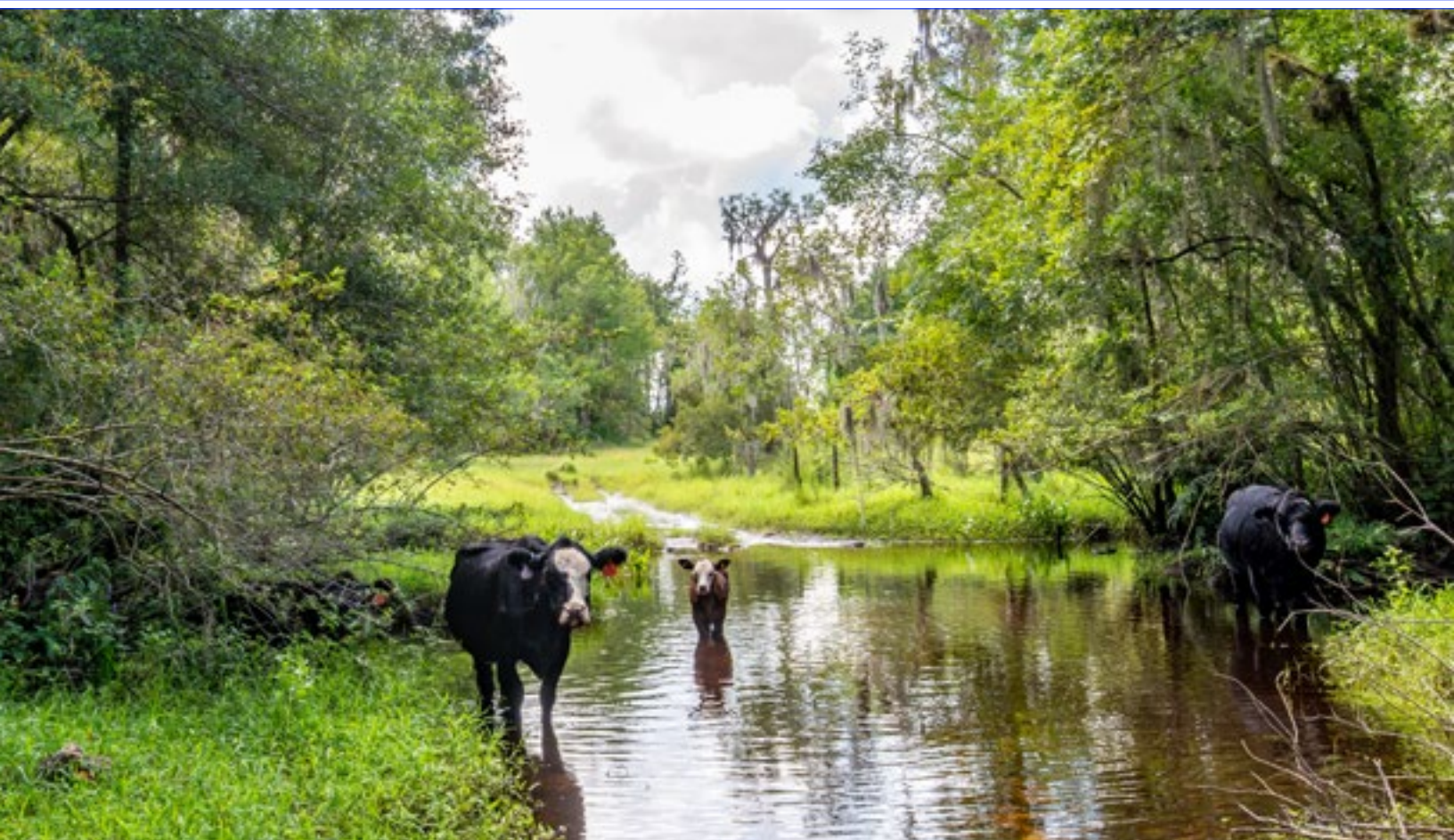
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Single Family Home 2,152 sf (heated)

- 3BR/ 2BA
- Kitchen & Dining Room
- Living Areas
- Laundry Room
- Granite Counter Tops
- Appliances
- Wood Floors
- Tile in Bathrooms
- Ceiling Fans
- Great Storage
- Desk and Storage Custom Cabinets
- Lots of Light!





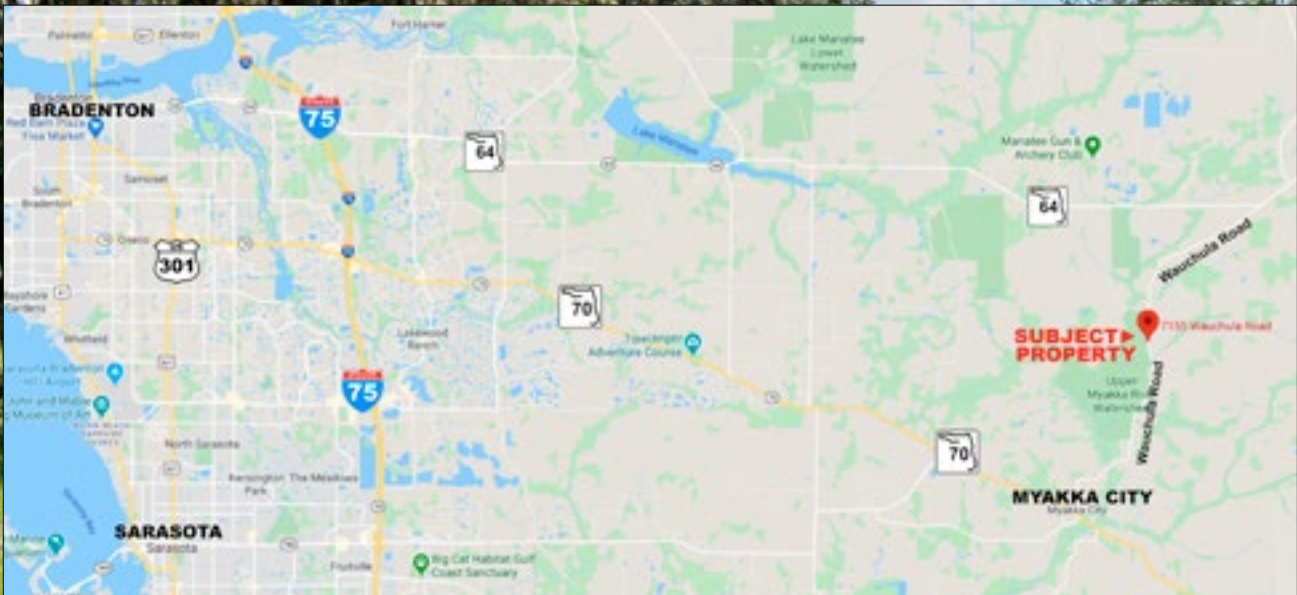
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LOCATION

Directions to Property from I-75:

- Take 217A for FL-70 East
- Turn right onto FL-70 / E State Road 70 (19.7 miles)
- Turn left onto Wauchula Road (5.5 miles)
- Property will be on right, look for sign