

Property Description

PROPERTY DESCRIPTION

B Squared Ranch presents the unique opportunity to purchase 553± acres of improved pasture and Pine Flatwoods as a long-term investment in a high-growth state and county. Additionally, it comes with a SWFWMD permit that allows for the excavation of 3.7 million cubic yards of fill.

The ranch is currently being utilized for cattle grazing and recreation. It has an abundance of game including deer, turkey and hogs. Improvements consist of perimeter and cross fencing, a pole barn, cattle pens, good interior road system and an office/trailer. It features over 1,900' of frontage on State Road 64.

There is an active SWFWMD Water Use Permit (WUP) for two wells (1-4" and 1-5"). The WUP allows for the withdrawal of 97,000 Avg. GPD and 122,000 Peak GPD. The WUP also allows for the construction of two 8" wells. Lastly, the ranch has an Environmental Resource Permit (ERP No. 0279348-001) for the excavation of 3.7 million cubic yards of fill. That permit expires on May 16, 2028.

LOCATION DESCRIPTION

The ranch is located at 46900 E State Road 64 in Myakka City in Manatee County. It's central location allows for easy access from Lakewood Ranch (15 minutes), Bradenton (45 minutes), Anna Maria Island (45 minutes) and Sarasota (50 minutes). Tampa and St. Petersburg are within an hour as well.

PROPERTY SIZE

553.0 Acres

ZONING

A (General Agriculture)

PRICE

Call Broker For Details

BROKER CONTACT INFO

Bill Eshenbaugh, CCIM, ALC
President, Lic. Real Estate Broker
813.287.8787 x1
Bill@TheDirtDog.com

J. Michael Strahan, ALC, CCIM, MAB
Broker Associate
813.287.8787 x5
michael@thedirtdog.com

Aerial Overlay

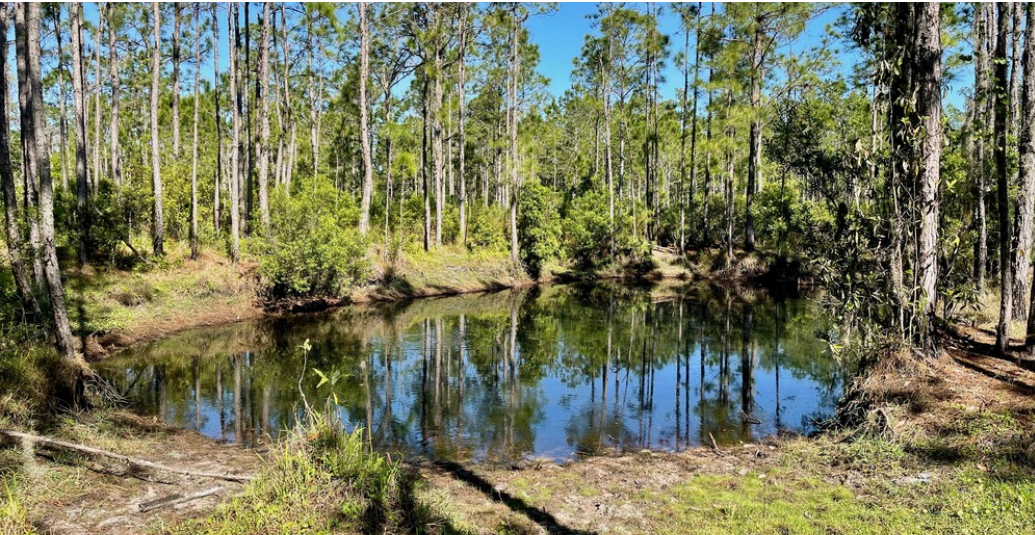


553± Acres

Aerials



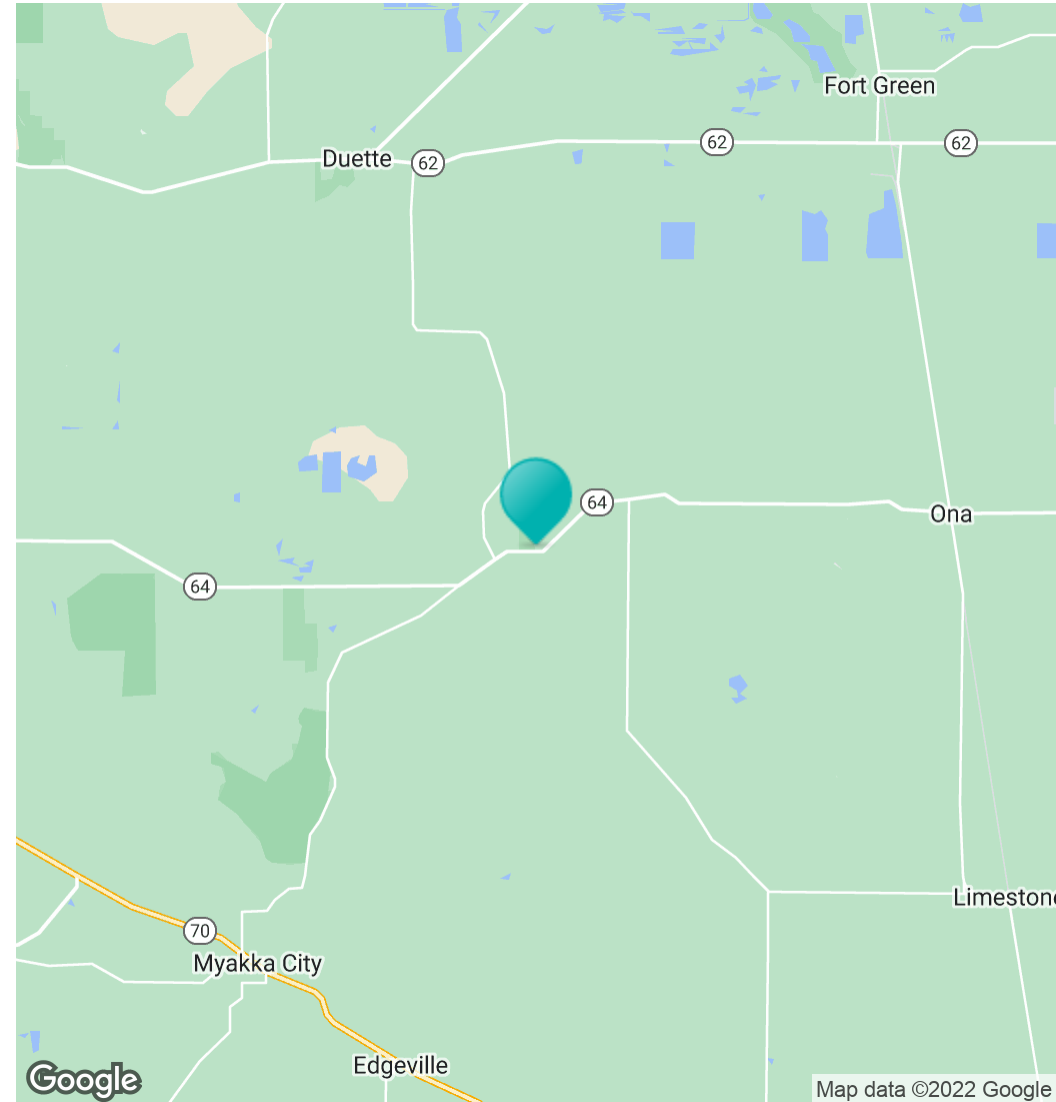
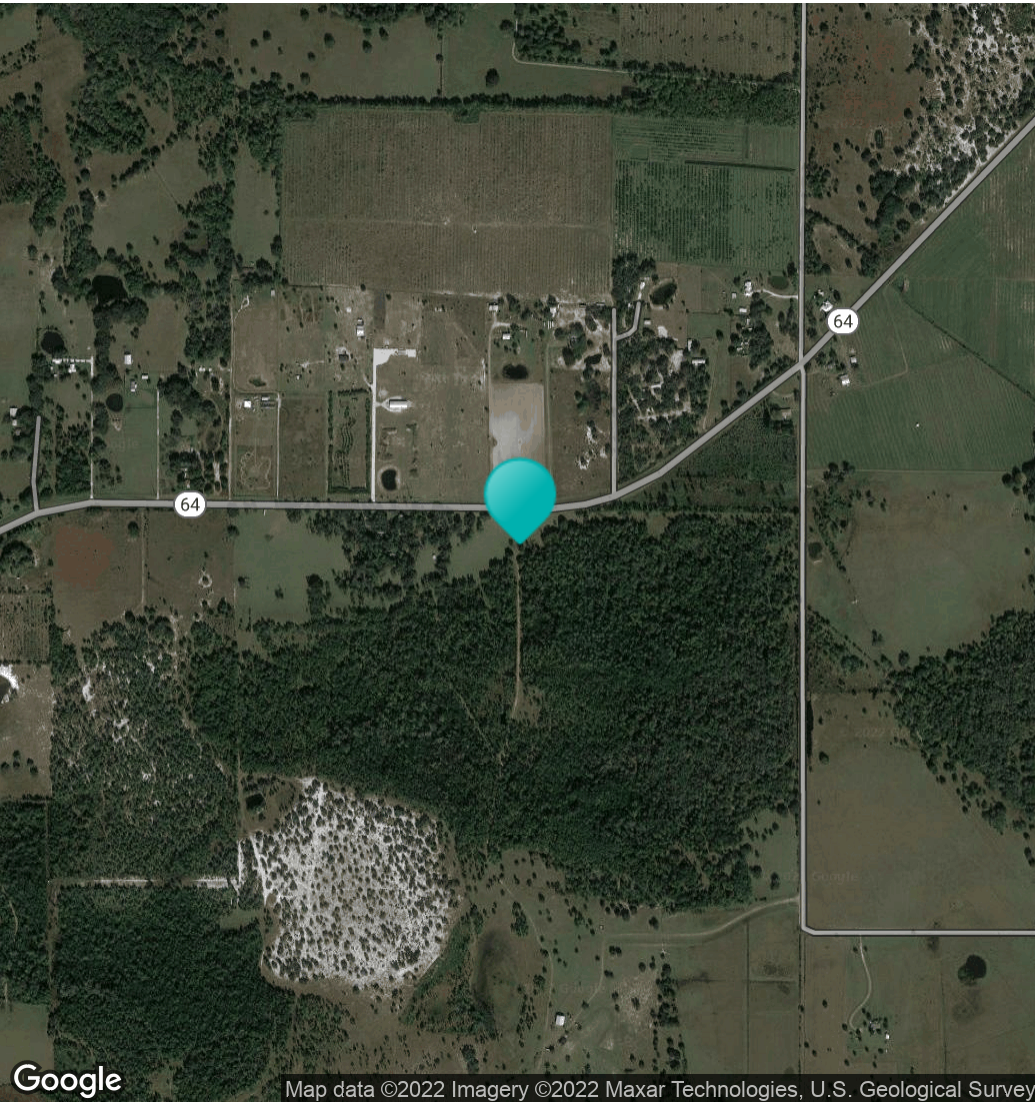
Property Photos



Property Photos



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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