FOREST GLEN
Agricultural Land
Myakka City, Florida • Manatee County

New Price!
Location and Driving Directions
• Take SR 64 for 0.5 miles past the Manatee County sign
• Turn south on Roy Moore Road (dirt road)
• Travel 0.5 miles on Roy Moore Road
• The property is on the right

GPS Coordinates
W27° 27' 58.48  W 82° 03’ 44.20

Location Description
The site areas to the north of SR 64 are sparsely developed with residential properties, agricultural, undeveloped land, and Myakka Head. To the south and west you will find agricultural land (tomato farms), undeveloped land, and sparsely-developed residential properties. To the east are agricultural and rural lands of Hardee County.

Agricultural Pastureland
Motorcross Potential! Dirt Bike Track
Residential Development
Property Description

The property consists of six contiguous parcels. It is located on the south side of State Road 64, Manatee County, Myakka City, FL 34251 and has historically been used as pasture and agricultural land. The site has perimeter and interior fencing, wells, and a structure related to the site’s use for agriculture and pastureland.

Price: $1,399,000
Total Acreage: 533.03 +/- acres

Property Address:
47262 State Road 64 East
Myakka City, FL, Manatee County

Nearest Intersection: Roy Moore Road and SR 64
Current use of land: Pasture, improved pasture

Land Use: An environmental study by Dick Seagle & Associates, Inc. identifies three land uses: improved pasture; unimproved pasture; and wet prairie. The study identifies a total of 11 wetland areas within the boundaries of the site.

Future Land use:
• A/RR - Agriculture/Residential-Rural
• Maximum Gross Residential density: 0.2 dwelling units per acre.
• Maximum Net Residential density: 1.0 dwelling unit per acre

Uses: Agricultural Rural
Zoning: A - General Agriculture
Access: Via an elevated dirt road from SR 64, per engineer’s report, the road runs north-south with more dirt trails leading in various directions throughout the site. Frontage on these two roads appears to provide the site with adequate access.

Road Frontage:
• 2,145.07 ft. on SR 64
• 2,521.37 ft. on Roy Moore Road

Entitlements: There is a special permit for the excavation of 3.7 million cubic yards of fill material. The project known as Forest Glen was approved by Manatee County in 2009. The property currently benefits from an Agricultural Greenbelt (A10) Classification.

Land Cover: Wooded and pasture
Water on Site: Several small ponds
Fencing: Perimeter and interior
Water provided by: Well
Utilities provided by:
• Florida Power & Light
• Verizon Utilities available with exception of sewer
• On-site septic systems.

Improvements: Mobile office, well maintained
STR: 01-35-22
Parcel IDs: 0052000007, 0052015054, 0052200003, 0052210002, 0052020005, 0052025004
Agricultural Pastureland
Motorcross Potential! Dirt Bike Track
Residential Development

Land · Conservation · Land Management
114 N. Tennessee Ave
3rd Floor
Lakeland, FL 33801

MAJOR PRICE REDUCTION
FEBRUARY 2012

Dirt Bike Track
Ag Pastureland

533.03 +/- Acres
Agricultural Land
Manatee County!