Charlie Creek Ranch

4,148 +/- Acres Near Zolfo Springs, Florida

Beautiful Florida Property!
Ranching, Cattle Grazing, Farming, Hunting, Recreational
with Potential Residential Uses
About the Property

This “Old Florida” acreage contains 4,148 +/- acres located in Hardee County, situated south in a small rural town known as Zolfo Springs.

The majority of the property is located southeast of US 17 South and Sweetwater Road.

The surrounding area is a quiet country setting with gently rolling hills and is rural agricultural in nature. The property has historically been used for agriculture, citrus grove, farming, cattle grazing, recreation, and hunting.

Crossed by Charlie Creek, Fish Branch, and two smaller creeks, the land is beautiful and picturesque, full of native Florida vegetation and some of Florida’s most interesting wildlife. The entire length of Charlie Creek, over 4 miles, includes frontage on both sides of the creek and is surrounded by wooded areas. The creek eventually empties into Peace River. Charlie Creek Ranch is a representation of a blend of pasture, farm land, native land, and woods along with elevation ranges that only enhance the character of the property. One of the former long-time owners, in the 1950’s, nick-named the ranch “Sesbania” after a plant with tall stems, large leaves, big yellow flowers, and long drooping fruit.

This beautiful property is a rare opportunity to own some of Florida’s most natural lands.
**Charlie Creek Ranch**

**Property Details**

**Total Acreage:** 4,148 +/- acres
- 2,361 +/- acres improved pasture
- **SOLD** - 73 +/- acres

*There is the potential to offer this property in two tracts (1,170 acres, 2,905 acres)*

**Total Price:** $12,500,000

**Location:**
Southeast and northeast quadrant of U.S. Highway 17 South and Sweetwater Road
Zolfo Springs, Hardee County, Florida

**Nearest intersection:** US 17 and Sweetwater Road

**Road Frontage:** 3.04 +/- miles on Sweetwater Road; 1.8 +/- miles on US 17

**Charlie Creek Frontage:** 4 miles creek frontage

**Nearest City:** Zolfo Springs

**Present Use:**
Ranch, farm, agricultural uses with minimal residential/recreational uses.
The balance of the property is in its native state.

**Zoning/Land Use:**
A-1 (Agricultural District) / A (Agricultural), R-3 (Residential)
The future land use of the property is Agricultural, which has a maximum allowable density of 1 unit per 5 acres. The zoning and land use designations are consistent and compatible and surrounding uses in the neighborhood.

**Highest and Best Use:**
Agricultural/recreational uses, potential for future residential uses

**Future Land Use:** Agriculture and Rural Center

**Use:** Agriculture and recreation

**Fencing:** Perimeter and cross-fenced

**Wetlands:** 782 +/- acres (18.9%)

**Water on site:**
8 wells - 12", 10", 8", 6" one water use permit that expires August 28, 2013

**Utilities:**
Water and sewer services are handled by private well and septic systems.
Electric and phone services are from local providers.
Property Improvements and Leases

Improvements:
The property has typical improvements relating to residences, culverts, citrus groves, cropland, and pasture, including perimeter and cross fencing, drainage and irrigation systems, and unpaved roads.

On the property are five single-family homes, two of which are uninhabitable, several wells, pumps, fencing, cattle pens, 128 +/- acres of grove, and miscellaneous site improvements.

Residences on the site include:
- 1,291 +/- SF Concrete Block Single Family Residence - 1981 - (rented)
- 2,687 +/- SF Concrete Block Single Family Residence - 1959 - (unoccupied)
- 1,136 +/- SF Concrete Block Single Family Residence - 1979 - (rented)
- 1,620 +/- SF Concrete Block Single Family Residence - 1981 (rented)
- 1,602 +/- SF Concrete Block Single Family Residence - 1979 (rented)

Leases:
- 2 pasture leases for grazing
- 100 acres for farming
Road Frontage:
- 3.04 +/- miles on Sweetwater Road
- 1.8 +/- miles on US 17 and is accessed via the east side of U.S. Highway 17 South and from the north and south sides of Sweetwater Road.

Parcel ID Numbers:
36-35-25-0000-40010-0000;
35-35-25-0000-40010-0000
32-35-26-0000-40010-0000
25-35-25-0000-10010-0000
25-35-25-0000-10020-0000
26-35-25-0000-07450-0000
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27-35-25-0850-00005-0001
26-35-25-0000-07460-0000
35-35-25-0000-10010-0000
27-35-25-0000-06950-0000
Aerial Overlay With Wells

*SOLD

 Coordinates for wells furnished by Southwest Florida Water Management
Aerial Overlay - Potential Sale of Property Divided into Two Parcels

- Out Parcel SOLD
- 2,905 +/- acres
- 73 +/- acres
- 1,170 +/- acres

Out Parcel

Sweetwater Rd
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Soils Aerial

**Out Parcel**

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**Sweetwater Rd**

**US 17**

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**Out Parcel**
4,148 +/- Acres Total
Wetland Acres = +/- 782.2
Wetland % = +/- 18.9
Upland Acres = +/- 3358.8
Upland % = +/- 81.1

SOLD
Charlie Creek Ranch

Hardee County

Location Map