

Johnston Creek Ranch

Dade City, FL • Pasco County

57.12 Total +/- acres

**Vacant Land for a Ranch, Private Country Estate,
Hunting, Agriculture, Cattle, Recreation
or Residential Development**





Parcel ID: 172420000003000120

GPS: 28.401314, -82.335373 (to NE corner of property)

Driving Directions:

- Take I-75 to Blanton Road exit in north Pasco County, (just north of SR 52 exit)
- Take Blanton Road west to Lake Lola Road
- Go south on Lake Lola Road to Johnston Road
- Take a right on Johnston Road to Old Johnston Road on the left
- Go south on Old Johnston Road for 1/4 mile to see sign on the right (west side) of the road

5 Minutes to I-75

15 Minutes to I-75 & SR 54

(where you will find shopping, restaurants, recreation, entertainment, and more!)



Potential Ranch Entry Gate
~Rendering~



Potential Barn Design
~Rendering~



Neighboring Home

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An attractive parcel, the Johnston Creek Ranch has scenic rolling topography with a beautiful majestic Oak-lined creek running through the property. Perfect for an upscale family estate home/ranch with additional nearby parks, hunting and fishing, or residential development.

Located just 5 minutes from I-75 and 15 minutes from the I-75/SR 54 interchange, you will find massive developments of shopping, dining, recreation, and entertainment - all just minutes away.

Potential residential development opportunities include residential lots, featuring the creek and gently rolling hills. Great location for residential development that is close to the Interstate and considerable amenities.

This parcel may be rezoned to AR for 1 home per 5 acres, or AR-1 for 1 home per acre. Rezoning takes 1-3 months and a \$1,700 fee paid to the county.

Total Gross Acres: 57.12 +/- acres

Sale Price: \$613,184

Price per Acre: \$10,735

Site Address: Old Johnston Road, Dade City, Florida

County: Pasco

Road Frontage: 2,627 +/- FT on Old Johnston Road

Water on Site: Johnston Creek running through the SE corner of parcel

Soils: Pomona, Lochloosa, and Blichton Fine Sands

Uplands/Wetlands:

- 55 +/- acres uplands
- 2 +/- acres wetlands (creek runs through property)

Zoning/FLU: Agricultural/Rural; ranch, farm, small commercial uses related to the agricultural use of the property; recreational facilities

Rezoning: May be rezoned to AR (1 home per 5 acres or to AR-1 (1 home per 1 acre)

Fencing: Barbed wire along Old Johnston Road

Land Cover:

- Various crops via lease to keep Greenbelt agricultural exemption
- Cropland, pastureland, mixed rangeland, and pine flatwoods

Water/Utilities: Well and septic can be put in; electric power available along Old Johnston Road

Taxes: \$656.00 for 2014

Current Use: Cropland

Potential Uses: Ranch/estate homesite, horses/equestrian, cattle, farmland/agriculture, recreation, ATV's, hunting, shooting, or country estate development with 10-acre lots, or rezoned to 1 or 5 homes per acre

Game Populations: Deer, wild boar, turkey, dove, squirrel

Income Features: Potential agriculture, currently leased to maintain Greenbelt agriculture status, or as a residential development

Additional Maps & Details Online

www.SaundersRealEstate.com/JohnstonCreekRanch





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114 North Tennessee Ave.
3rd Floor
Lakeland, FL 33801

57 +/- Acres • Rolling Hills, Oak-Lined Creek
*Ideal for Private Estate/Ranch, Farmland, Cattle, Horses, Recreation, Hunting
Or Residential Development • Minutes from I-75, Shopping, Restaurants, Entertainment*

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