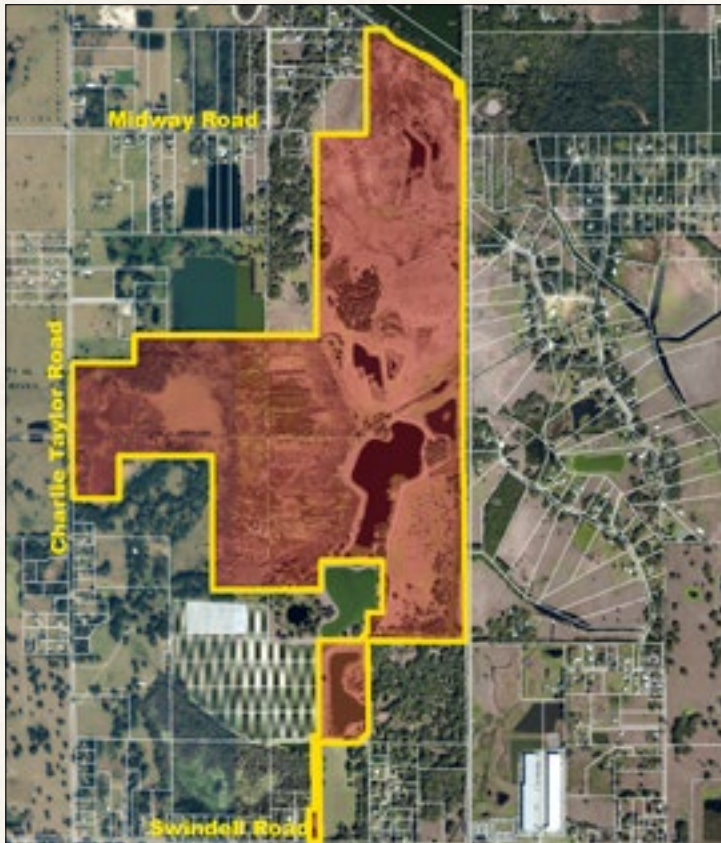


NORTHEAST HILLSBOROUGH COUNTY RANCH

Plant City, FL • Hillsborough County

515.5 +/- Acres





- Minutes to I-4 and Plant City*
- 1.7 +/- Miles to the Polk Parkway*
- 6.5 +/- Miles to Downtown Lakeland*
- 20 +/- Miles to Tampa & Tampa Int'l Airport*
- 45 +/- Miles to Orlando and Disney*



Parcel ID: U-12-28-22-ZZZ-000004-69460.0

GPS: 28.056880, -82.072092

Diving Directions:

- From I-4, exit at the Polk/Hillsborough County Line Road and go north to Swindell Road
- Turn left (west) and go approximately 1/2 mile
- Property is located on right, or north side of the road

NORTHEAST HILLSBOROUGH COUNTY RANCH

Plant City, FL • Hillsborough County

Located conveniently near the I-4 corridor and the I-4 and County Line Road interchange, the property has easy access to both Tampa, 20 miles to the west, and Orlando, 45 miles to the east. This property has many opportunities to be developed into ranchettes, berry farm, sod farm, or cattle ranch.

Total Acres: 515.5 +/- acres

Sale Price: \$2,525,950

Price Per Acre: \$4,900

Site Address: Swindell Road, Plant City, FL 33565

County: Hillsborough

Road Frontage:

- 1800 +/- feet on Charlie Taylor Road
- 150 +/- feet on Swindell Road

Lake Frontage: Several small lakes on the property with the largest at 25 +/- acres

Soil Types: Predominately Bassinger, Holpoaw, and Samsula soils; Malabar, Myakka, and St. Johns fine sands

Uplands/Wetlands:

- 420 +/- acres uplands
- 95.5 +/- acres wetland

Grasses: Bahia and native

Land Cover: Bahia pastures, several oak hammocks, fishing lakes, some low marsh with surface water management ditches

Irrigation/Wells: Surface ditch irrigation, (1) 12" well

Fencing: 5-strand barbed wire

Zoning/FLU: AR (1 dwelling per 5 acres), Rural Ag

Current Use: Cattle grazing

Potential Uses:

- Ranchettes, Berry Farm, Sod Farm, Cattle Ranch, Recreation (Bass fishing, 4-wheeling, and more), Hunting (hogs, coyote, ducks)
- Opportunity for a land mitigation bank in the Hillsborough River Basin!

Income Features: Cattle lease in place, potential land mitigation bank (Hillsborough River Basin)

Taxes: \$1,855.54 (2014)



***Income Opportunity For
Land Mitigation Bank
in Hillsborough River Basin!***

Ranchettes, Ag, Farming, Recreation, Hunting

For additional details and maps, go to:

www.SaundersRealEstate.com/NEHillsboroughRanch



SAUNDERS
REAL ESTATE

863.648.1528

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

515 +/- Acres • Cattle Lease in Place • Potential Land Mitigation Bank!
Ranchettes, Ag, Farming, Cattle Ranch, Recreation, Hunting
Minutes to I-4, Polk Parkway, Plant City • Convenient to Tampa & Orlando

NORTHEAST HILLSBOROUGH COUNTY RANCH

Plant City, FL • Hillsborough County

515 +/- ACRES

Carson Futch, Associate Broker

863.216.5913

CFutch@SaundersRealEstate.com

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www.SaundersRealEstate.com

For additional details and maps, go to:

www.SaundersRealEstate.com/NEHillsboroughRanch

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