

HOLLANDTOWN ROAD RANCH

Wauchula, Florida • Hardee County

489.35 +/- ACRES



*Excellent for Cattle Grazing • Lush, Well Established Pasture Grasses • Grand Oaks for Shade
Includes 110 +/- Acres of Citrus Production of Hamlins & Valencias
Great Parcel for Family Retreat, Outdoor Sports, Hunting!*

Aerial and Well Locations



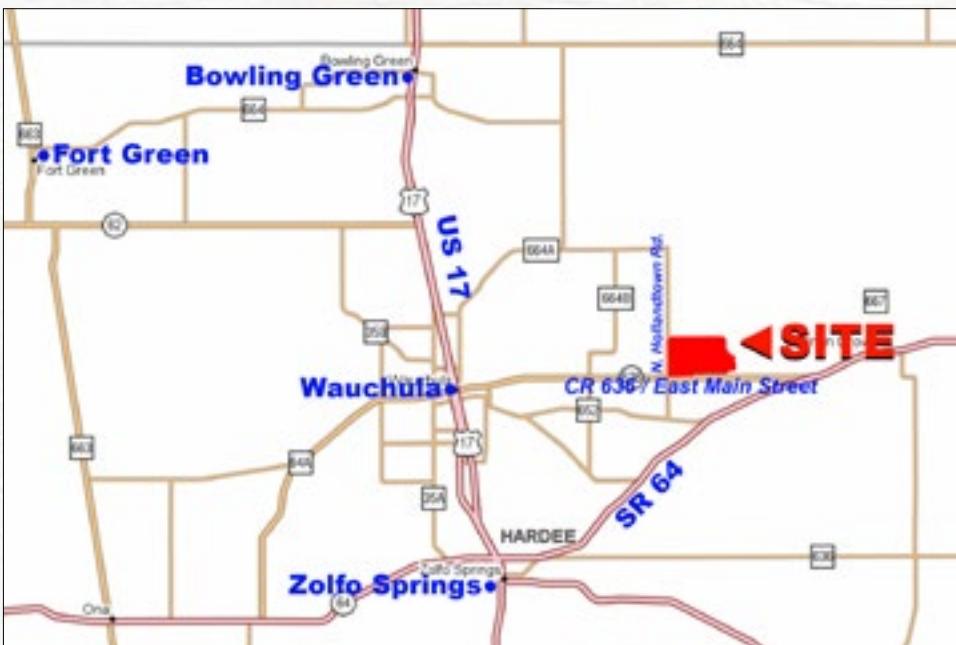
Parcel IDs: 15 total parcels

- 32-33-26-0000-09910-0000
- 33-33-26-0000-03120-0000
- 05-34-26-0000-05500-0000
- 05-34-26-0000-05000-0000
- 05-34-26-0000-05600-0000
- 04-34-26-0000-00040-0000
- 04-34-26-0000-00170-0000
- 04-34-26-0600-00001-0003
- 04-34-26-0600-00001-0002
- 05-34-26-0200-00001-0001
- 05-34-26-0200-00001-0002
- 05-34-26-0200-00001-0003
- 05-34-26-0200-00001-0004
- 05-34-26-0300-00001-0001
- 05-34-26-0300-00001-0002

GPS: 27.551622, -81.743680

Driving Directions:

- From Wauchula, go East on East Main Street for 4.5 miles
- Property is on the north side of the highway at the corner of East Main Street and Hollandtown Road



Shown by Appointment Only

4 +/- Miles to Wauchula

8 +/- Miles to Zolfo Springs

14 +/- Miles to Avon Park

*Income Potential
with Citrus and
Cattle Leases!*

Excellent for Cattle Grazing

Lush, Well Established Pasture Grasses

Lots of Grand Old Oaks for Shade

Includes 110 +/- Acres of Citrus Production

Hamlins & Valencias

For additional details and maps, go to:
SREland.com/Hollandtown

HOLLANDTOWN ROAD RANCH

Wauchula, FL • Hardee County

Beautiful high and dry ranch with lush, well established pasture grasses and plenty of oaks for shade. Only 5% of this property is in wetlands. Property is well-ditched, allowing for good drainage. Citrus acres have two wells and low volume micro jet irrigation with 8 cylinder diesel power units, two 1000 gal diesel tanks with containment and shelters and also fertigation systems. This is a great property for cattle with several cattle watering tanks.

Acreage: 489.35 +/- acres includes:

- 379.35 +/- acres of cattle pasture
- 110 +/- acres of citrus producing 55 acres of Hamlin and 55 acres of Valencia oranges

Sale Price: \$2,535,500

Price per Acre: \$5181.36

County: Hardee

Site Address: 3581 East Main Street, Wauchula, Florida 33873

Road Frontage:

- 3,940 +/- FT on North Hollandtown Road
- 2,552 +/- FT on CR 636 / East Main Street
- 751 +/- FT on North Bailey Road

Soil Types: Predominately Zolfo, Smyrna, Ona, Bassinger, and Immokolee Fine Sands

Land Cover: Lush pasture, oaks, citrus trees

Fencing: 4-strand Barbed wire, cross fenced

Uplands/Wetlands:

- 463.65 +/- acres uplands
- 25.7 +/- acres wetlands

Grass Types: Argentine Bahia

Wells: (1) 10-inch, (1) 12-inch deep wells

Water Source and Utilities: Peace River Electric

Infrastructure:

- Well-ditched, allowing for good drainage
- Several cattle watering tanks
- Citrus acres have 2 wells, low volume micro jet irrigation with 8 cylinder diesel power units, two 1000 gal diesel tanks with containment and shelters, and also fertigation systems

Structures on Site:

- 1920s frame Cracker style house
- 2 barns for hay and equipment
- Cow pens

Zoning/FLU: AGR

Current Use: Cattle grazing and citrus production

Potential Uses: Cattle, citrus production, ATV's , family retreat, hunting, outdoor sports

Game Populations: Osceola turkeys and dove

Income Features: Cattle and citrus lease

Taxes: \$5,836.64 (2015)



HOLLANDTOWN ROAD RANCH

Wauchula, Florida • Hardee County

489.35 +/- ACRES

***Includes 110 +/- Acres of Citrus Production
55 Acres of Hamlin and 55 Acres of Valencia Oranges
and 379.35 +/- Acres of Lush Cattle Pasture***



For additional details and maps, go to:
SREland.com/Hollandtown



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