GSW 3 Ranch
Kathleen, FL • Pasco County
326.34 +/- acres
Heavily Wooded Hunting Land • Conservation Easement
This property is an ideal hunting property. Heavily wooded, it supports native habitat for abundant game. There is over 100 acres of planted pine on the property that can be cut and harvested. The property is adjacent to 383 acres that can be put together in one sale to add more acreage.

**Acreage:** 326.34 +/- acres (additional 383 +/- acres adjacent are available - please inquire).

**Sale Price:** $1,000,000

**Price per Acre:** $3,064

**County:** Pasco County, on border of Sumter County

**Site Address:** Kathleen, FL 33525

**Road Frontage:** None, land locked with access through an easement

**Soil Types:** Wauchula, Wabasso, Pomona, Eaugallie Fine Sands, Zephyr Muck

**Uplands/Wetlands:**
- 249.68 +/- acres uplands
- 76.66 +/- acres wetlands

**Fencing:** Cross and exterior

**Zoning/FLU:** Conservation land

**Current Use:** Conservation land

**Conservation Easement:** Conservation easement in place by SWFWMD

**Game Populations:** Loaded with deer, turkey, and hogs

**Taxes:** $0.00

**Parcel ID:** 25-25-22-0000-00100-0010

**GPS:** 29.274740 W Long -82.065697 N Lat

Shown By Appointment Only
Listing Agent Must Be Present

2 +/- Miles to US 98 • 10 +/- Miles to CR 39/US 301 • 2 +/- Miles to Zephyrhills

Aerial Video!

www.SREland.com/GSW3