GSW 4 Ranch
Kathleen, FL • Pasco County
383.71 +/- acres
Hunting • Cattle • Conservation Easement
GSW 4 Ranch
Kathleen, FL • Pasco County

Parcel ID: 35-25-22-0000-00100-0000
GPS: 28.264616 W Long -82.079938 N

Shown By Appointment Only
Listing Agent Must Be Present

7 +/- Miles to CR 39/US 301
8 +/- Miles to Zephyrhills

Aerial Video!
www.SREland.com/WSW4
This 383 +/- acre is a beautiful property that can be used for cattle or outdoor recreation. Due to the conservation easement, this property will not ever be developed and will remain in its natural beauty. With almost a mile of frontage on Highway 98, the property can easily be located from Lakeland or Dade City.

The property is a mix of pasture and wooded areas that offers great habitat for the abundant wildlife. It is ideal for a hunter who also wants to run a small herd of cattle. There is an additional 326 +/- acres directly to the northeast that can be acquired to add additional land. This property is being offered for sale and it won’t last long.

**Acreage:** 383.71  
**Sale Price:** $1,550,000  
**Price per Acre:** $4,039.51  
**County:** Pasco  
**Site Address:** 7436 US 98 Kathleen, FL 33849  
**Road Frontage:** 4,552 +/- FT on US 98  
**Fencing:** Exterior fencing, cross fencing, with 0.9-acre high-fenced section  
**Soil Types:** Pomona and Eaugallie Fine Sands, Zephyr Muck, Chobee Soils, Sellers Mucky Loamy Fine Sand  
**Uplands/Wetlands:**  
- 331.21 +/- acres uplands  
- 52.50 +/- acres wetlands  
**Conservation Easement:** Conservation easement through SWFWMD  
**Zoning/FLU:** Conservation Land  
**Current Use:** Ranch and recreation  
**Game Populations:** Loaded with deer, turkey, and hogs  
**Taxes:** (2015) $877.78

**Abundant Deer, Turkey, Hogs**  
**Ideal for Hunting!**  
**Perfect for Small Herd Of Cattle**  
**Adjacent 326 +/- Acres**  
**Available for Sale**
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Aerial Video!
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