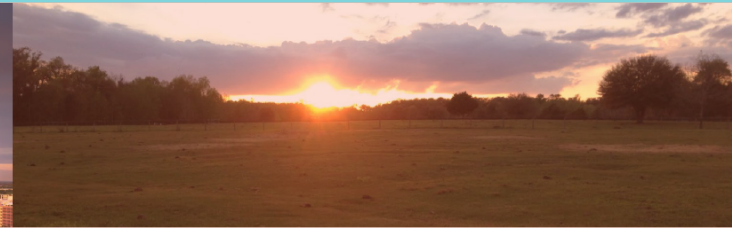
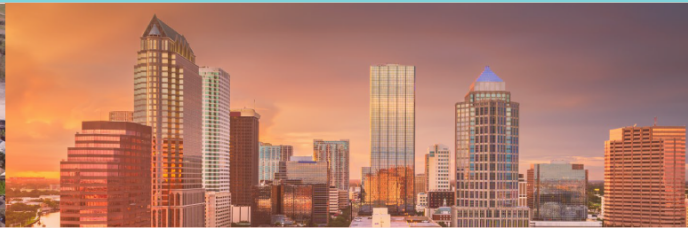


We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase a 390-acre farm and ranch on County Road 39 in Parrish. The property consists of approximately 131 acres of row crop farmland and the balance is a combination of improved pasture and native Florida. It has 1-14" well and two central pivots for irrigation. It has an active SWFWMD WUP (6981.8) which allows for the following the withdrawal quantities: 142,000 Avg. GPD and 543,400 Peak GPD.

In addition, the property has a two-story 3 bedroom/3 bathroom 2,034 square-foot ranch house with wood floors, fireplace, pool table, and bar. It's fenced (PVC perimeter fencing) and cross fenced. It also has 4,000 feet of frontage on County Road 39.

LOCATION DESCRIPTION

The property is located at 38955 Carlton Road in Parrish in unincorporated Manatee County. It's 1,500+ feet south of the Hillsborough/Manatee County line, 2.5 miles north of State Road 62, and 4 miles south of State Road 674.

The property is 15+ minutes from Parrish, 20 minutes from Sun City, and 25 minutes from FishHawk Ranch. It's also 45 minutes from downtown Tampa, downtown St. Petersburg, Bradenton, and Lakewood Ranch.

PROPERTY SIZE

390.0 Acres

ZONING

A - Agriculture

FUTURE LAND USE

AG-R (Agricultural/Rural)

PRICE

\$4,500,000

Aerial Facing West



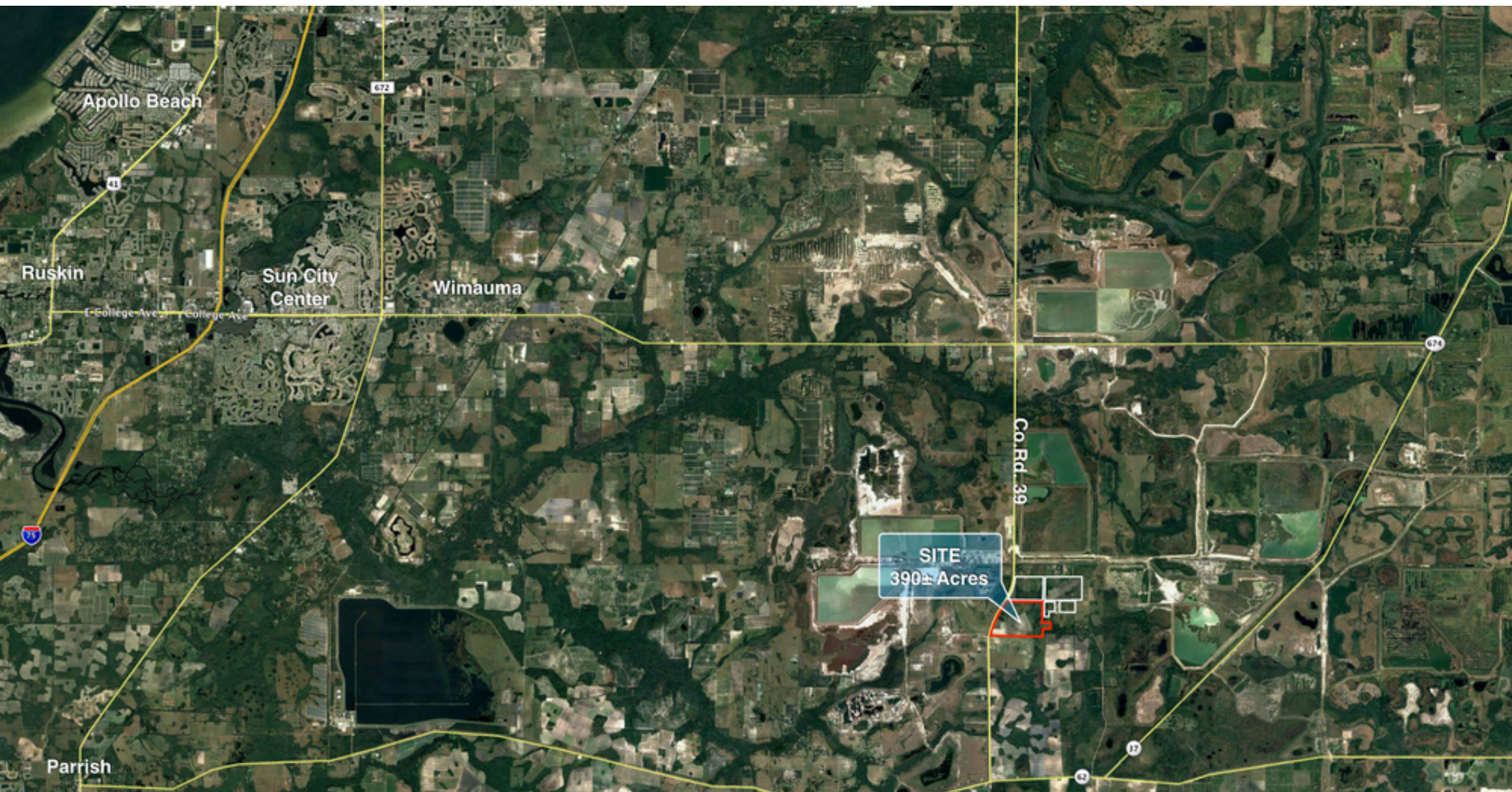
Aerial Facing East



Additional Aerials



Aerial Map



Exterior Photos



Interior Photos



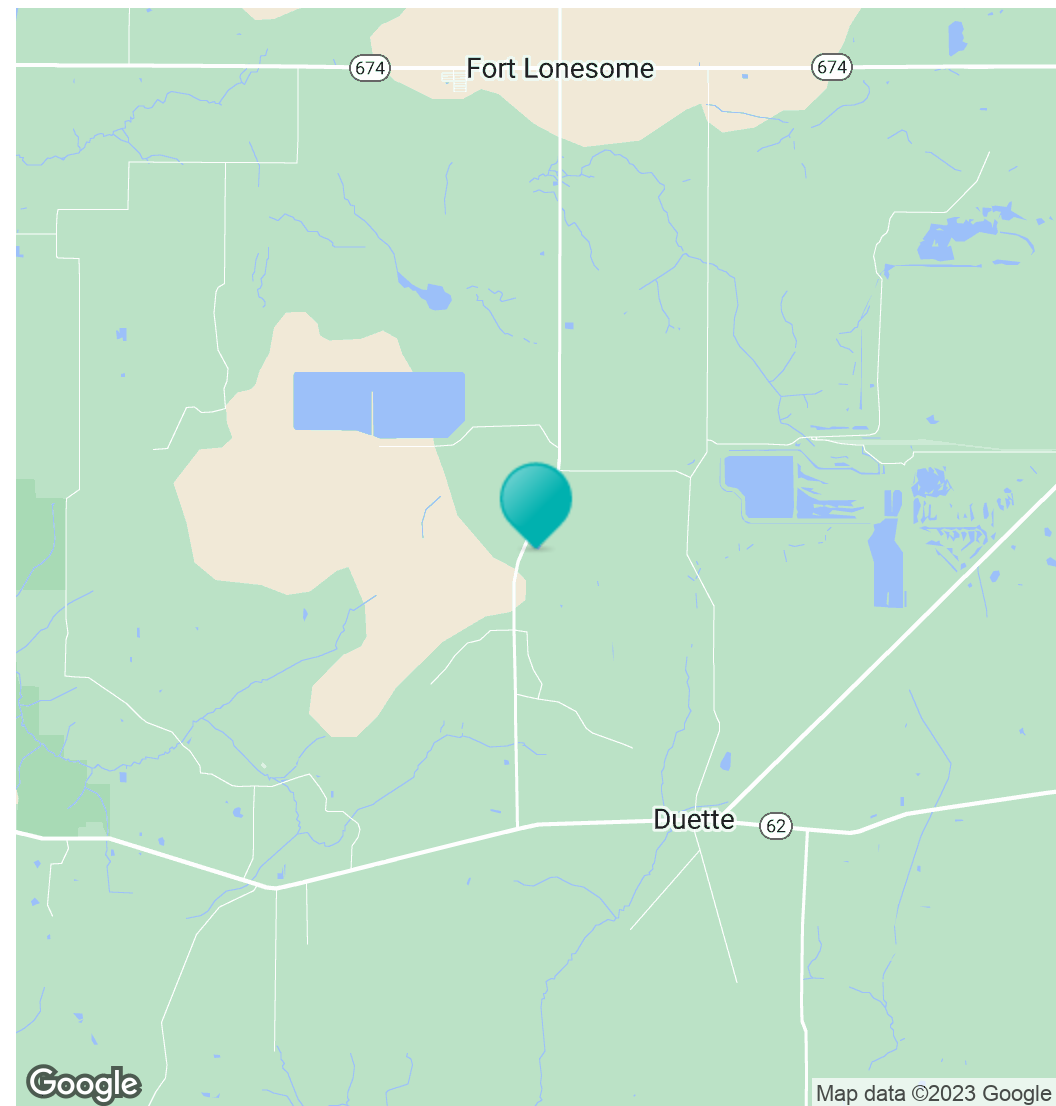
Property Photos



Property Photos



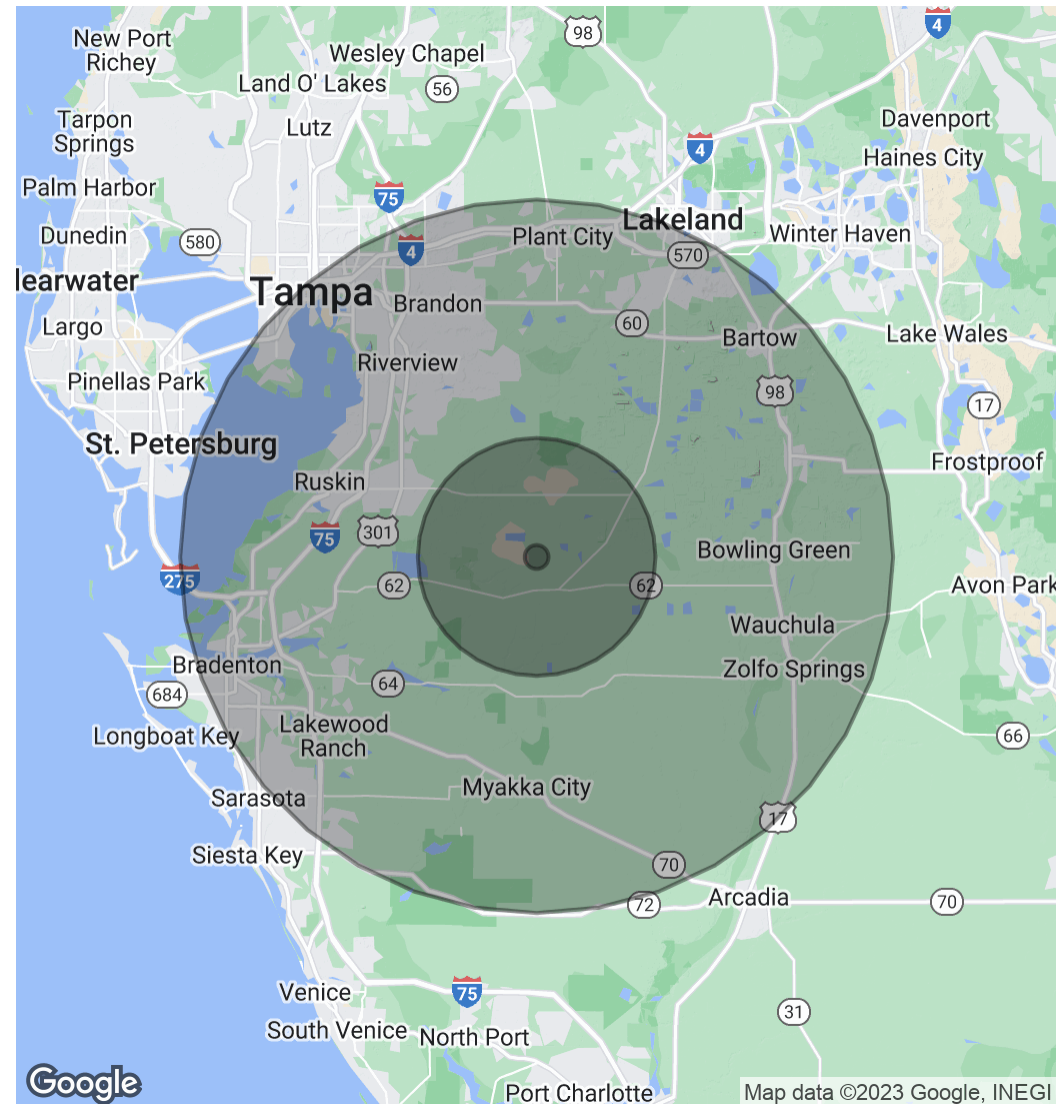
Location Maps



Demographics Map & Report

POPULATION	1 MILE	10 MILES	30 MILES
Total Population	31	7,087	925,963
Average age	43.6	37.9	39.2
Average age (Male)	44.8	37.7	38.3
Average age (Female)	38.8	37.1	40.1
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	9	2,217	345,151
# of persons per HH	3.4	3.2	2.7
Average HH income	\$82,599	\$62,160	\$70,615
Average house value		\$231,368	\$253,957

* Demographic data derived from 2020 ACS - US Census



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.