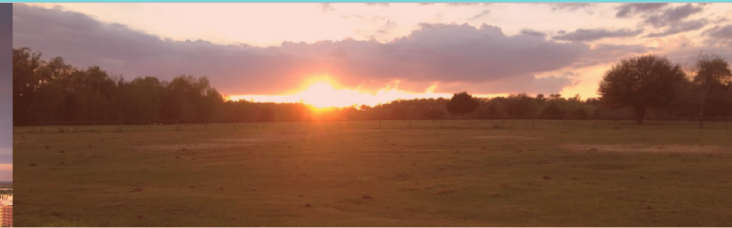
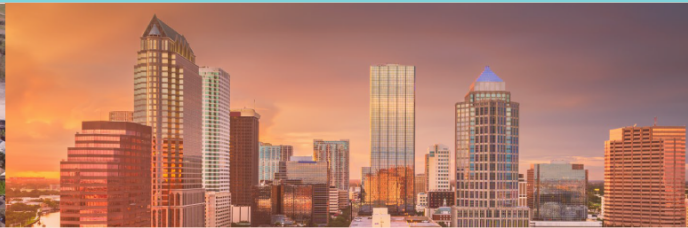


# We know this land.



**Eshenbaugh**  
**LAND COMPANY**

**The Dirt Dog**



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://www.thedirtdog.com)

# Property Description

## PROPERTY DESCRIPTION

The opportunity is to purchase a 190-acre farm on Carlton Road Parrish. It consists of approximately 110 net acres of row crop farmland and 60 net tree acres of grove (Hamlins). It also has 3,600+ feet of frontage on Carlton Road.

The property has 1-14" well, a diesel power unit, and two center pivots for irrigation. It has an active SWFWMD WUP (6981.8) which allows for the following the withdrawal quantities: 129,300 Avg. GPD, 552,700 Peak GPD, and 882,200 Max GPD.

## LOCATION DESCRIPTION

The property is located at 38955 Carlton Road in Parrish in unincorporated Manatee County. It's 1,000 feet south of the Hillsborough/Manatee County line, 2.5 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

190.0 Acres

## ZONING

A - Agriculture

## FUTURE LAND USE

AG/R (Agricultural/Rural)

## PRICE

\$2,000,000

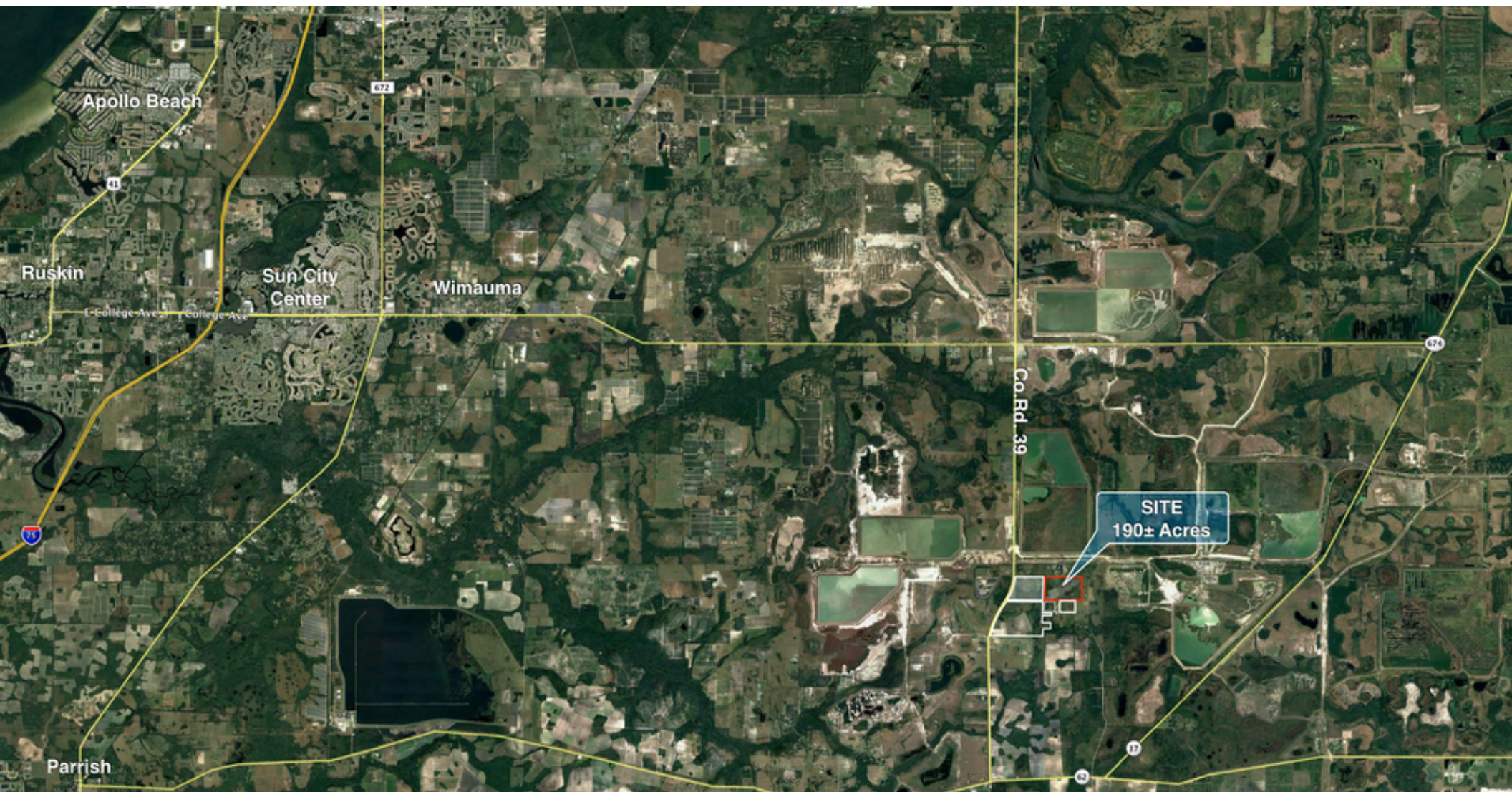
# Aerial Facing East



# Aerial Facing North



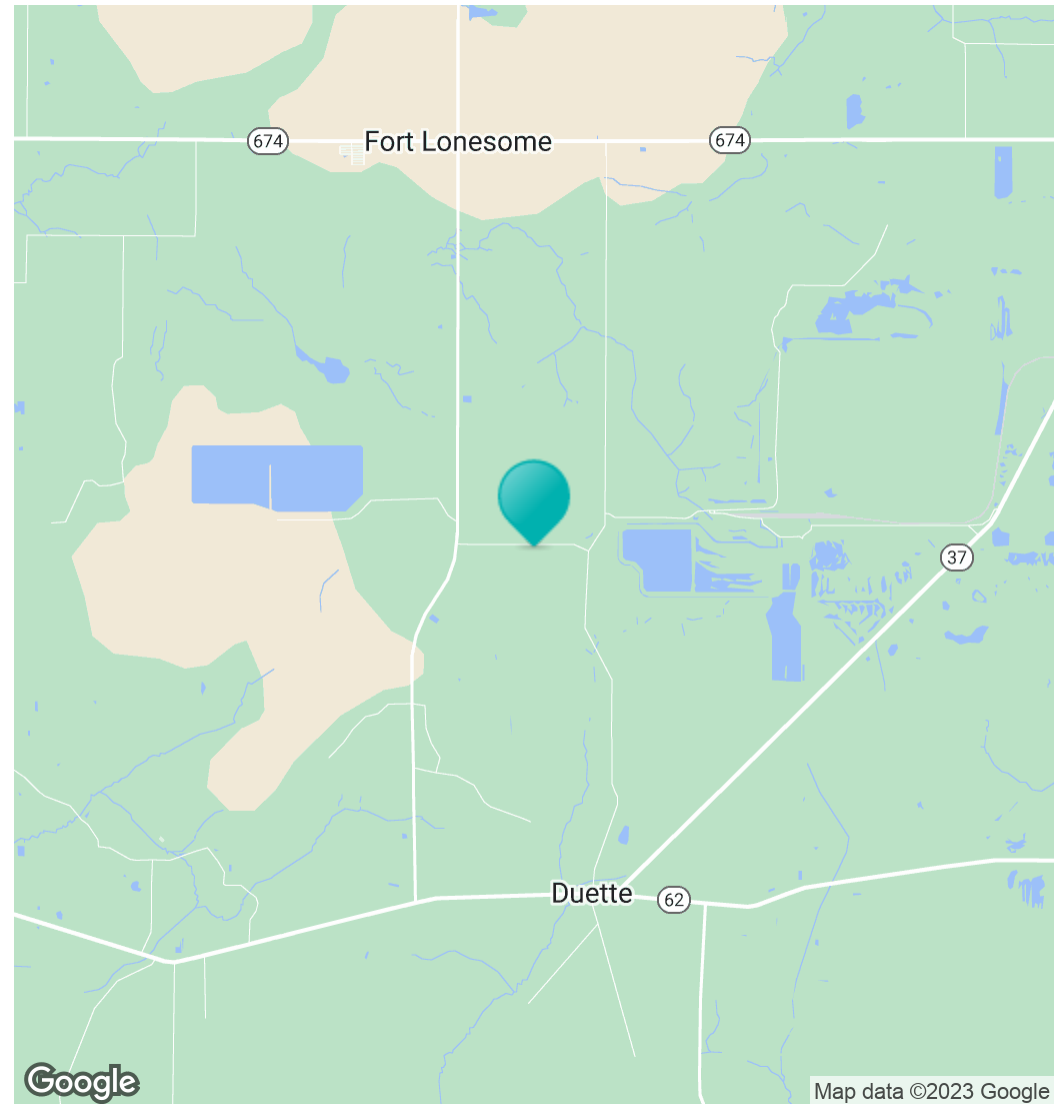
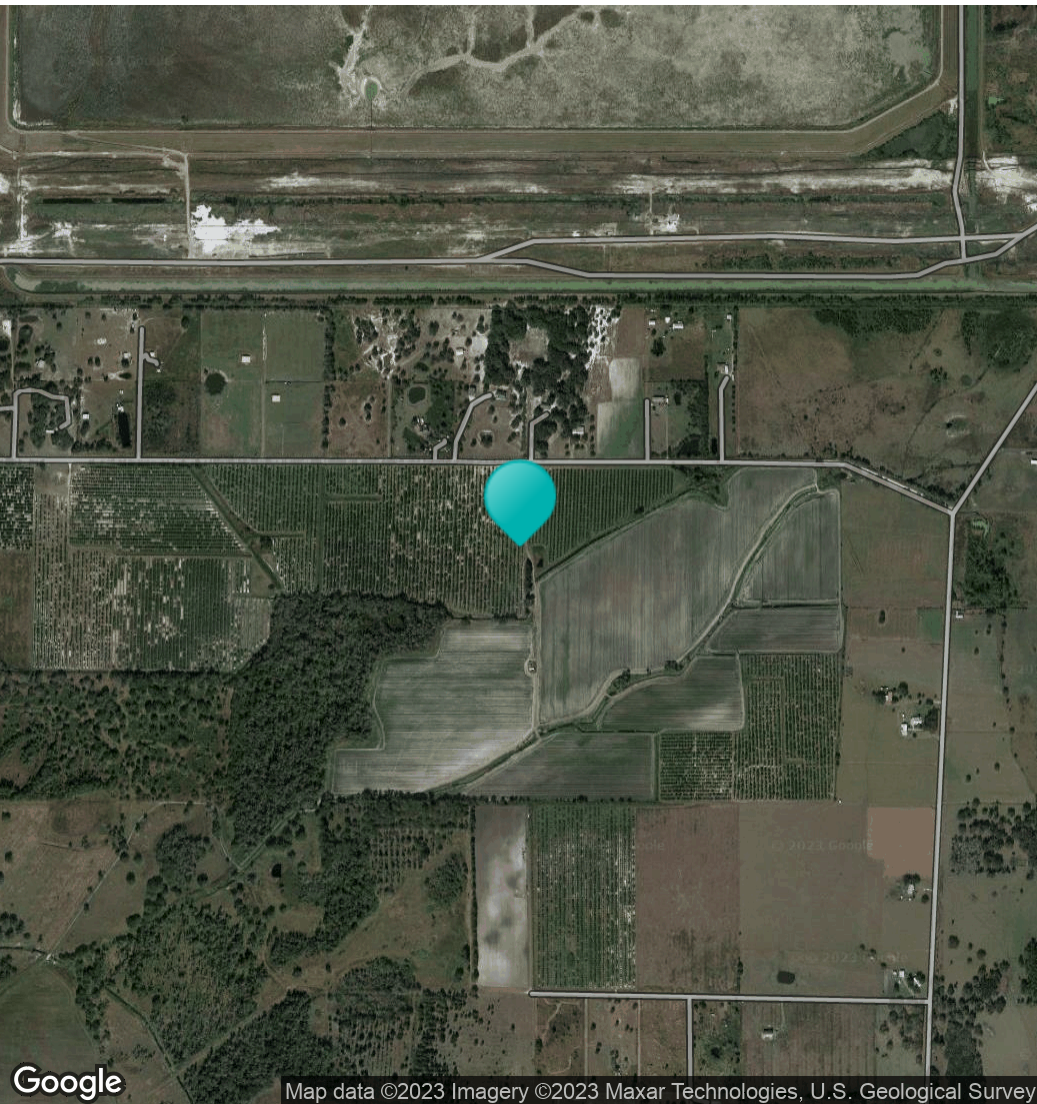
# Aerial Map



# Property Photos



# Location Maps



# Demographics Map & Report

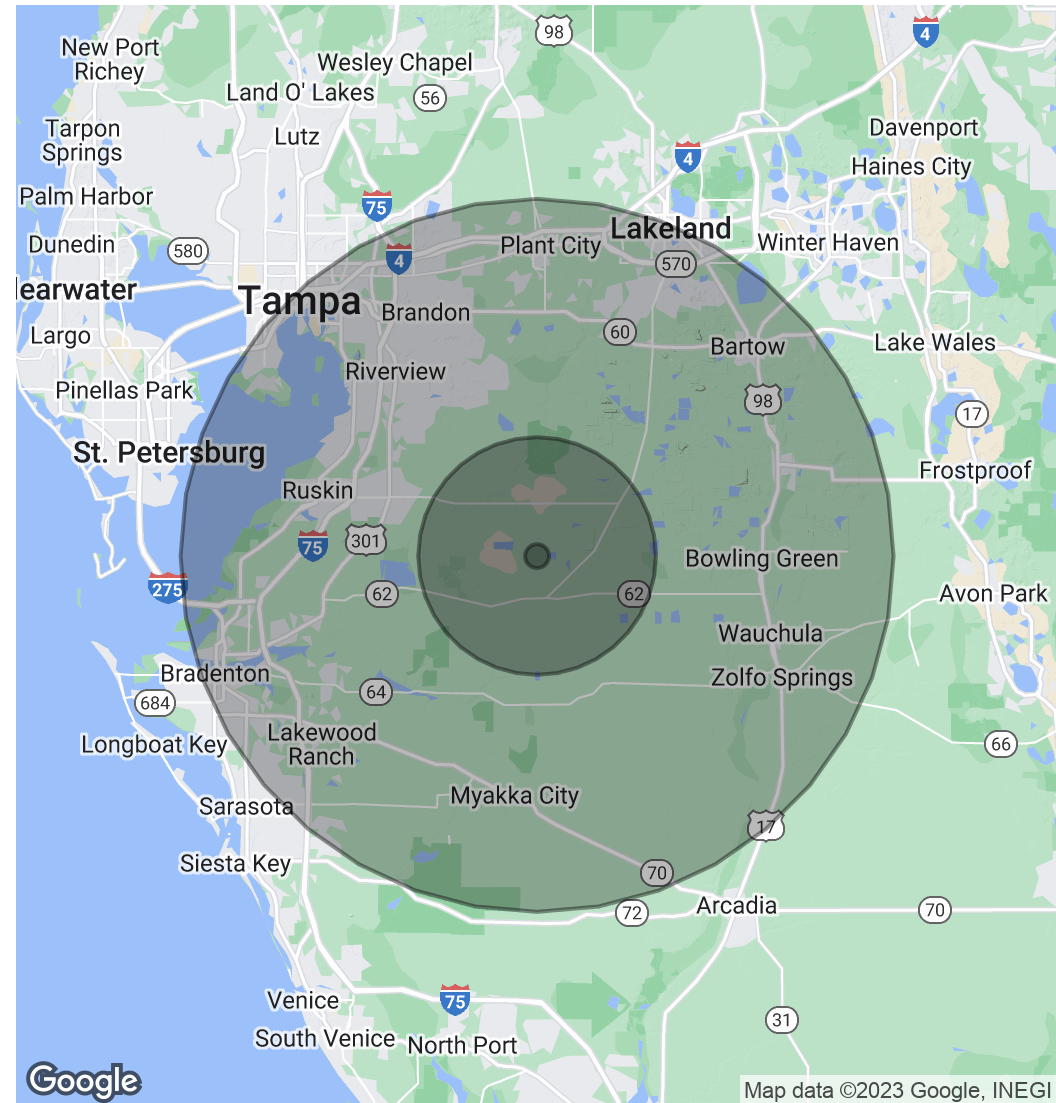
## POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	53	7,713	903,306
Average age	41.0	37.8	38.7
Average age (Male)	41.7	37.4	38.0
Average age (Female)	38.9	37.2	39.5

## HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total households	17	2,408	335,330
# of persons per HH	3.1	3.2	2.7
Average HH income	\$72,486	\$63,015	\$71,283
Average house value	\$240,436	\$235,910	\$259,112

\* 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.