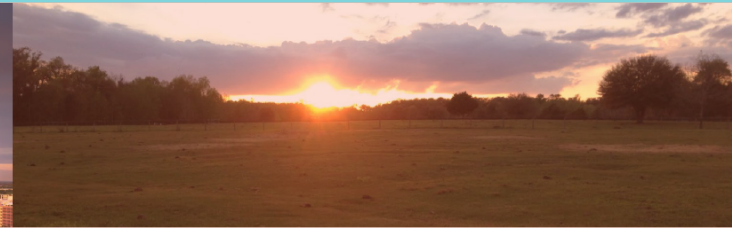
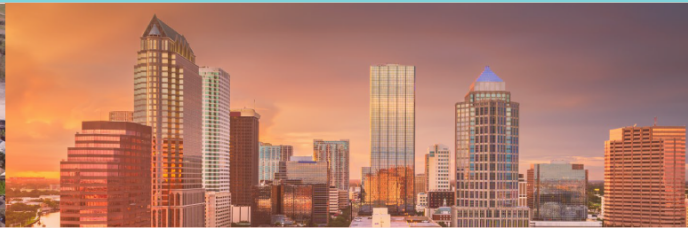


We know this land.



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 35-acre ranch at the end of Albritton Road in Duette. It features 1-6" well, perimeter fencing, and a septic tank. It's mostly high and dry with an estimated 5+ acres of wetlands. The soil consists primarily Myakka, St. Johns, and Felda.

LOCATION DESCRIPTION

The property is located at 39650 Albritton Road in Duette in unincorporated Manatee County. It's less than a mile south of the Hillsborough/Manatee County line, 2.5 miles north of State Road 62, and 4 miles south of State Road 674. Access to Albritton Road is provided from Carlton Road. Carlton Road can be accessed via County Road 39 or State Road 62 (Wauchula Road).

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

35.0 Acres

ZONING

A - Agriculture

FUTURE LAND USE

AG/R (Agricultural/Rural)

PARCEL ID

4400008

PRICE

\$399,000

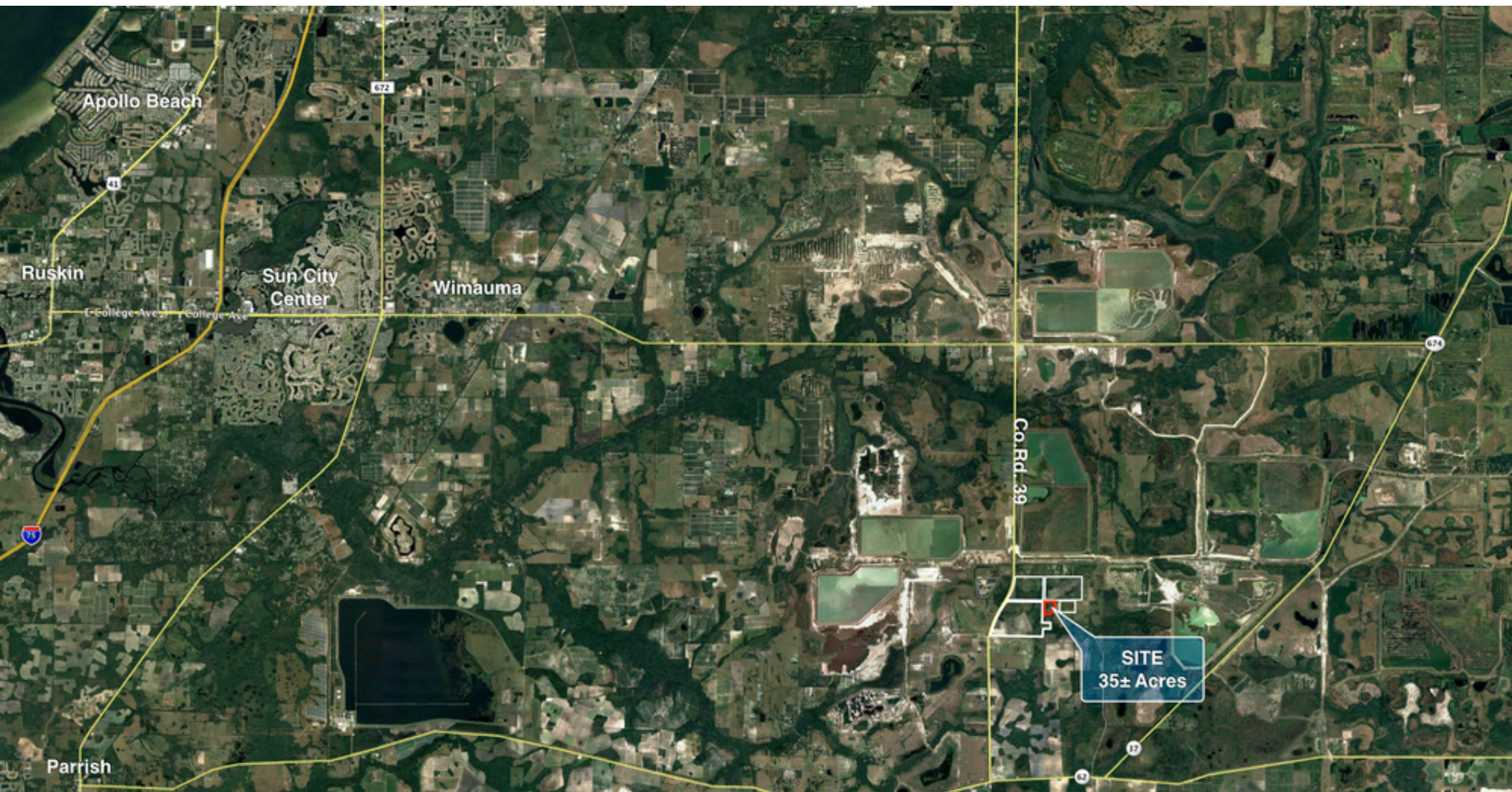
Aerial



Aerial



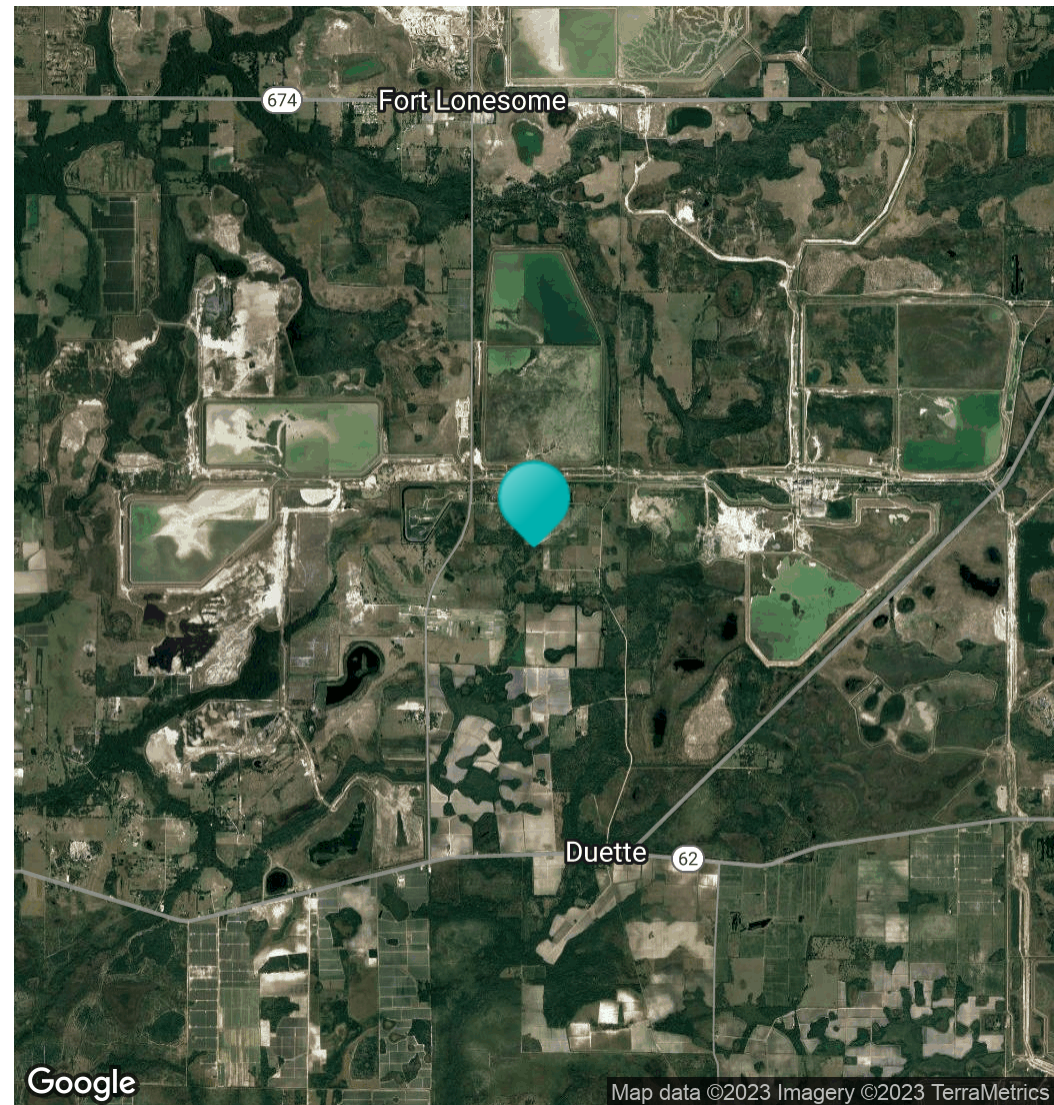
Aerial



Property Photos



Location Maps



Demographics Map & Report

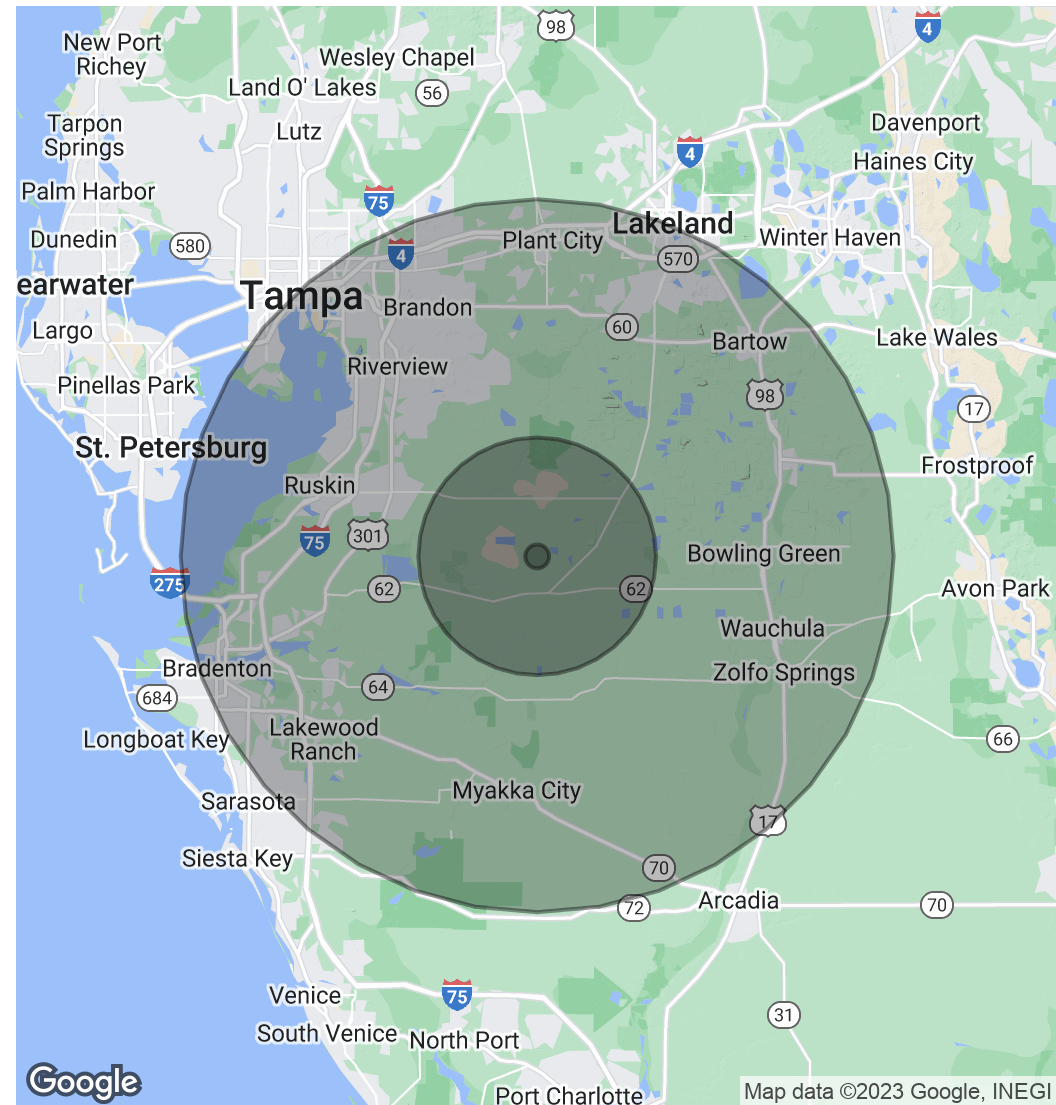
POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	35	7,446	900,574
Average age	43.2	37.8	38.8
Average age (Male)	44.3	37.5	37.9
Average age (Female)	39.2	37.1	39.8

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total households	11	2,309	334,088
# of persons per HH	3.2	3.2	2.7
Average HH income	\$76,301	\$61,199	\$71,024
Average house value	\$235,819	\$230,286	\$257,426

* Demographic data derived from 2020 ACS - US Census



Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.