

# LAZY Y CROSS RANCH

*ARCADIA, FL | DESOTO COUNTY*

140 ± ACRES TOTAL







## SPECIFICATIONS & FEATURES

**Acreage:** 140 ± acres

**Sale Price:** \$1,099,999

**Price per Acre:** \$7,857.14

**Site Address:** 6211 Airport Rd SE, Arcadia, FL 34266

**County:** Desoto

**Road Frontage:** 1,960 FT on SE Airport road. This road dead ends at the subject property.

**Water Frontage:** A small creek (Jerry Branch Creek) that runs into the Peace River flows through the property.

**Predominant Soil Types:**

- Eugallie Fine Sand: 8 ± Acres
- Farmton Fine Sand: 68 ± Acres
- Malabar Fine Sand: 3 ± Acres
- Myakka Fine Sand: 4 ± Acres
- Pineda Fine Sand: 51 ± Acres
- Wabaso Fine Sand: 6 ± Acres

**Uplands/Wetlands:**

- Uplands 94 Acres
- Wetlands 46 Acres

**Grass Types:** Bahia Grasses

**Irrigation/Wells:** Flowing Well

**Water Source:** Well and septic

**Game Populations:** Deer, turkey and hogs

**Structures:** 2 bedroom 2 bathroom house built in 1987, carport, two sheds, and cowpens

**Zoning:** A-5 Homesite/Rural

**Current Use:** Cattle Ranch

**Taxes:** 2019 Combined Taxes & Assessments \$2,587.82

**Fencing:** Perimeter fenced and cross fenced into multiple pastures for rotational grazing. House, carport, and sheds are perimeter fenced as well.

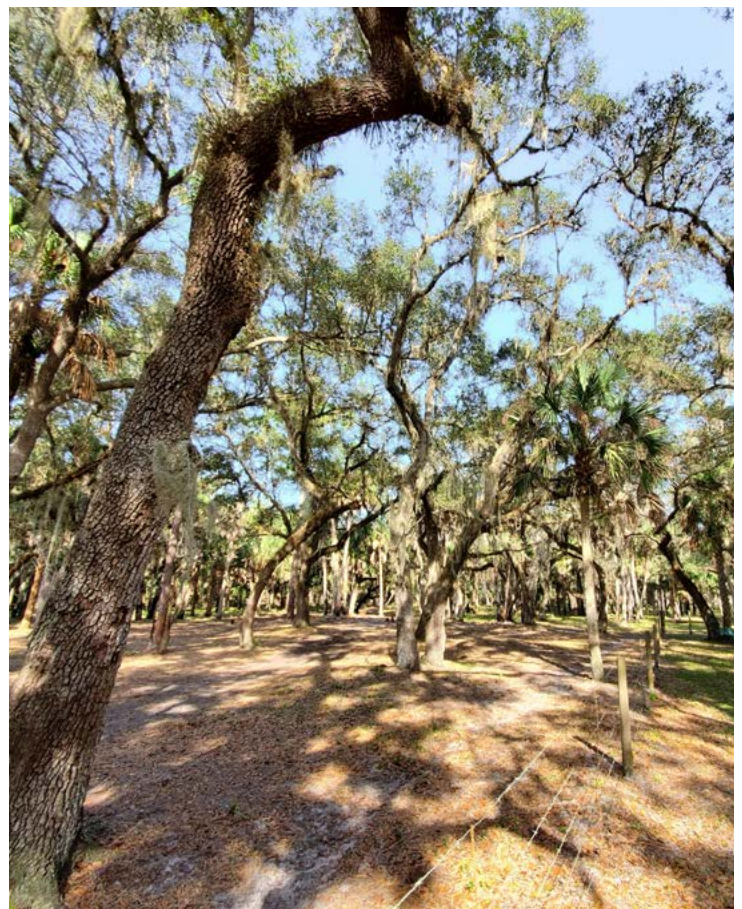
**Potential Recreational Uses:** Hunting and cattle





## Beautiful Remote Hunting Retreat!

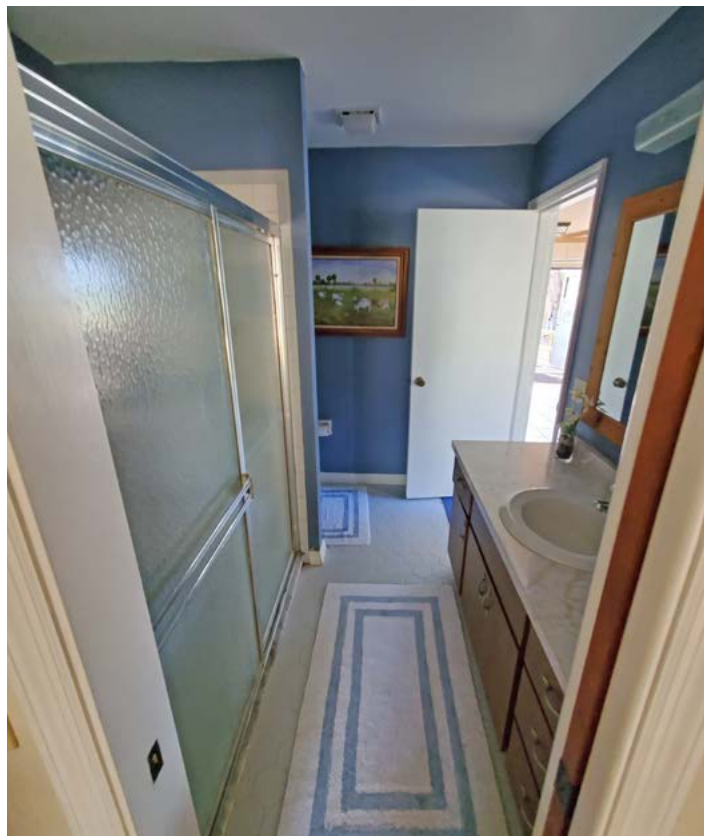
The perfect weekend hunting property and cattle ranch. Just 5 miles outside of Arcadia, this property offers great hunting in a remote and quiet location. The house which was built in 1987 has been kept up and is in great condition. The picturesque home is situated under a mix of beautiful oak trees and cabbage palms. With 80 acres of improved pasture and 60 acres of Oak Hammocks, this creates an ideal Sportsman's paradise, with ample room to plant food plots as well as hunt under peaceful hammocks. All the while, this combination of shade and open pasture is tailored toward being a great cattle ranch. There is a small creek (Jerry Branch Creek) that turns through the property and ultimately ends up in the Peace River. The winding path of the creek provides some wetlands and tree coverage which is perfect for traveling game. Loaded with deer, turkey, and hogs, it's a hunter's paradise.











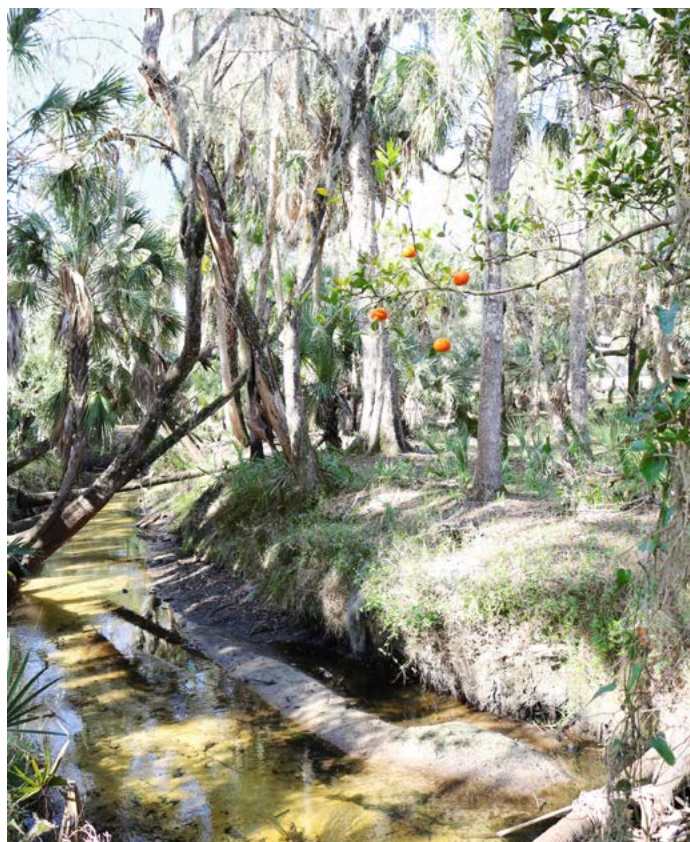
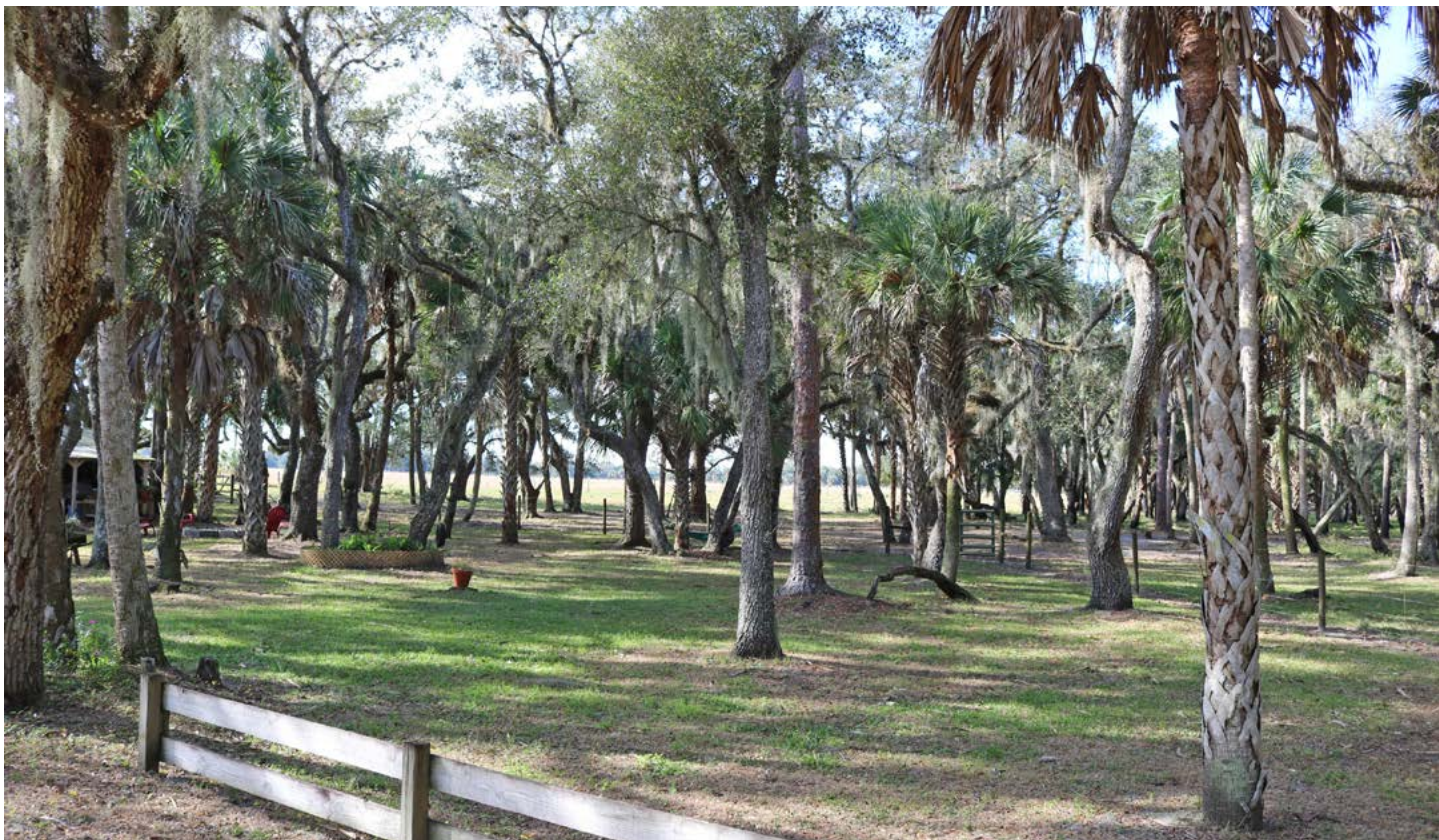
















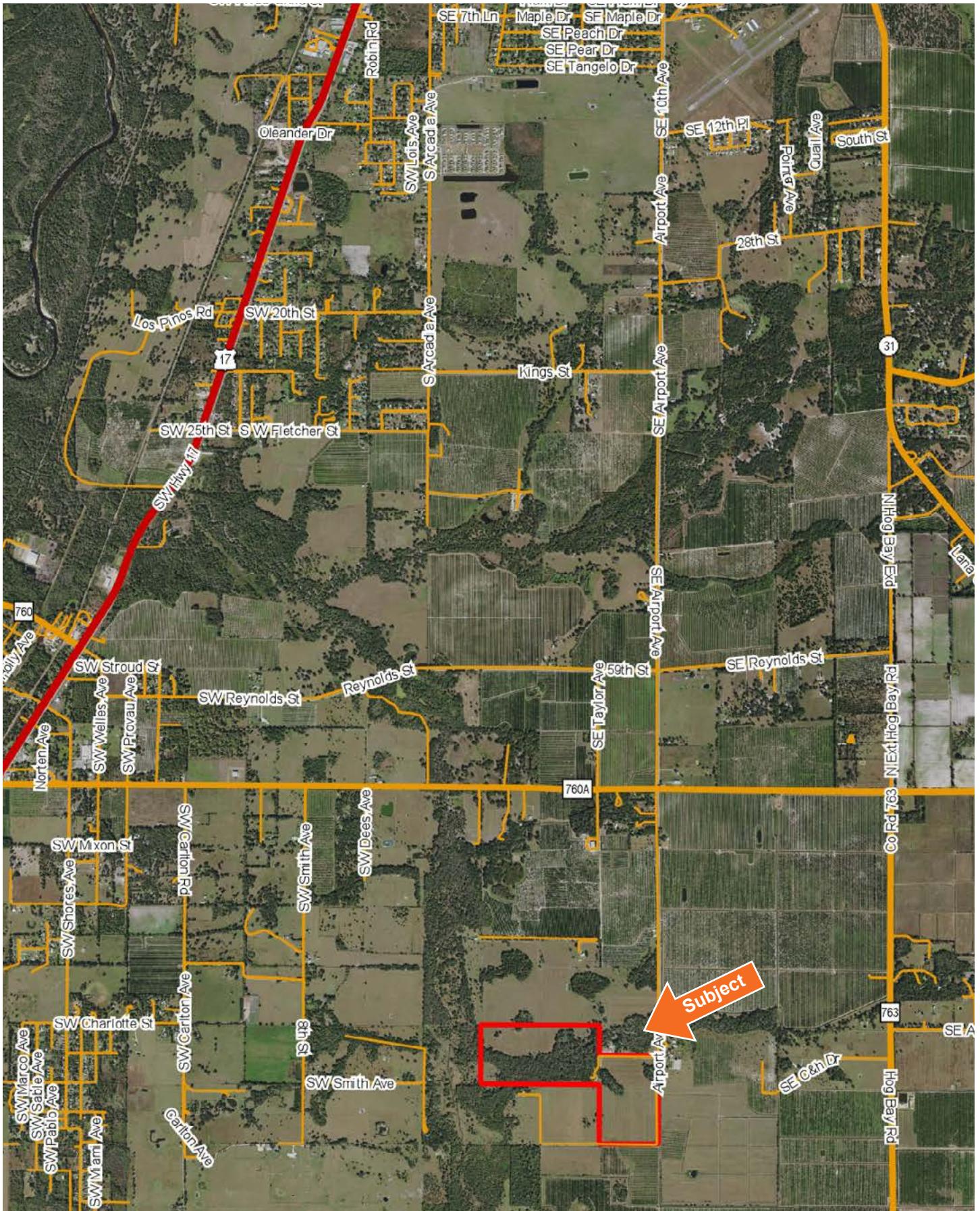














## LOCATION & DRIVING DIRECTIONS

**Parcel IDs:** 31-38-25-0000-0030-0000

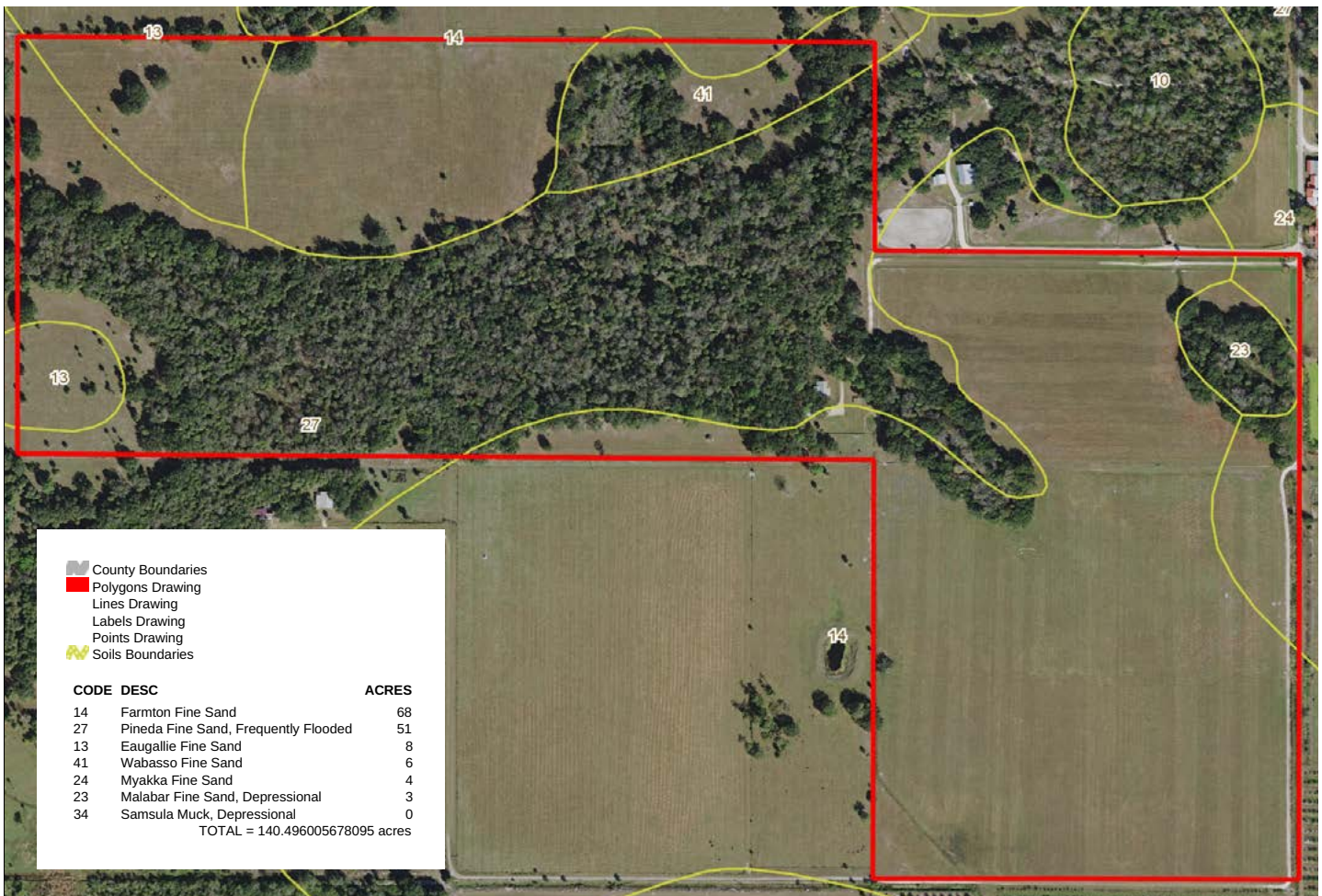
**GPS Location:** 27.2067274,-  
81.8432273

**Driving Directions:**

- From US-17, turn East onto Highway 70 and continue for 1.2 miles
- Turn south onto SE Airport Road and drive 5.2 miles and the property is on the west side of the road.

**Showing Instructions:** Contact the listing agents for more information.

## SOIL MAP















114 N. Tennessee Ave.  
3rd Floor  
Lakeland, FL 33801

**140 ± Acres • Perfect weekend hunting property and cattle ranch**  
5 miles outside of Arcadia FL  
80 acres of improved pasture and 60 acres of Oak Hammocks

Visit [SVNsaunders.com](http://SVNsaunders.com) and search for: **Lazy Y**

Trent Saunders, 863.640.0390 | [trent.saunders@svn.com](mailto:trent.saunders@svn.com)  
Keat Waldron, 863.225.1231 | [keat.waldron@svn.com](mailto:keat.waldron@svn.com)



**LAKELAND OFFICE:**  
114 N. Tennessee Ave. 3rd Floor  
Lakeland, FL 33801  
863.648.1528 - Main Office

**LAKE CITY OFFICE:**  
356 NW Lake City Avenue  
Lake City, FL 32055  
386.438.5896

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