

HIGHLY PRODUCTIVE PASTURE IN HARDEE COUNTY

ZOLFO SPRINGS, FL | HARDEE COUNTY

175 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 175 ± acres

Sale Price: \$997,500

Price per Acre: \$5,700

Site Address: 8621 Ten Mile Grade, Zolfo Springs, FL 33890

County: Hardee

Road Frontage: Ten Mile Grade - paved road

Predominant Soil Types: Primarily Smyrna Sand

Uplands/Wetlands: Over 90% uplands

Grass Types: Star grass

Water Source: Water holes and cement stock tanks in each pasture. Stock tanks are provided water from a pump on adjacent land.

Fencing: Fenced into 6 pastures

Current Use: Cattle grazing

Property is planted in star grass and divided into six pastures, all with good fencing and water sources. Property has excellent stand of star grass that has been planted over ten years.



Possible Owner Financing!

LOCATION & DRIVING DIRECTIONS

Parcel IDs: :06-36-27-0000-01050-0000

Driving Directions:

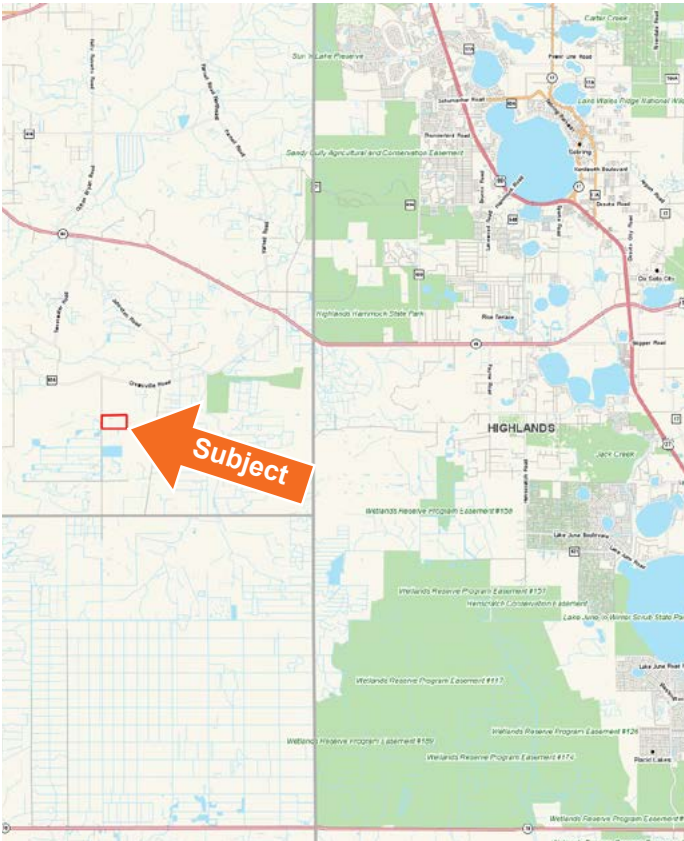
From Arcadia:

- Take US-17 N13.9 miles.
- Turn right onto Sweetwater Road.
- In 5.8 miles turn right onto Crewsville Road.
- In 0.5 mile turn left to stay on Crewsville Road.
- Go 2.8 miles and turn right onto 10 Mile Grade.
- Destination will be on the left in 2.7 miles.

From Sebring:

- Head southeast on US-27 S/US-98 S.
- Turn right onto FL-66 W.
- In 10.8 miles turn left onto Crewsville Road.
- Go 6.1 miles, then turn left onto 10 Mile Grade
- Property will be on the left in 2.7 miles.

Showing Instructions: Contact the listing agent, David Genho 407.501.5972, to learn more or schedule a showing time.



WETLANDS

- Streets OSM Hybrid
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

| CODE | DESC | ACRES |
|----------------|--------------------|-------|
| 6430 | Wet Prairies | 10.7 |
| 5300 | Reservoirs | 5.7 |
| 6410 | Freshwater Marshes | .5 |
| TOTAL WETLANDS | | 16.9 |
| TOTAL UPLANDS | | 161.5 |
| TOTAL ACRES | | 178.4 |



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

175 ± Acres • Cattle Ranch
Possible Owner Financing • Additional Land Available
Planted in Star Grass & Divided Into 6 Pastures

Visit SVNsaunders.com & Search For: Highly Productive

David Genho 407.501.5972 | dgenho@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
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transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
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