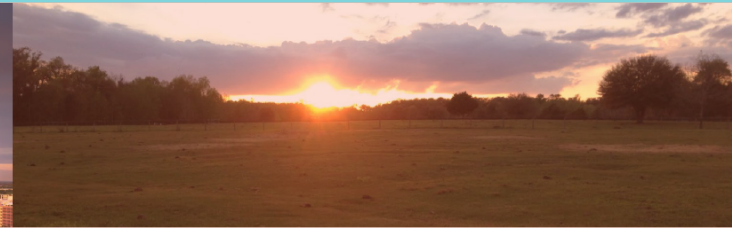
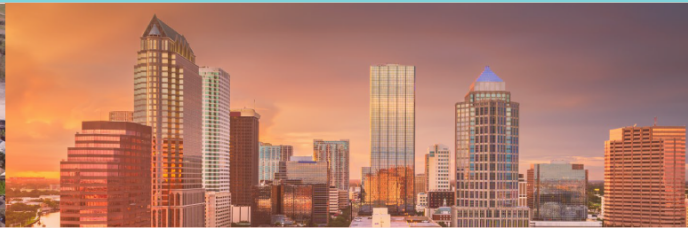


# We know this land.



# Eshenbaugh

LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

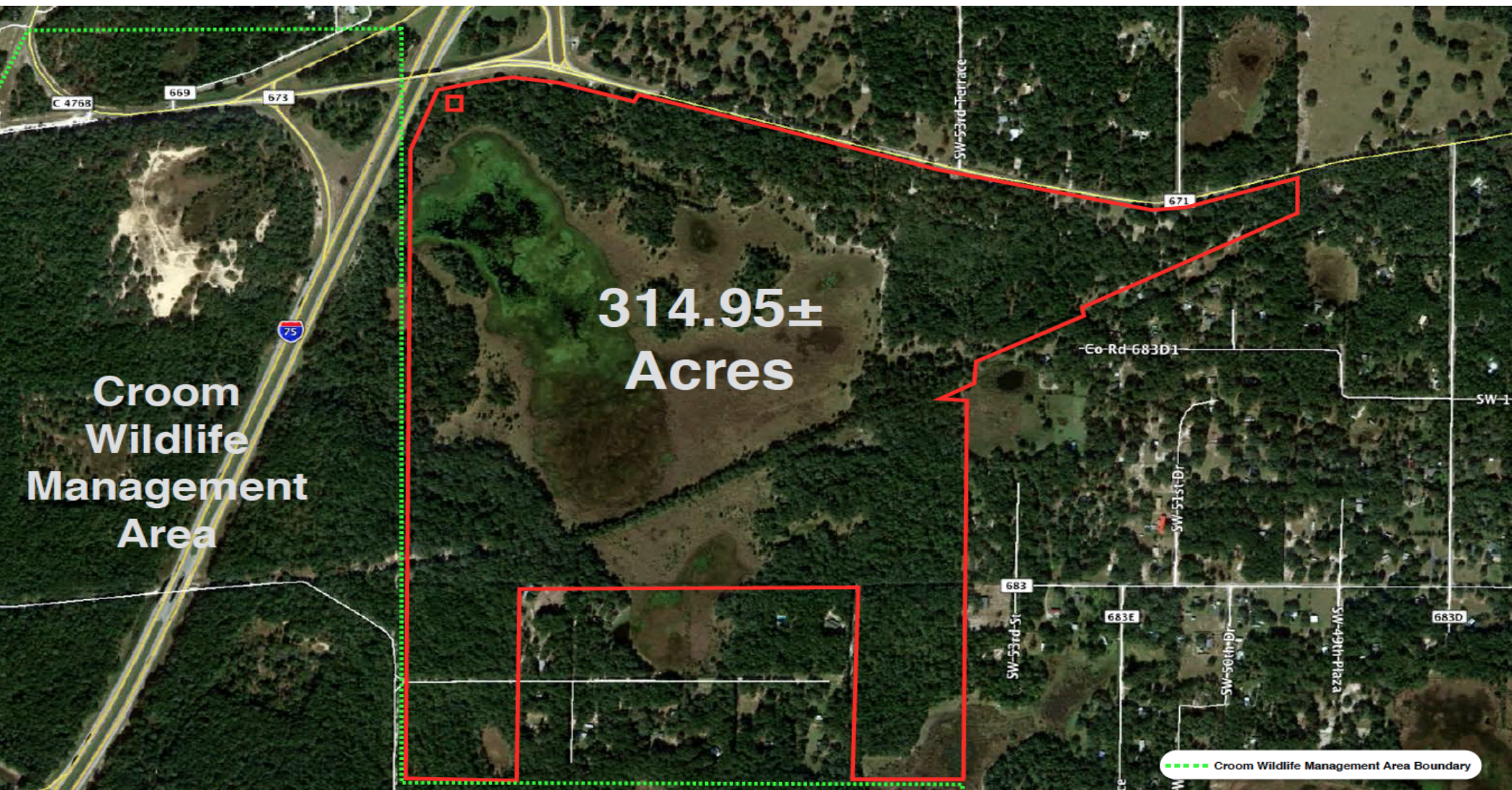
TAMPA, FL 33606

813.287.8787

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



# Aerial





# Property Description

## PROPERTY DESCRIPTION

This irregular shaped property is located off of I-75 at Exit #309 in Sumter County, FL. It consists of 314.95± acres and is being used for cattle and hunting. The property begins at the southeast corner of I-75 & Exit #309 and has 1 mile of frontage along CR 673; all of which is high and dry back to a minimum depth of 500 ft. There are approximately 185 acres of uplands consisting of a mixture of open pasture and woods. The majority of the wetlands are a large lake on the northwestern portion of the property. The entire property has barbwire fence and there are no structures. This listing has a Dual Variable Commission rate.

## LOCATION DESCRIPTION

The parcel is located off CR 673 in Bushnell, FL. It is immediately off of I-75 & Exit # 309 in Sumter County. The central location provides easy drive to Tampa (50 miles south), Orlando (64 miles east), Ocala (47 miles north), and Gainesville (79 miles north).

## PROPERTY SIZE

314.95 Acres

## ZONING

Agricultural

## PARCEL ID

R03=016 - 179.10± Acres; R10=012 = 135.85 Acres

## PRICE

\$2,950,000

## BROKER CONTACT INFO

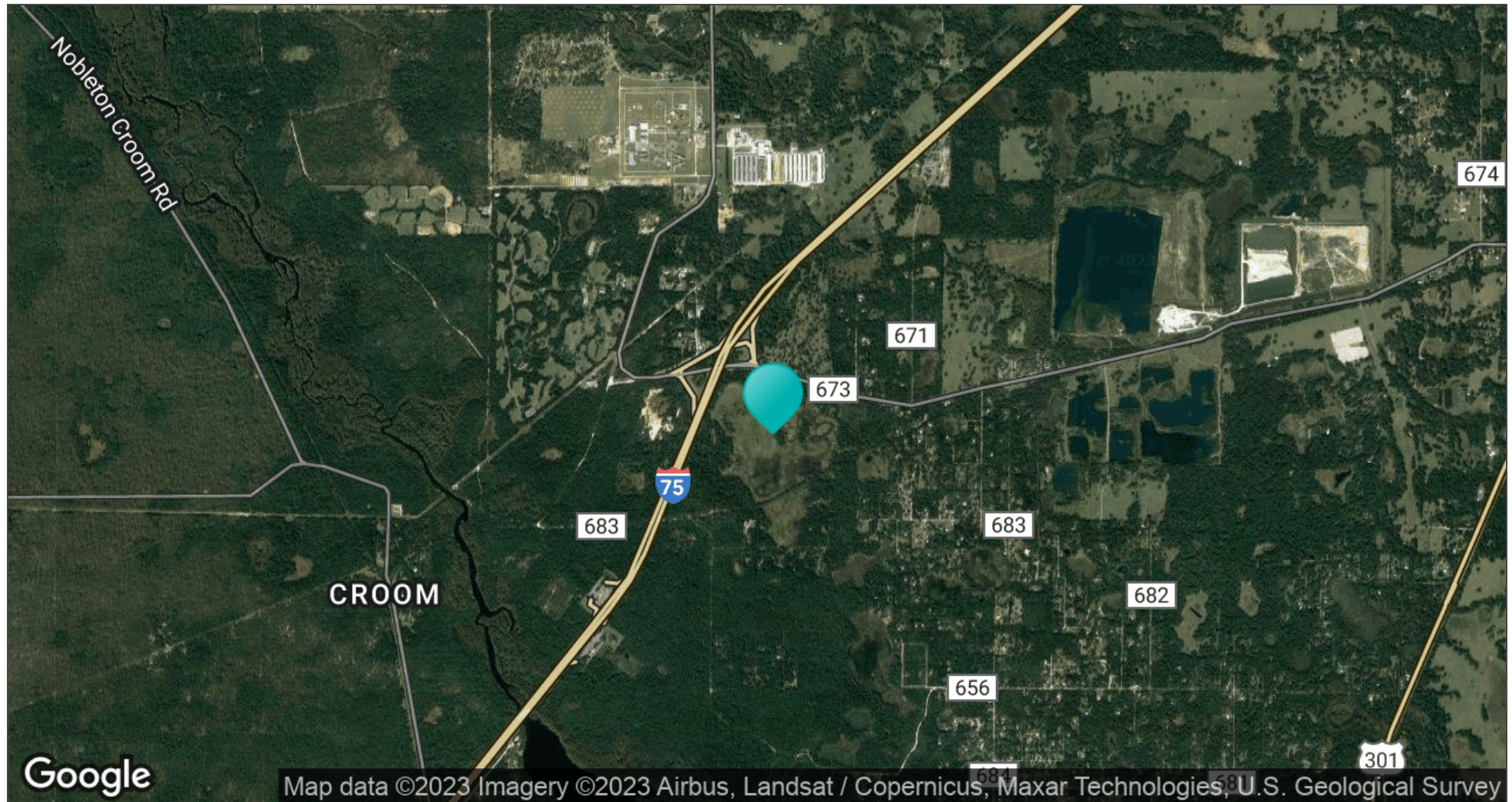
**Chris Bowers, CCIM**

Senior Broker Associate

813.287.8787 x8

[chris@thedirt dog.com](mailto:chris@thedirt dog.com)

# Aerial Map





# Aerial





# Property Photos





# Property Photos



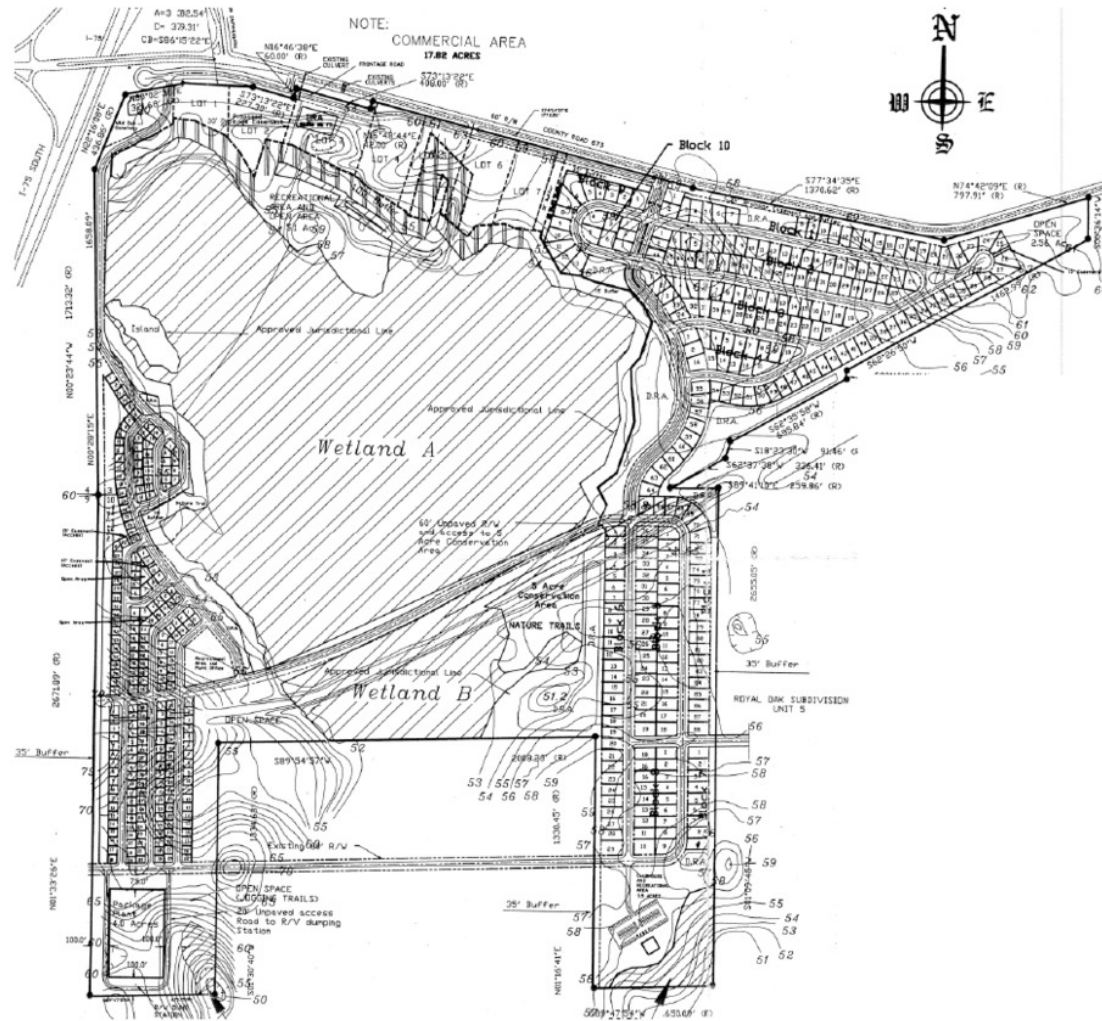


# Property Photos





# Survey





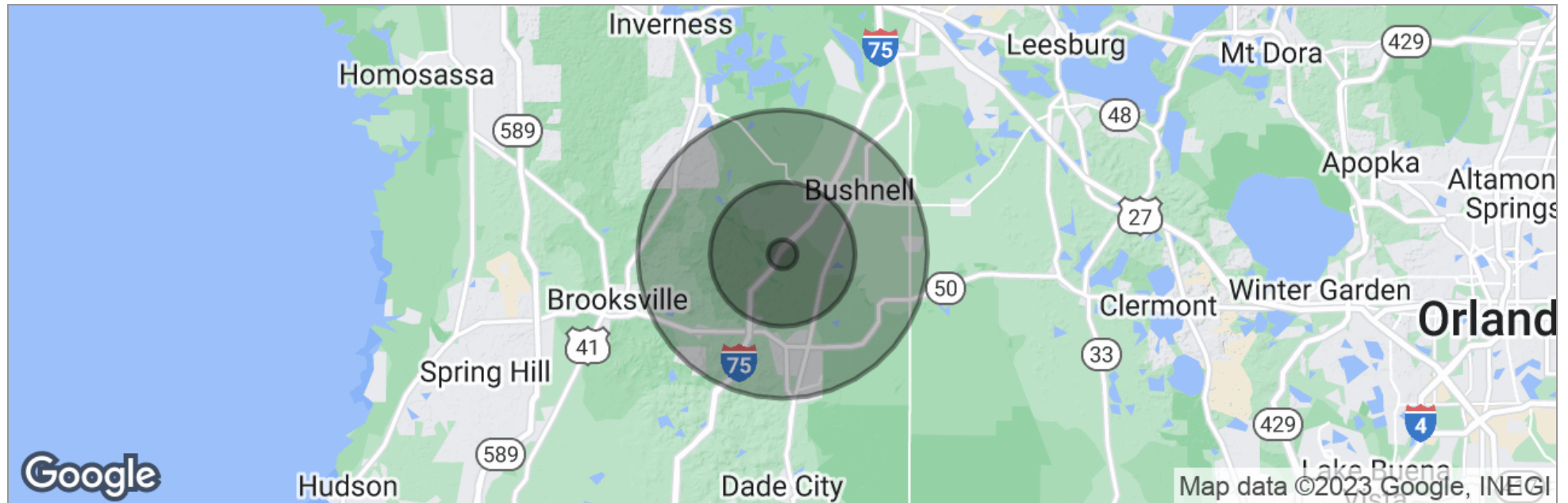
## Approximate Driving Time

Location	Approximate Driving Distance from Property	Drive Time
Tampa	50 miles south	48 minutes
Orlando	64 miles east	1 hour 2 minutes
Ocala	47 miles north	43 minutes
Gainesville	79 miles north	1 hour 12 minutes

\*Distance and drive time is based on Google Maps



# Demographics Map

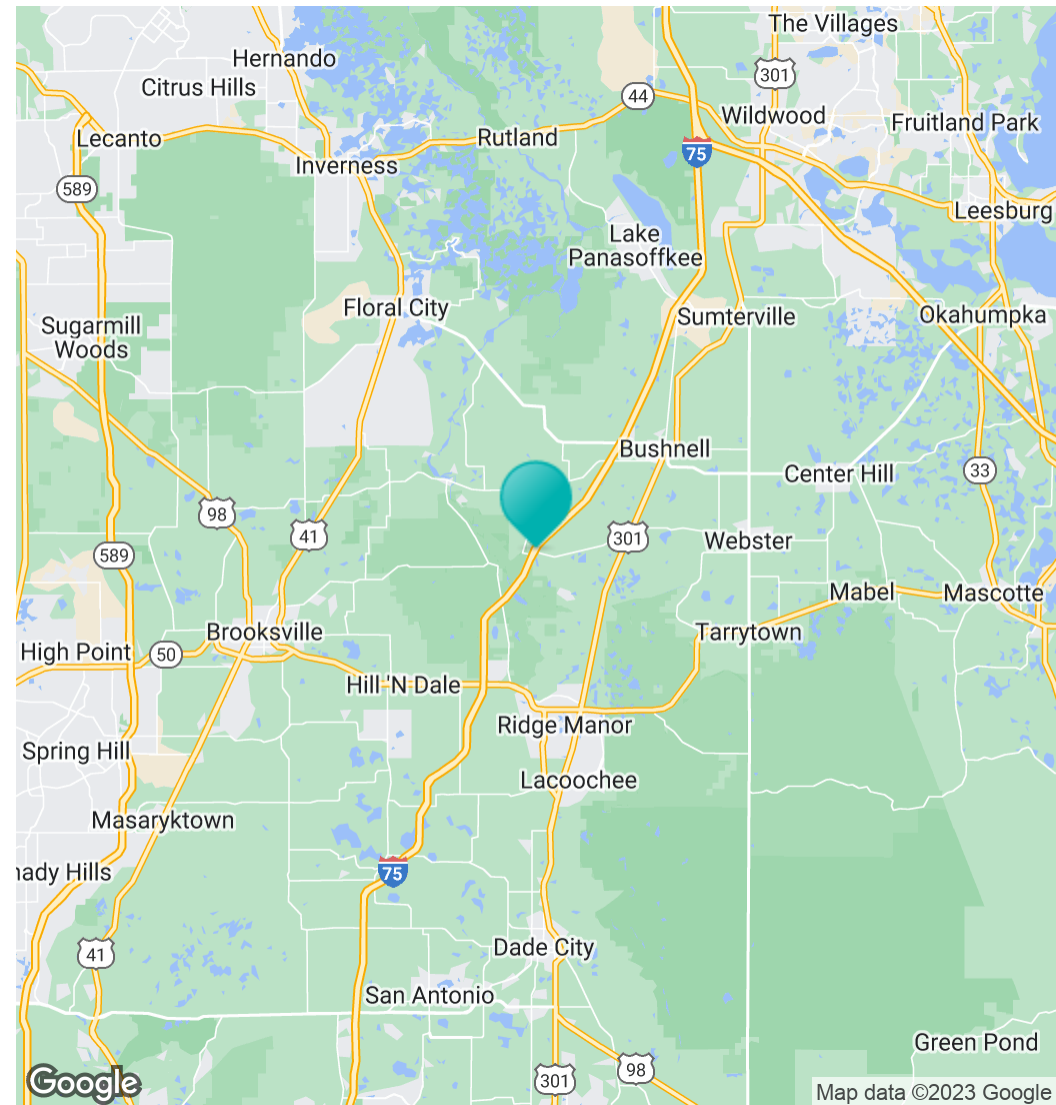
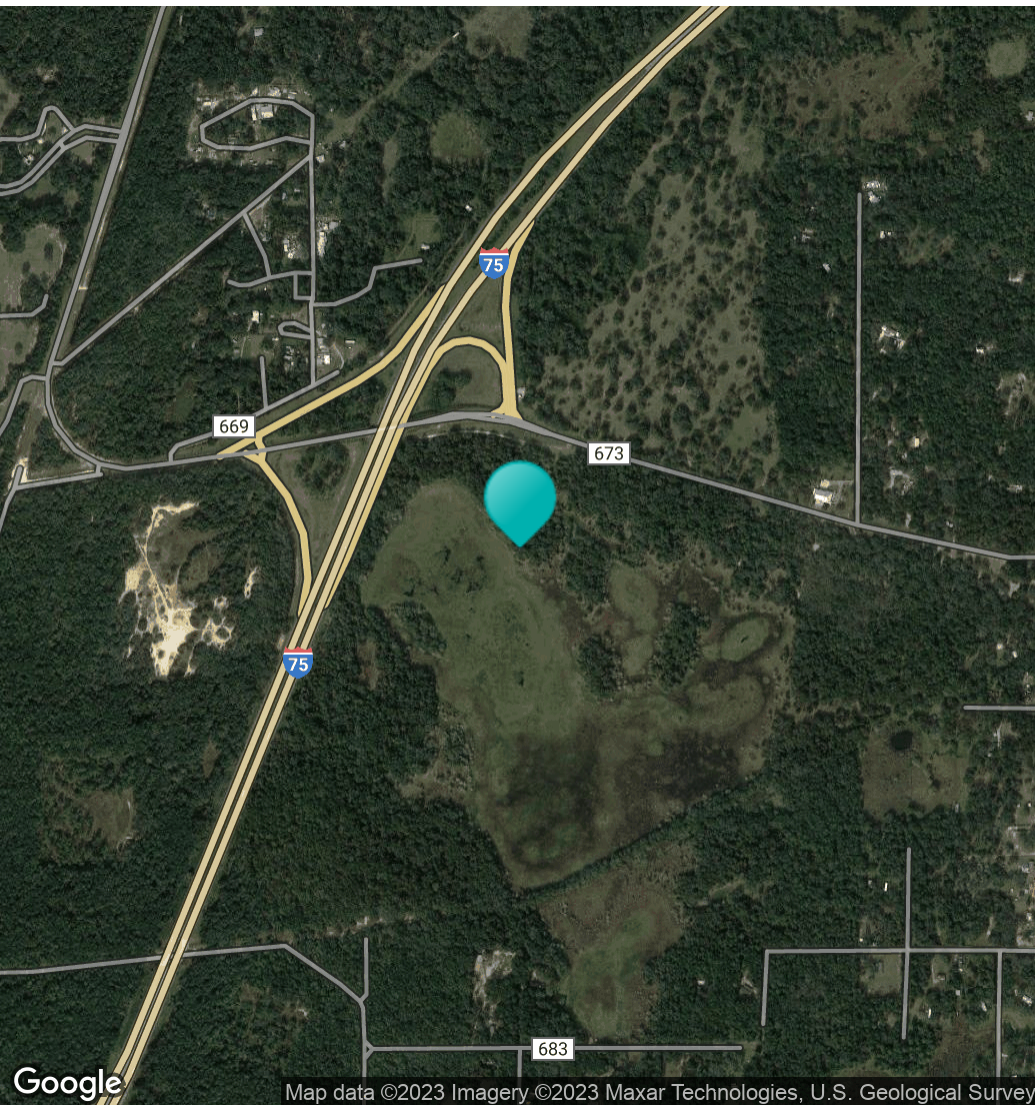


	1 Mile	5 Miles	10 Miles
Total Population	655	12,685	38,074
Population Density	208	162	121
Median Age	49.7	46.7	46.2
Median Age (Male)	47.9	45.0	45.4
Median Age (Female)	52.5	49.7	47.6
Total Households	262	4,744	14,784
# of Persons Per HH	2.5	2.7	2.6
Average HH Income	\$41,792	\$48,079	\$52,206
Average House Value	\$156,075	\$161,663	\$181,136

\* Demographic data derived from 2020 ACS - US Census



# Location Maps





# Confidentiality & Disclaimer

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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.