

# GRIFFIN ROAD RECREATIONAL ACREAGE

2745 GRIFFIN RD  
WAUCHULA, FL 33873

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# Property Overview



**Sale Price**

**\$850,000**

## PROPERTY OVERVIEW

The subject property is a great location for hunting and recreational use. There are many interior roads that give great access to the property. The owner has installed a shooting range with a shooting stand. There is a 100' x 200' deep pond that has been stocked.

There is a 3,200 SF barn that was built in 2021. The insulated barn has an eave height of 16' and has three end doors. Two that are 10' high and one that is 12' high. The barn also contains an air conditioned office area and bathroom. The property is serviced by a 4" pump and well that was completed in 2021.

## OFFERING SUMMARY

<b>Acreage:</b>	<b>58 ±</b>
Price / Acre:	\$14,655
City:	Wauchula
County:	Hardee
Property Type:	Land

# Specifications & Features



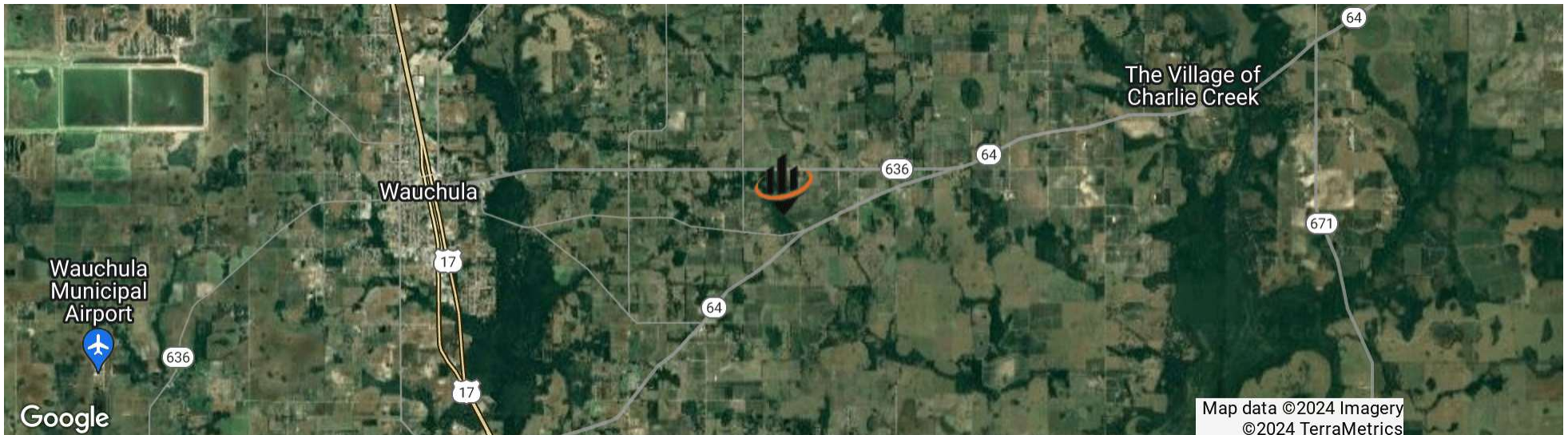
## SPECIFICATIONS & FEATURES

Land Types:	Hunting & Recreation Properties
Uplands / Wetlands:	27 acres uplands/31 acres wetlands
Soil Types:	Wauchula Fine Sand Ona Find Sand
Taxes & Tax Year:	\$1,704 2023
Zoning / FLU:	Zoning-A-1 FLU-Ag
Water Source & Utilities:	4" deep well
Road Frontage:	1,200' on Griffin Road.
Nearest Point of Interest:	Wauchula, FL
Current Use:	Hunting Recreation
Structures & Year Built:	<ul style="list-style-type: none"><li>• 2021</li><li>• 2003 Barn</li></ul>

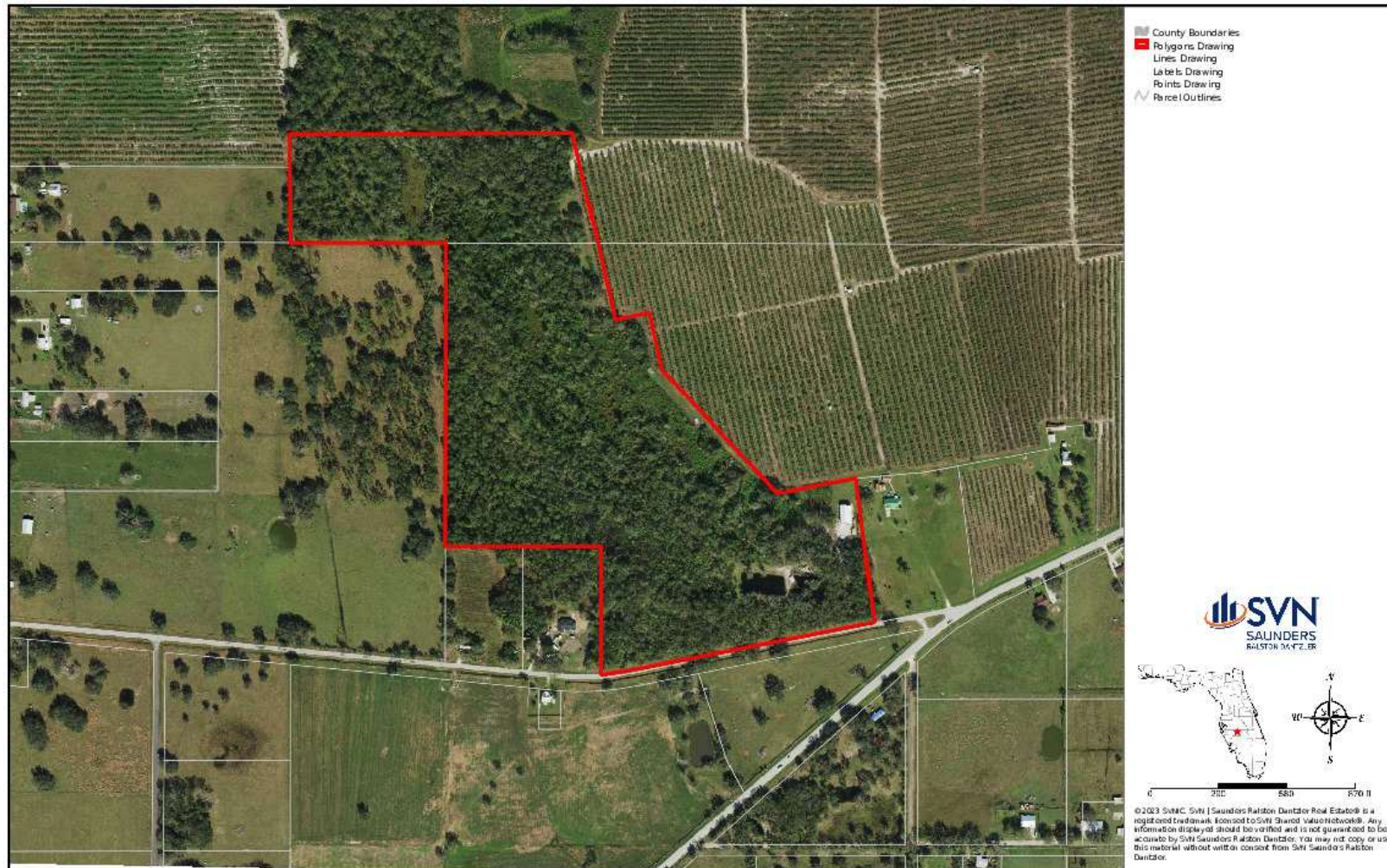


## LOCATION & DRIVING DIRECTIONS

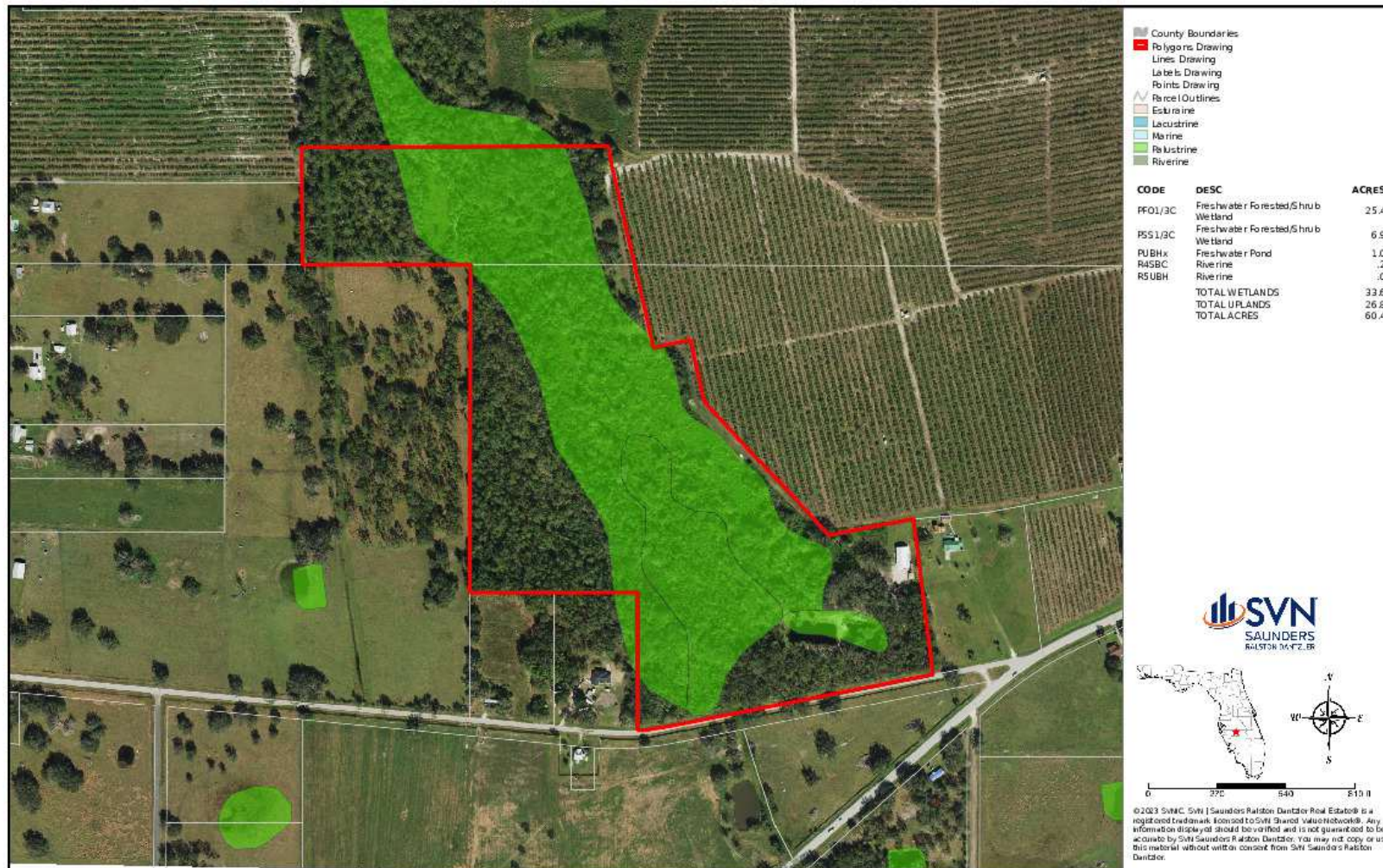
- Parcel: 08-34-26-0000-05480-0000 & 05-34-26-0000-09020-0000
- GPS: 27.54144, -81.735238
- Driving Directions:
- From US 17 in Wauchula, FL go east on SR 636 .6 miles to CR 652 (Griffin RD)
  - Take a right on Griffin Road and go 4.6 miles, the property will be on the left.



# Aerial Boundary



# Wetland Map



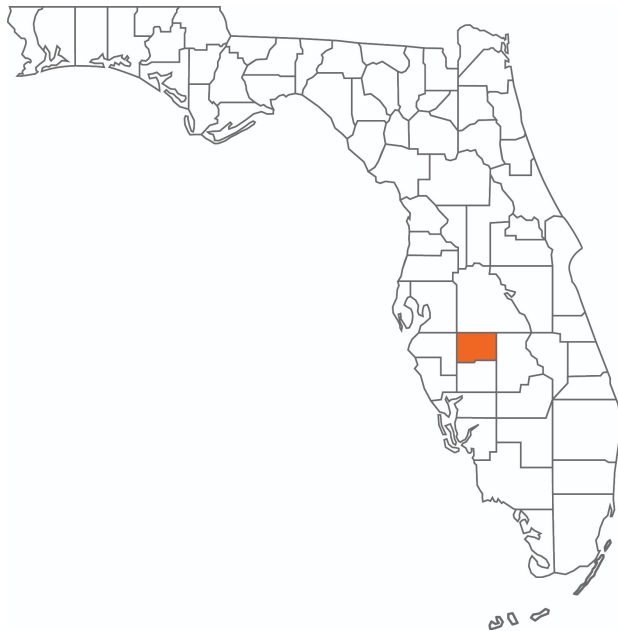


# Barn Photos









## HARDEE COUNTY FLORIDA

Founded	1921	Density	42.2 [2019]
County Seat	Wauchulla	Population	25,129 [2023]
Area	637 sq mi	Website	hardeecounty.net

Hardee County is located in West Central Florida and has a population of 25,645. Flowing through the county, the serene Peace River offers "Old Florida" recreation like fossil hunting, kayaking, and canoeing. Additionally, Hardee County is situated amid large phosphate deposits in an area known as "Bone Valley." With phosphate mining as a significant industry, The Mosaic Company has become a leading employer that currently owns all the mining land in Hardee County. The Mosaic Company is a Fortune 500 company with headquarters in Tampa, Florida

According to DataUSA, the county's 2020 economy employs 9,710 people, with a high number of employees in the occupations of Forestry, Fishing & Hunting [1,002 people]. The highest-paying industries by median earnings are Transportation & Warehousing & Utilities [\$47,772], Finance & Insurance, & Real Estate [\$44,241], and Public Administration [\$39,267].



**DAVID HITCHCOCK ALC, CCIM**

Senior Advisor

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## PROFESSIONAL BACKGROUND

David Hitchcock, ALC, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

As a 45-year veteran of the Florida agribusiness industry, David has an excellent background in citrus and agricultural businesses. His previous management positions were located at Bob Paul Citrus, Alcoma Packing, Haines City CGA, and Helena Chemical.

David concentrates on residential development properties, the selling of finished residential subdivisions, and bulk acreage for development. His diverse background gives him extensive knowledge of properties throughout the entire State of Florida that helps provide guidance to agricultural property owners as they decide how to transition their properties to other uses.

He is originally from Winter Haven, Florida, where he received his Eagle Scout award in 1968. He graduated from the University of Florida (UF) on a football scholarship and obtained a Bachelor of Science degree in physical education. David lettered in wrestling and football and was the Most Valuable Player and Co-Captain of the 1973 Gator Football Team.

David is also an active bicyclist, both in road and mountain biking. He is married, a father of two daughters, and a grandfather of six.

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