

# We know this land.



**Eshenbaugh**  
**LAND COMPANY**

**The Dirt Dog**



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# Property Description



## PROPERTY DESCRIPTION

Curley Road Ranch spans approximately 115.9 acres in Dade City, offering a mix of rolling pasture and wooded areas. It consists of approximately 60 acres of woods, 45 acres of pasture, and the balance in ponds and improvements. This composition allows for both agricultural and recreational uses.

The property is zoned AC (Agricultural), allowing for one unit per 10 acres, with a future land use of AG/R (Agricultural/Rural), which allows for one unit per 5 acres. There are two wells on site.

Improvements on the property include two houses: a 2,100 square foot house built in 2016, and a 2,508 square foot house built in 1925, along with four barns and four swine houses. Whether for agricultural use, rural living, or ranch operations, Curley Road Ranch presents an opportunity in a scenic and growing area.

## LOCATION DESCRIPTION

The property includes multiple addresses (14409, 14435, and 14451) on Curley Road in Dade City (Pasco County).

The site is situated near shopping, medical, and schools, with access to I-75 located approximately three and a half miles away and State Road 52 about two miles away. Due to its proximity to major roadways, the site offers convenient access to nearby cities, including downtown Dade City (10 minutes), Saint Leo University (10 minutes), Wesley Chapel (20 minutes), Zephyrhills (30 minutes), Tampa (40 minutes), and Tampa International Airport (45 minutes).

## SIZE

115.9 acres

## ZONING AND FUTURE LAND USE

Zoning: AC (Agricultural)

Future land use: AG/R (Agricultural/Rural)

## PRICE

\$4,000,000



# Aerial





# Aerials





# Drone Images





# Main House Photos





# Main House Photos





# Original House Photos





# Original House Photos



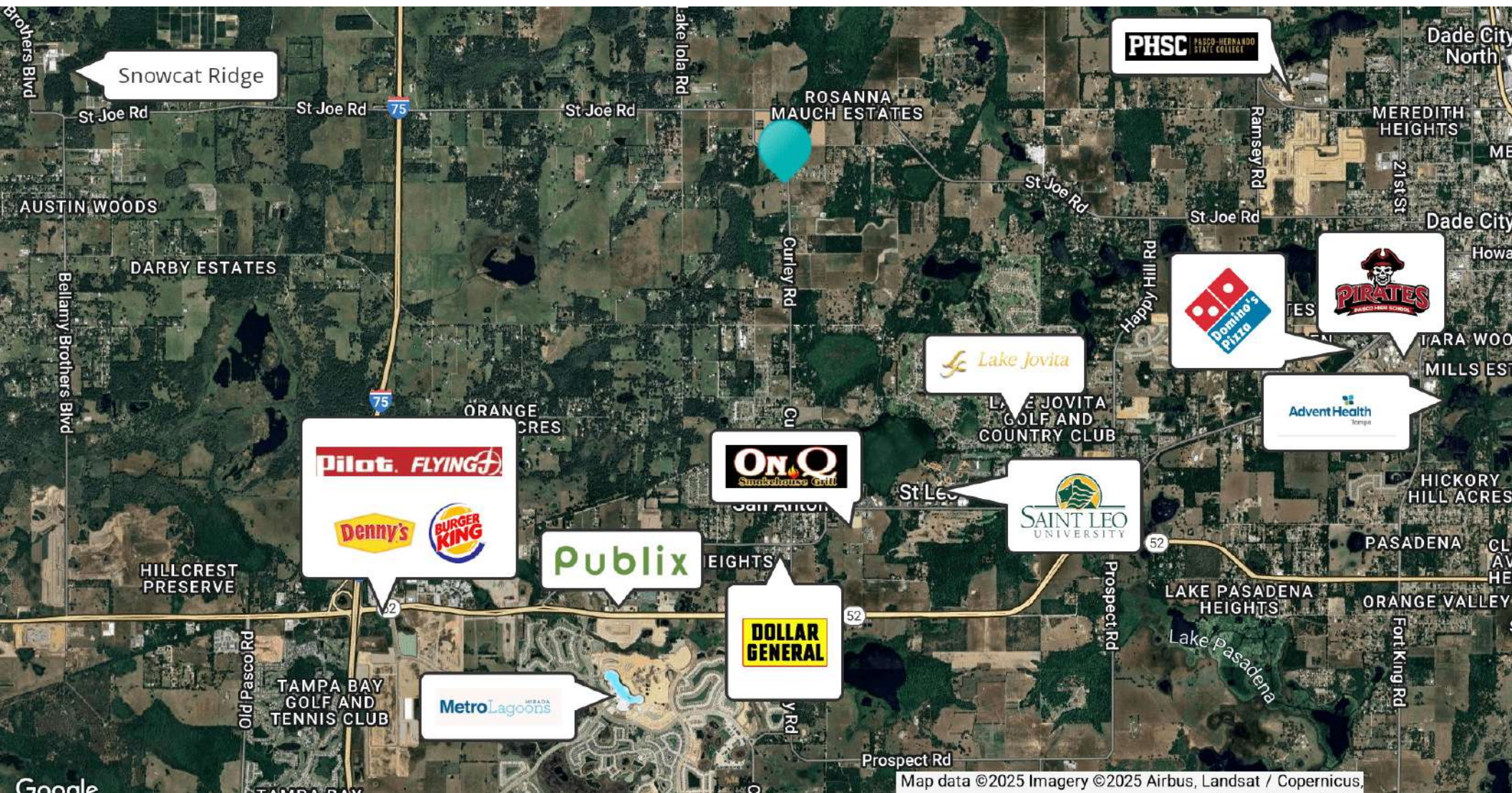


# Juice House and Pole Barn





# Retailer Map





# Demographics Map & Report

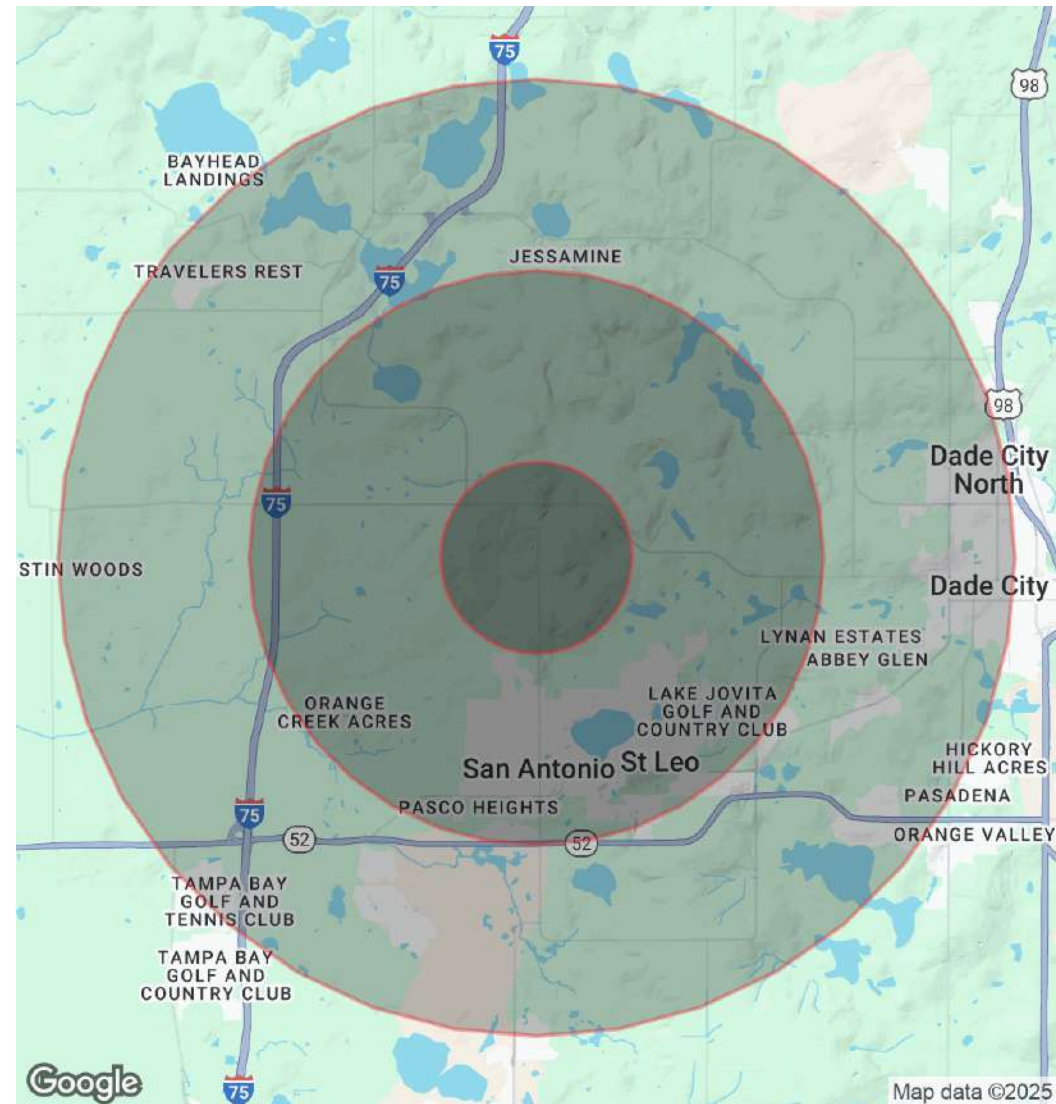
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	546	8,483	21,423
Average Age	51	40	43
Average Age (Male)	50	40	43
Average Age (Female)	52	41	44

## HOUSEHOLDS & INCOME

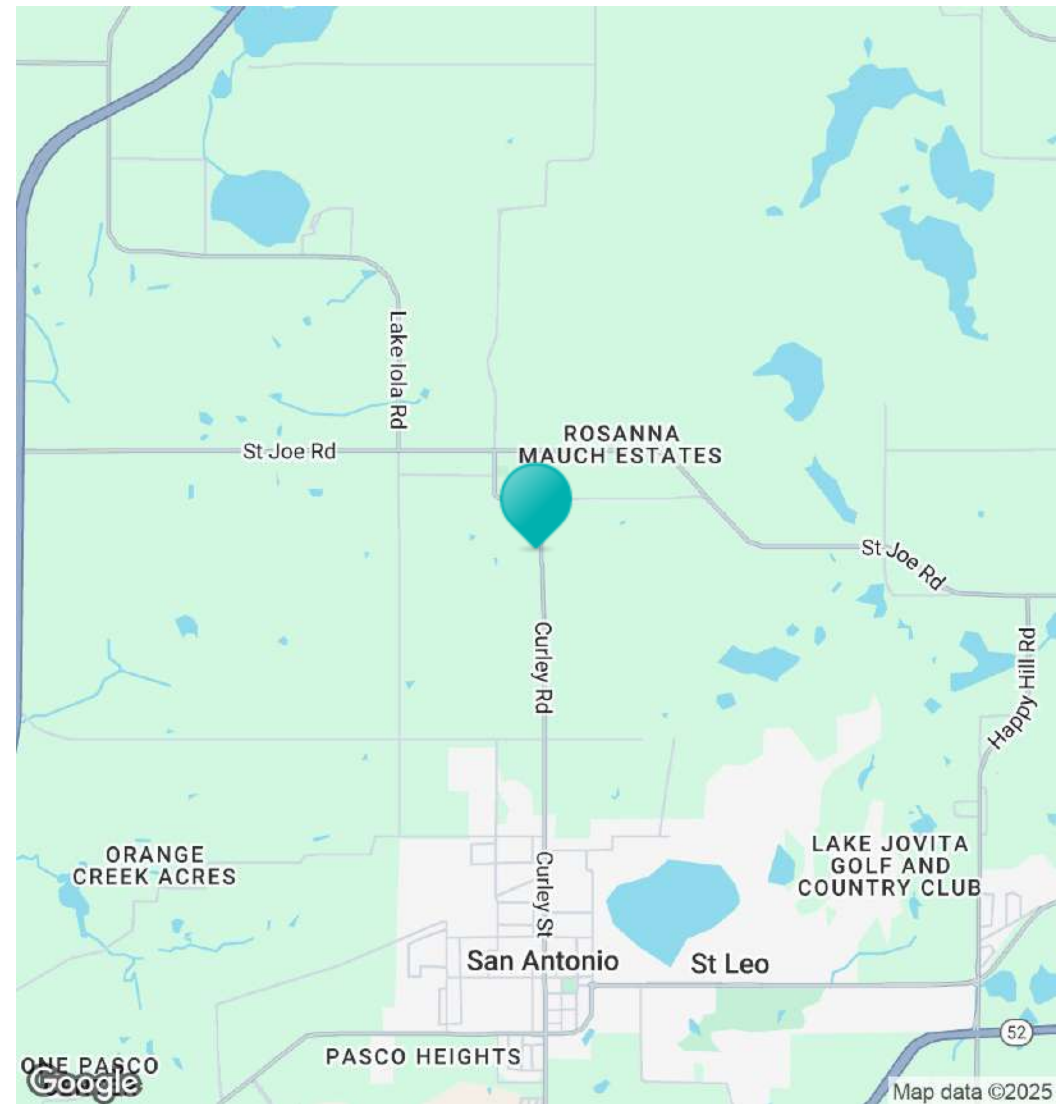
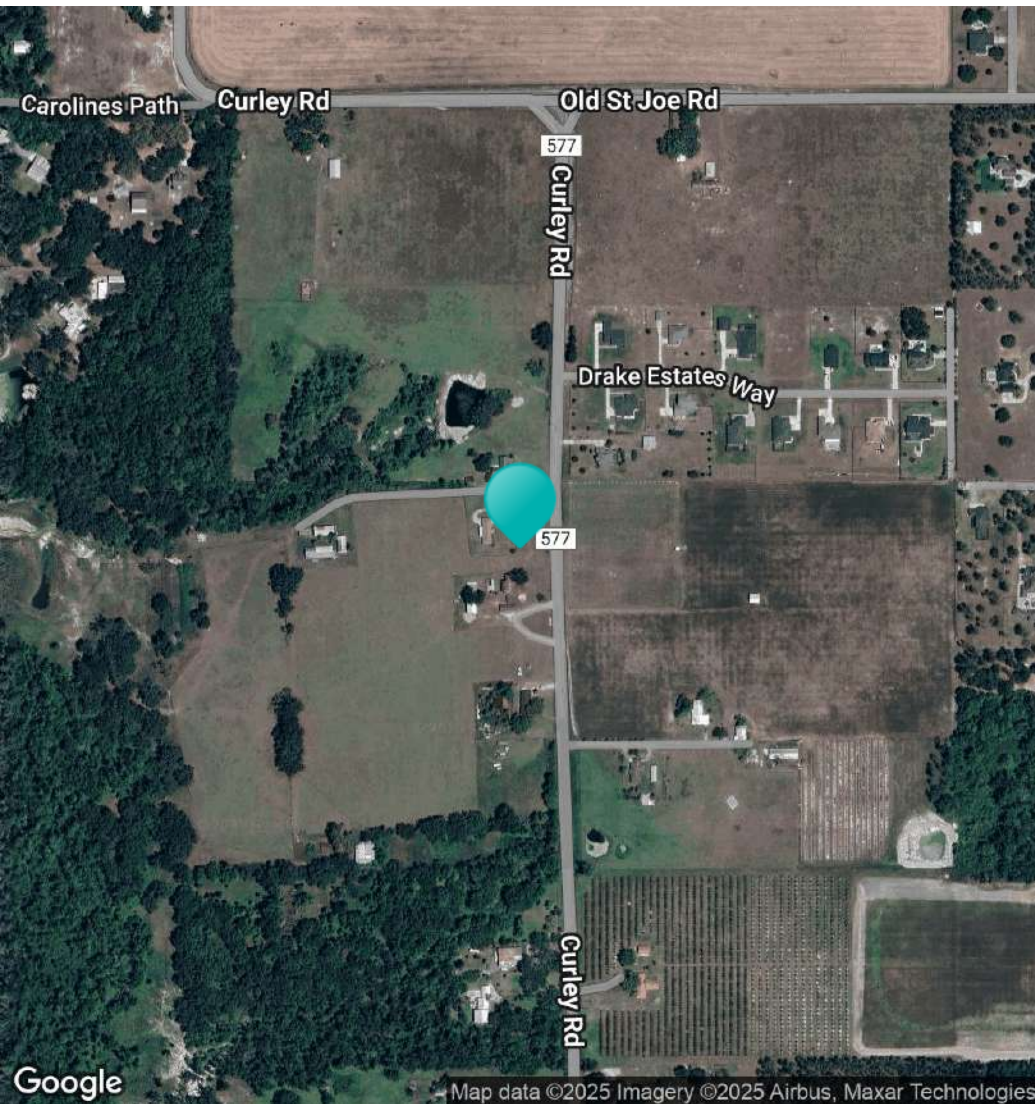
	1 MILE	3 MILES	5 MILES
Total Households	226	2,529	7,571
# of Persons per HH	2.4	3.4	2.8
Average HH Income	\$138,132	\$145,440	\$113,885
Average House Value	\$517,393	\$533,841	\$425,839

Demographics data derived from AlphaMap





# Location Maps





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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.