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LAND COMPANY

The Dirt Dog



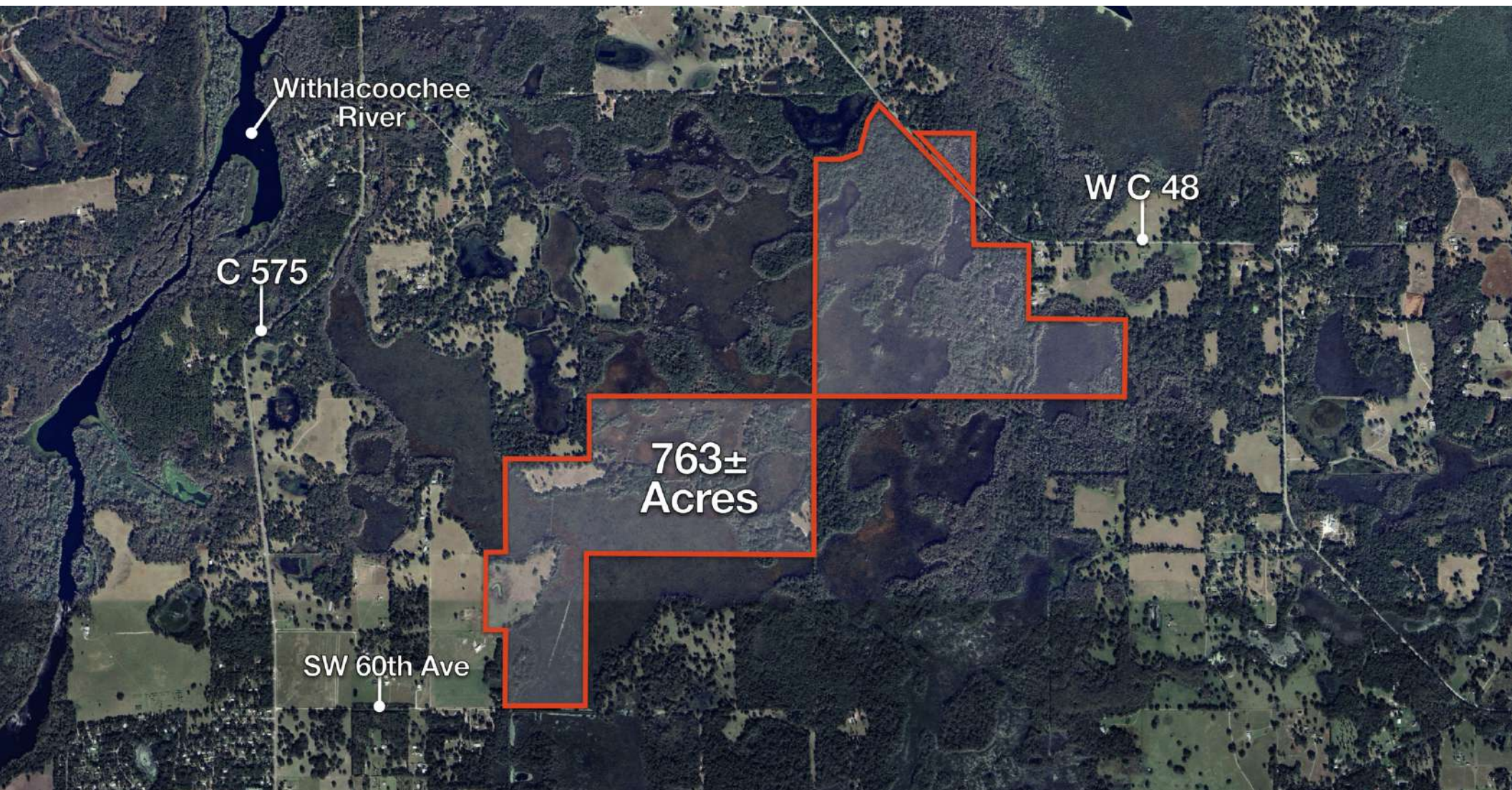
304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

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Aerial



Property Description

PROPERTY DESCRIPTION

This extraordinary 763± acre property in Sumter County, Florida, is truly one of a kind. Rich in fertile soils and minerals, it offers strong agricultural value and an unparalleled cultural legacy as the site of the 1836 Battle of Wahoo Swamp, a defining conflict of the Second Seminole War. Recognized as one of Florida's most important historic landscapes, it preserves hardwood hammocks, cypress swamps, and freshwater marshes that support rare orchids and ferns found in few other places. Its natural resources and historic importance make it equally compelling for agricultural use, long-term conservation, or the preservation of Florida's heritage. It's a living piece of history that cannot be replicated.

LOCATION DESCRIPTION

The property lies along County Road 48 in Bushnell, just west of I-75, offering a balance of accessibility and seclusion. Its location provides easy reach to The Villages, Ocala, Brooksville, and Tampa, and it sits less than five miles from Dade Battlefield Historic State Park, another key site of Seminole War history. The Withlacoochee River borders the surrounding landscape, once a vital stronghold during the war. Today, the area features a mix of agricultural tracts, conservation lands, and state forests that preserve the region's rural character while keeping strong connections to major population centers. This rare blend of historic significance, natural beauty, and connectivity makes it one of the most distinctive land offerings in Florida.

PROPERTY SIZE

763± Acres

ZONING

A10C (Agricultural)

FUTURE LAND USE

AGR (Agricultural)

PRICE

\$10,000,000

BROKER CONTACT INFO

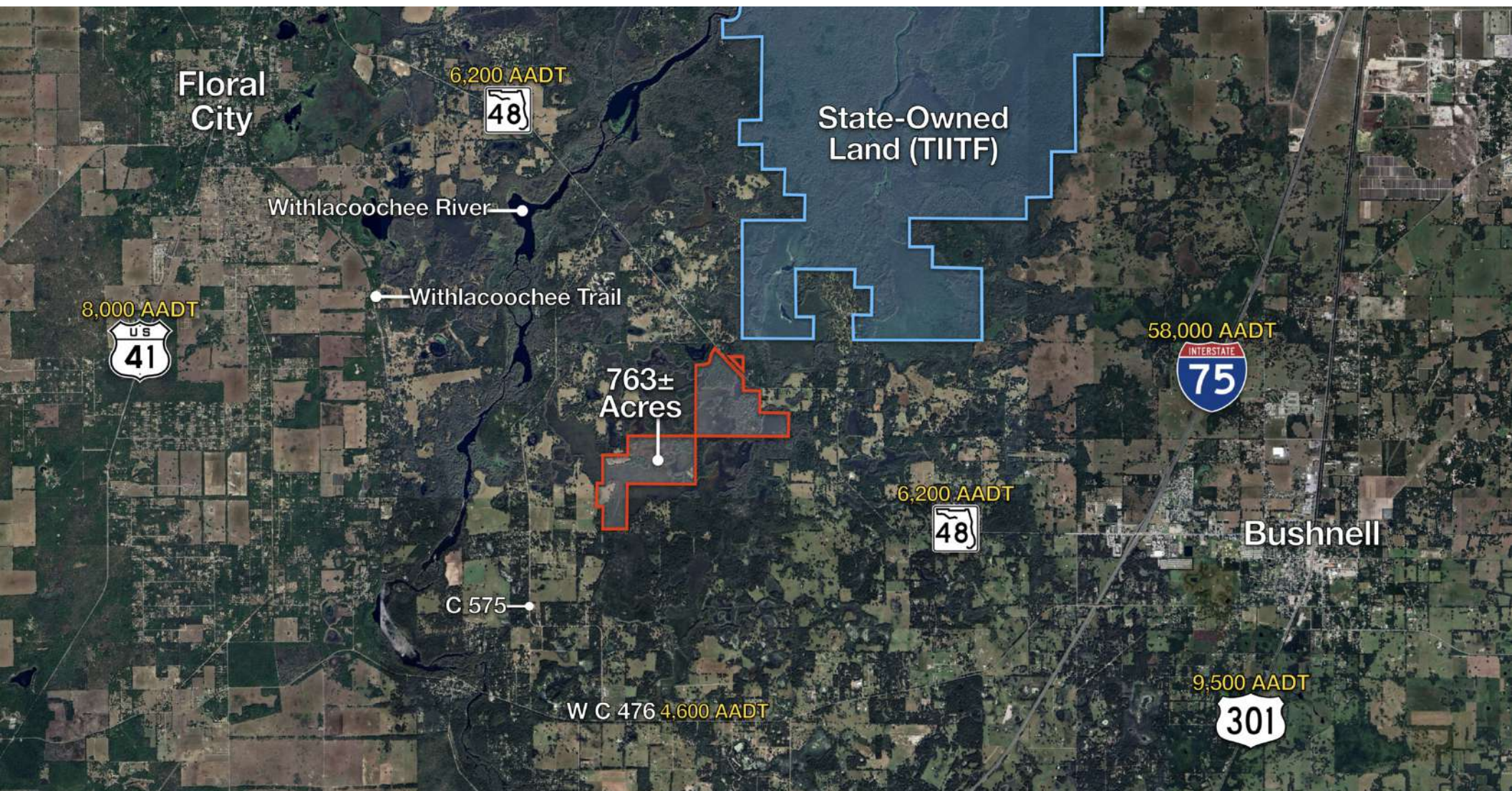
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Aerial



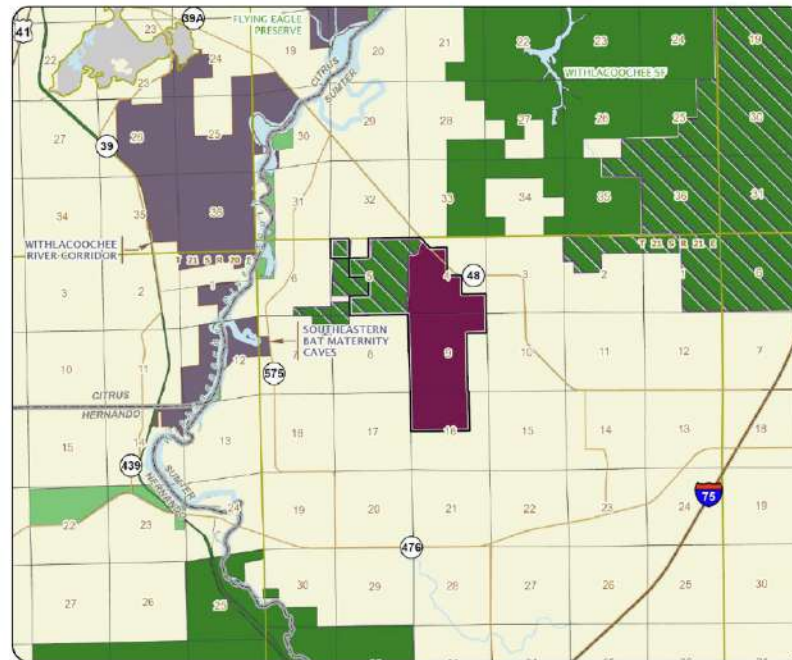
Additional Photos



Additional Photos



2025 Florida Forever Plan – Battle of Wahoo Swamp



BATTLE OF WAHOO SWAMP

SUMTER COUNTY



0 2 4 Miles



Source: FDEP – 2025 Florida Forever Plan

2025 Florida Forever Plan – Battle of Wahoo Swamp



Battle of Wahoo Swamp

Project Features: The Battle of Wahoo Swamp project aims to conserve a battle site from the Second Seminole War (1835-1842) and protect habitat for several rare plant species including Peters' bristle fern (*Trichomanes petersii*) and comb polypody (*Pecluma plumula*). The battles that occurred here were in response to the defeat of Major Frances Dade, now memorialized

at Dade Battlefield Historic State Park approximately 10 miles from Wahoo Swamp. The project features one of the few remaining areas in Florida that supports an array of rare ferns and orchids associated with limestone outcrops and grottoes.

2025 Priority List Rank: 1

Category: Critical Historical Resources

Remaining Project Acres: 1,154

Source: FDEP – 2025 Florida Forever Plan

2025 Florida Forever Plan – Critical Historical Resources

Critical Historical Resources

Rank	Project	County ¹	Remaining Acres	Cumulative Acres ²	Work Plan Priority ³
1	Battle of Wahoo Swamp	Sumter	1,154	1,154	High/Med
2	Pierce Mound Complex	Franklin	359	1,513	Low
3	Floyd's Mound	Madison	41	1,554	Low
4	Pineland Site Complex	Lee	136	1,690	Low

¹ Counties with no remaining acreage to acquire in a project not listed here. See project chapters for counties in which acquisitions are complete.

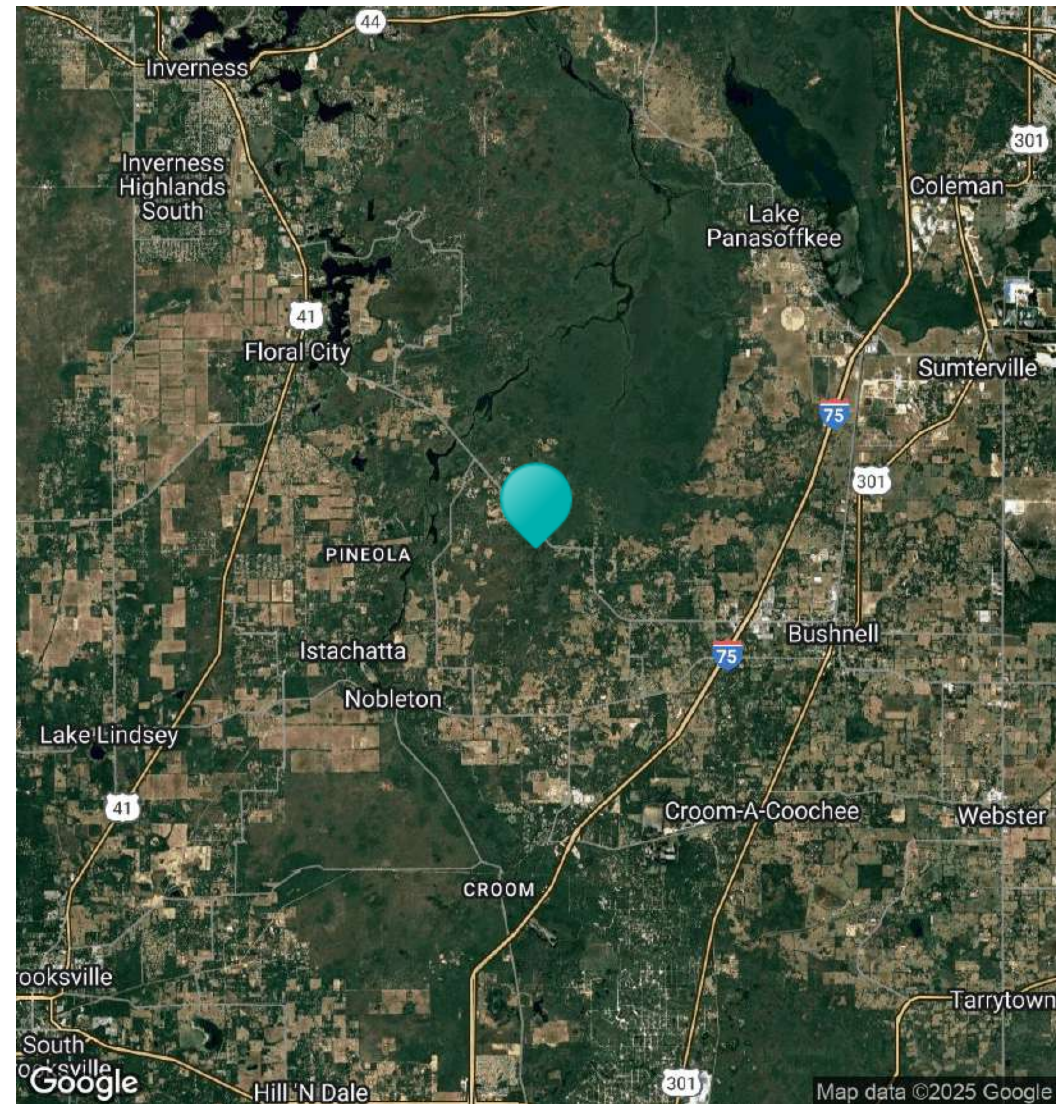
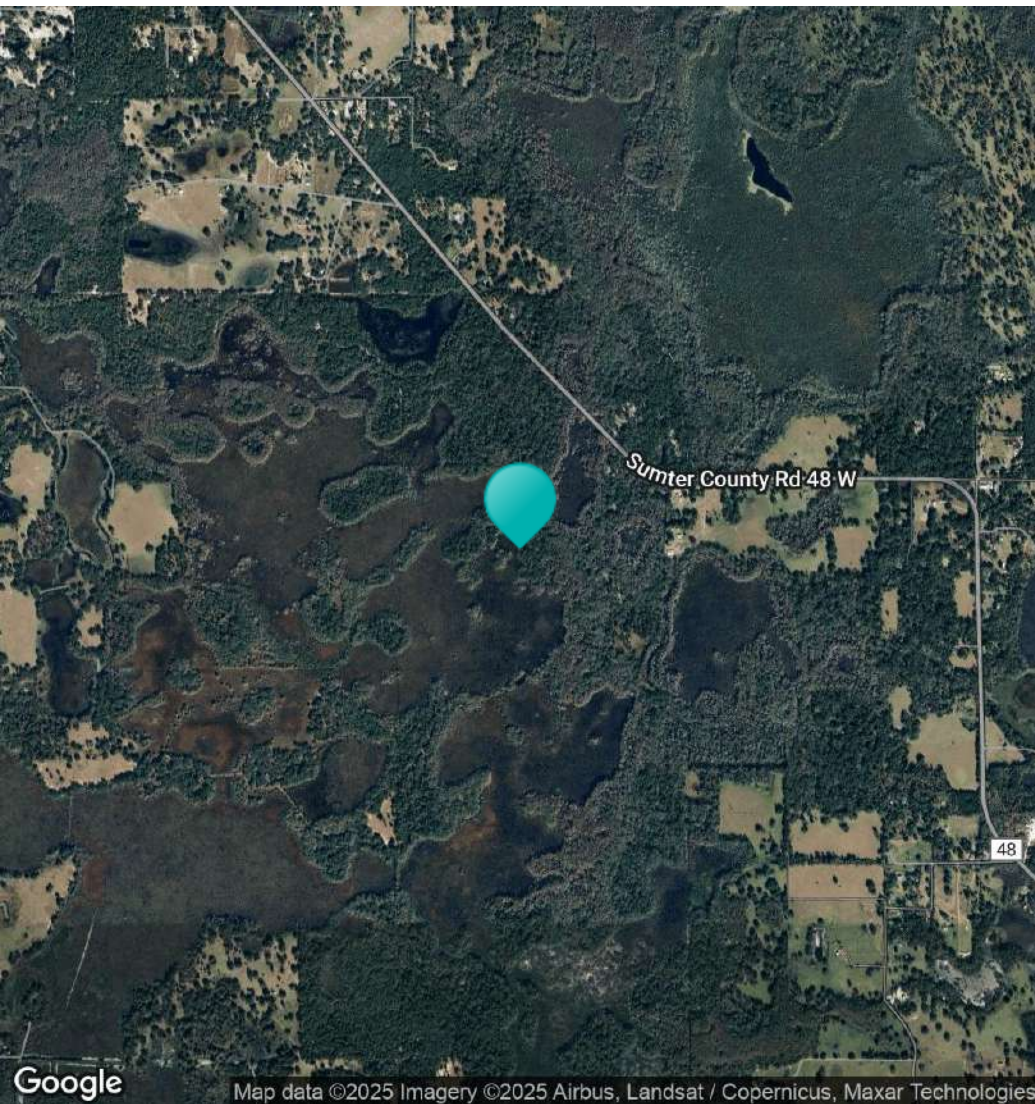
² Cumulative acres used to calculate which Priority Group of the acquisition Work Plan each project will qualify.

³ Work Plan Priority Groups pursuant to Rule 18-24.006(6), F.A.C.

High Priority Top 1/3 acreage within each Category	High/Medium Priority Portion of project in High Priority Group and portion in Medium Priority Group	Medium Priority Middle 1/3 acreage within each Category	Medium/Low Priority Portion of project in Medium Priority Group and portion in Low Priority Group	Low Priority Bottom 1/3 acreage within each Category
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Source: FDEP – 2025 Florida Forever Plan

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.

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