

GSW 3 Ranch

Kathleen, FL • Pasco County

326.34 +/- acres

Heavily Wooded Hunting Land • Conservation Easement



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This property is an ideal hunting property. Heavily wooded, it supports native habitat for abundant game. There is over 100 acres of planted pine on the property that can be cut and harvested. The property is adjacent to 383 acres that can be put together in one sale to add more acreage.

Acreage: 326.34 +/- acres (additional 383 +/- acres adjacent are available - please inquire).

Sale Price: \$1,000,000

Price per Acre: \$3,064

County: Pasco County, on border of Sumter County

Site Address: Kathleen, FL 33525

Road Frontage: None, land locked with access through an easement

Soil Types: Wauchula, Wabasso, Pomona, Eaugallie Fine Sands, Zephyr Muck

Uplands/Wetlands:

- 249.68 +/- acres uplands
- 76.66 +/- acres wetlands

Fencing: Cross and exterior

Zoning/FLU: Conservation land

Current Use: Conservation land

Conservation Easement: Conservation easement in place by SWFWMD

Game Populations: Loaded with deer, turkey, and hogs

Taxes: \$0.00

Parcel ID: 25-25-22-0000-00100-0010

GPS: 29.274740 W Long -82.065697 N Lat



**Shown By Appointment Only
Listing Agent Must Be Present**

2 +/- Miles to US 98 • 10 +/- Miles to CR 39/US 301 • 2 +/- Miles to Zephyrhills

Aerial Video!
www.SREland.com/GSW3



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