



ARCADIA 54 ACRES

ARCADIA, FL | DESOTO COUNTY

54 ± ACRES TOTAL



SPECIFICATIONS & FEATURES

Acreage: 54 ± acres

Sale Price: \$324,000

Price Per Acre: \$6,000

Site Address: 4105 Coker St NW, Arcadia, FL 34266

County: Desoto

Road Frontage: 2,245 ± feet on Northwest Coker St

Soil Types: 80% Smyrna Fine Sand

Uplands/Wetlands: 98% uplands

Structures: Single family home (1938); not inhabitable

Taxes: \$861.71 in 2017

Zoning/FLU: Rural - 1 unit/10 acres

Fencing: Perimeter and cross fenced

Water Source & Utilities: Will need well and septic

Potential Uses: Ranch, livestock, homesite, hunting, citrus, farming, four-wheeling

Game Populations: Deer, turkey

Current Use: Cattle

Land Cover: Approximately 30 ± acres of pasture, 23 ± acres of pine flatwoods and oaks, and 1 ± acre of marsh

With 30 ± acres of semi improved pasture, 23 ± acres of pine flatwoods and oaks, and deer and turkeys that frequent the property, this beautiful land could support a ranch and recreational lifestyle. Boasting 2,245 ± feet of road frontage and having 98% uplands, this property would not only serve as a beautiful homesite and ranch, but it would be a great long term investment as well.



LOCATION & DRIVING DIRECTIONS



Parcel IDs: 16-37-24-0000-0090-0000

GPS Location: 27.256219, -81.914811

Driving Direction:

- From Arcadia head approximately 2 miles west on highway 70 and take a right on 661.
- Continue approximately 2 miles onto Oconnor Avenue.
- After approximately 500 feet, take a left on North West Coker Street.
- Continue on Northwest Coker Street for 1.1 miles and the property will be on your left.

Showing Instructions: Contact listing agent, Britt Peace (863.274.3931), for instructions.





Saunders

REAL ESTATE

863.648.1528
114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

54 ± Acres • Great for ranch and recreational lifestyle
30 ± acres of semi improved pasture

SREland.com/Arcadia54

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LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
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