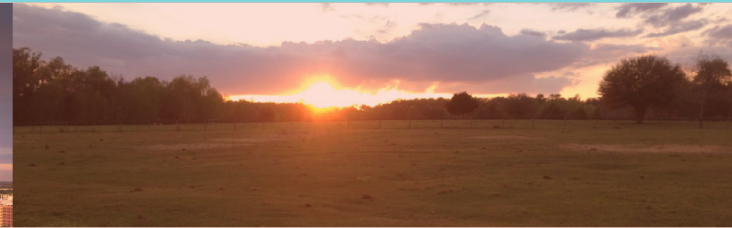
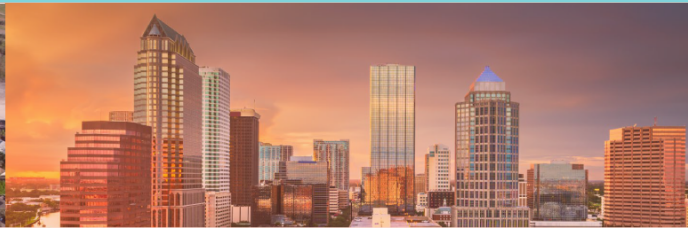


We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase a 36.35-acre ranch in Spring Hill. The ranch is comprised of improved pasture, scattered oaks, and two ponds - one of which is stocked with fish. Deer and turkey are commonly seen as well.

The property provides the joys of quiet, country living, while also being close to modern conveniences.

LOCATION DESCRIPTION

The property is located at 13630 Vernon Dairy Road in Spring Hill in Pasco County. It's approximately 0.3 miles west of US Hwy. 41 and 2.5 miles north of State Road 52. Access to Vernon Dairy Road from the north is provided via Lussier Lane and from the south via Kent Grove Road.

The ranch's proximity to State Road 52 and the Veterans Expressway allow for easy commutes to Tampa International Airport & Westshore Blvd. (35 minutes), downtown Tampa (40 minutes), and downtown St. Petersburg (50 minutes). Local shopping, medical, and schools are nearby as well.

PROPERTY SIZE

36.35 Acres

ZONING

AC

PRICE

\$425,000

BROKER CONTACT INFO

J. Michael Strahan, ALC, CCIM, MAB

Broker Associate

813.287.8787 x5

michael@thedirt dog.com

Aerial Overlay



36.35± Acres

Aerial Photos



Aerial Photos



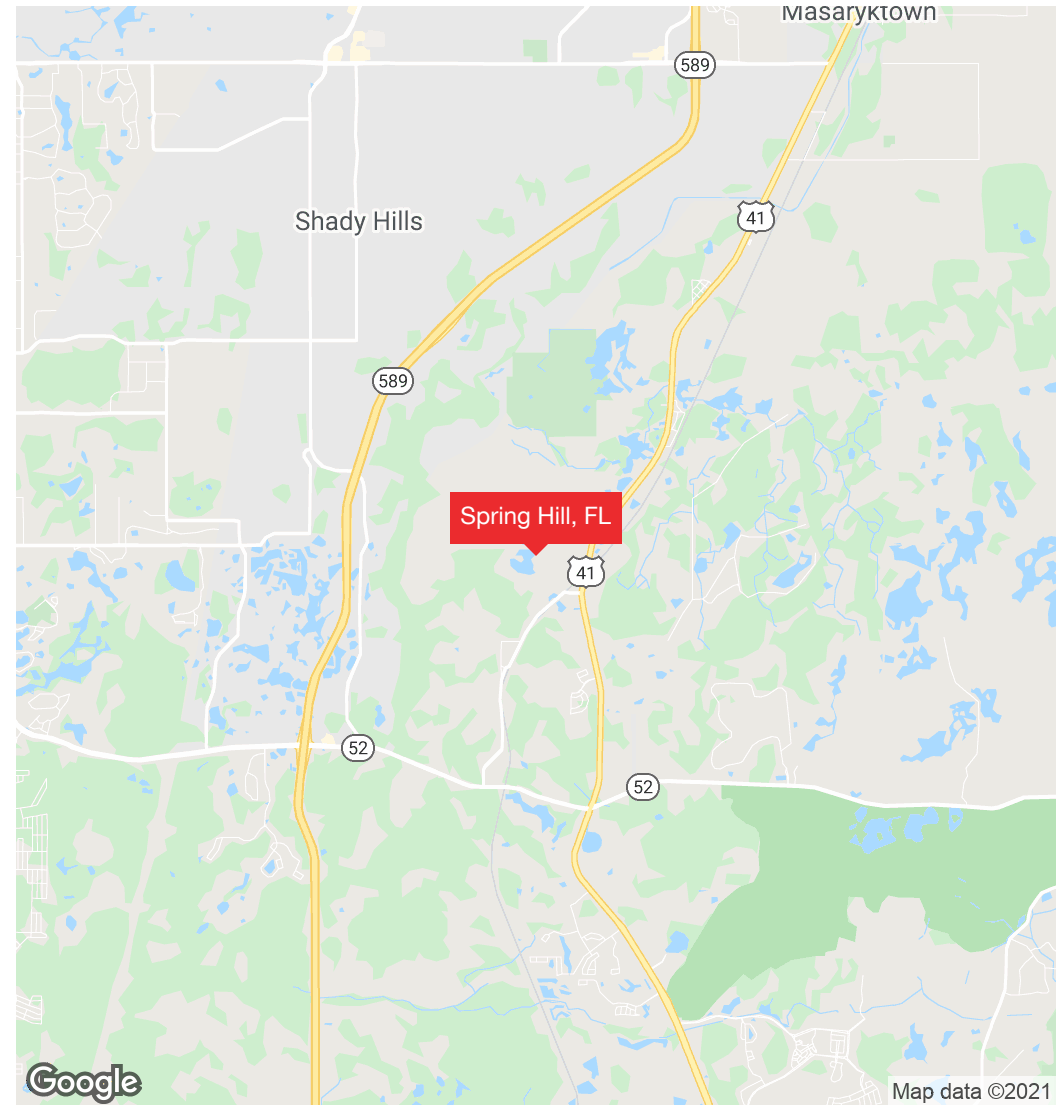
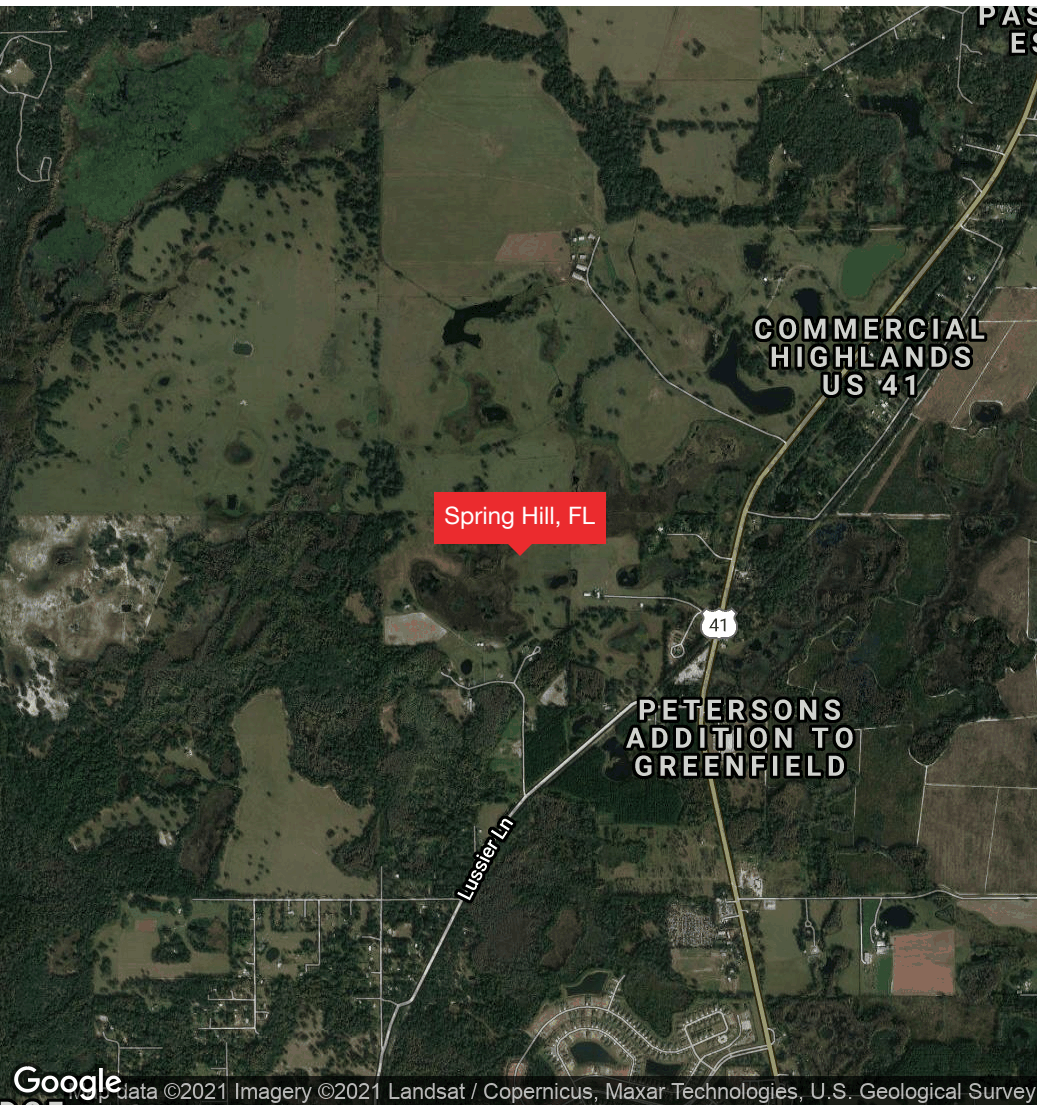
Property Photos



Property Photos



Regional Map



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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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