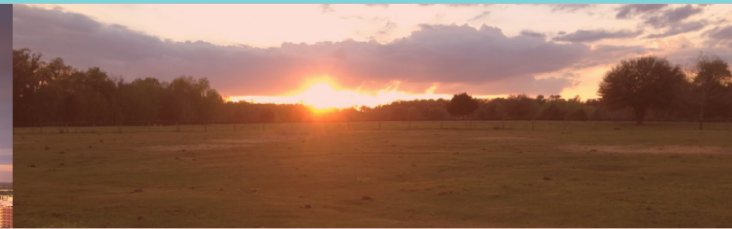
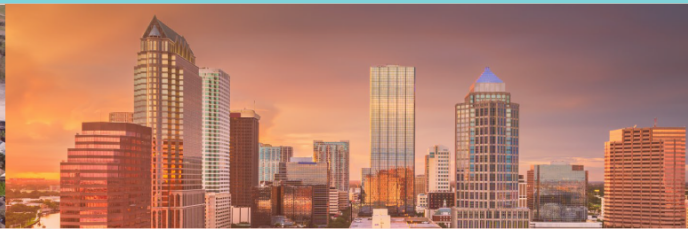


We know this land.



Eshenbaugh

LAND COMPANY

The Dirt Dog 

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The O'Berry Ranch is a multi-generational 485-acre cattle ranch in Zephyrhills. It consists of rolling hills, improved pastures, oak hammocks, wet prairies, and its own lake (Tucker Lake). The improvements on site include a barn, two wells, cattle pens, five-strand perimeter fencing and cross fencing. It's estimated that 33% is wetlands/lowlands.

The majority of the property is zoned AC - Agricultural District (one unit per 10 acres). The two (former) lots on Melrose Avenue are zoned AR - Agricultural Residential (one unit per acre). The entire property has a future land use of RES-1 (one unit per acre).

Currently, the utilities are well and septic. There's a 12" water line along Old Lakeland Highway. Sewer is approximately 3 miles away. The City of Zephyrhills is planning on extending the sewer line down Otis Allen Road to Old Lakeland Highway over the next 18 months.

LOCATION DESCRIPTION

The property is located at 7905 Berry Road in Zephyrhills in unincorporated Pasco County. It's situated north of State Road 54, west of US Hwy. 98, and east of Old Lakeland Highway (CR 535). This central location allows for easy access to medical, shopping, and schools. Its proximity to major roadways allows for quick commutes to downtown Zephyrhills (5 minutes), downtown Dade City (10 minutes), Plant City (25 minutes), Lakeland (35 minutes), and Tampa (45 minutes). In addition, St. Petersburg and Orlando are one hour away.

The property has access from three roads - Berry Road, Merrick Road, and Melrose Avenue. It has one mile of frontage on Berry Road, 4,100' of frontage on Merrick Road, and over 500' of frontage on Melrose Avenue.

PROPERTY SIZE

485.0 Acres

PRICE

\$5,820,000

BROKER CONTACT INFO

J. Michael Strahan, ALC, CCIM, MAB

Broker Associate

813.287.8787 x5

michael@thedirtdog.com



Aerial Overlay



Property Photos



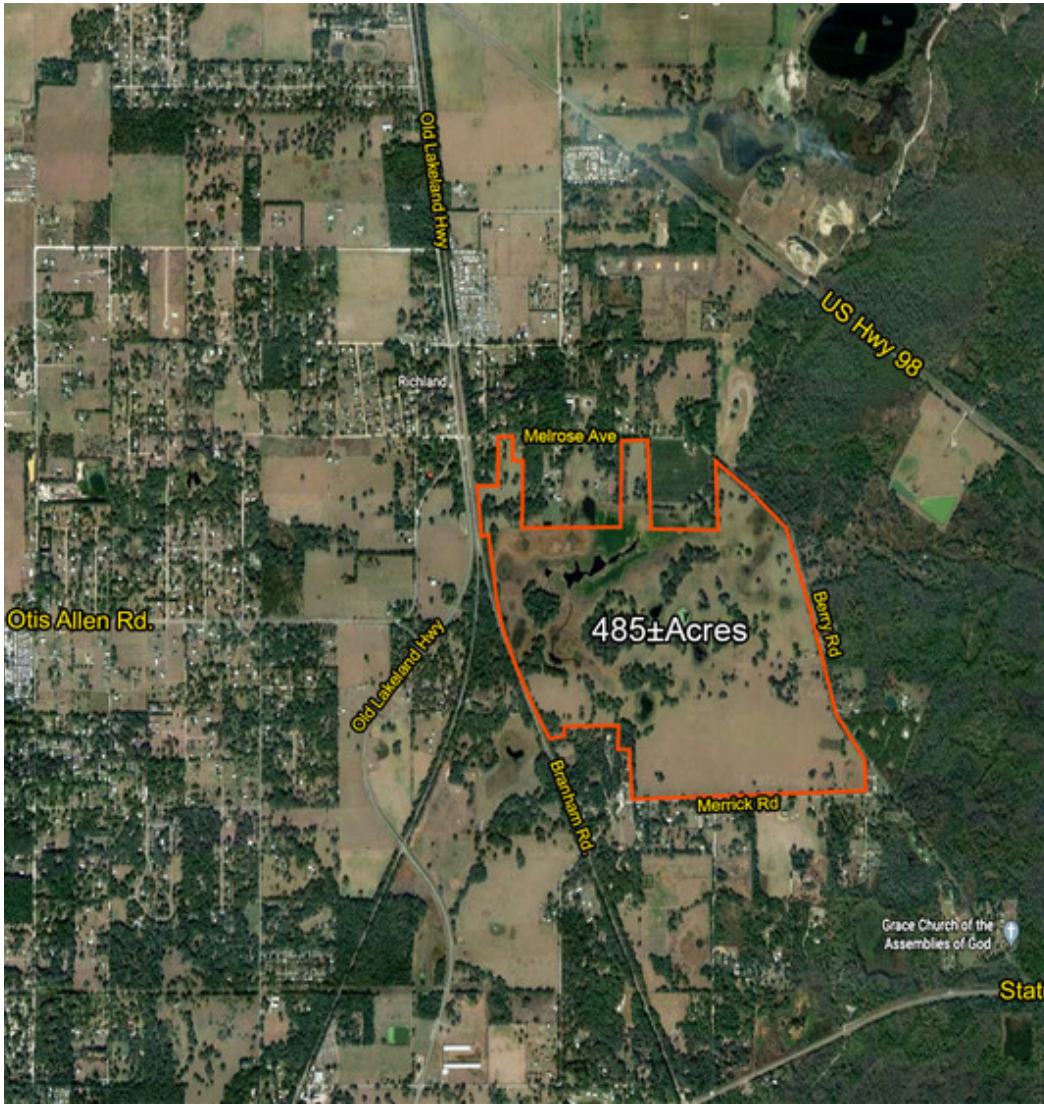
Property Photos



Aerial Photos



Aerial Maps



Regional Map



Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

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.