

FOR SALE

66.2175 ACRES

NORTHWEST CORNER OF COLLINS RD. & HULL AVE.
WEST OF US 17, FT. OGDEN, DeSOTO COUNTY, FL



727.520.8181
www.aerophoto.com

66 Acres Ft. Ogden

Negative # 60315 021
Date 03.15.06

- Excellent location in Ft. Ogden area of DeSoto County, just west of US Highway 17, the main thoroughfare between Punta Gorda and Arcadia.
- Property currently an orange grove, and is in ideal condition for future development.
- 66.2175 Acres of mostly uplands with county maintained road frontage on two (2) sides.
- Zoning is A-10 (Agricultural 1 Unit Per 10 Acres), and the existing Future Land Use Map indicates the subject is located within the Rural Agricultural area, which allows residential development of one (1) unit per ten (10) acres.
- The surrounding area is transitioning from agricultural to proposed residential development with sites located adjacent to the subject on the east side (s.e. corner of Collins Rd. and Hull Ave.) already rezoned to RMF-6 (Residential Multi-Family 6 Units Per Acre).
- **PRICE: \$599,000**

Riverside
Professional Services, LLC

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MAP OF SITE





LEGAL DESCRIPTION: (O.R. BOOK 211, PAGE 361)

BEGIN AT THE SE CORNER OF SECTION 12 AND ALSO THE NE CORNER OF SECTION 13, TOWNSHIP 39 SOUTH, RANGE 23 EAST, FOR P.O.B.: THENCE S 0° 25' 13" W ALONG EAST LINE OF SAID SECTION 13, 518.71 FEET TO CENTERLINE OF COUNTY ROAD GOING WEST; THENCE N 88° 50' 43" W ALONG SAID ROAD, 1,374.29 FEET TO P.I. OF SAID COUNTY ROAD; THENCE N 67° 55' 20" W ALONG CENTERLINE OF SAID COUNTY ROAD, 488.94 FEET; THENCE N 0° 30' 20" W, 572.07 FEET; THENCE N 85° 21' 54" E, 177.93 FEET; THENCE N 55° 09' 48" E, 197.36 FEET; THENCE N 3° 59' 44" W, 940.17 FEET TO NORTH LINE OF S ½ OF SE ¼ OF SAID SECTION 12; THENCE S 89° 47' 50" E ALONG SAID NORTH LINE, 1,560.73 FEET TO NE CORNER OF SAID S ½ OF SE ¼; THENCE S 0° 22' 30" W ALONG EAST LINE OF SAID S ½ OF SE ¼, 1,324.25 FEET TO P.O.B.; LESS R/W TO COUNTY ROAD ON EAST SIDE AND SOUTH SIDE.