



OFFERING MEMORANDUM

SPRING LAKE RANCH

24280 POWELL ROAD, BROOKSVILLE, FL 34602

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Eshenbaugh
LAND COMPANY
Celebrating 25 Years

PROPERTY DESCRIPTION

This 115-acre tract offers rolling hills, scenic views, and serenity in the Florida countryside. The property has been meticulously maintained for cattle grazing and recreation with perimeter fencing, cross fencing, and trails throughout. Mature oaks and pines provide shade for the cattle while a spring-fed pond acts as a year-round water source. Near the highest elevation of the property sits an upscale, 1,500 square foot, three bedroom, two bath lodge with full kitchen, spacious den, walk-in closet, and oversized screened-in porch. Adjacent to the lodge sits a cozy guesthouse that could be utilized as a caretaker's house with a bedroom, bathroom, den and full kitchen. The guesthouse also includes a storage area and workshop with two overhead doors allowing for ample space to store equipment and tools. Other improvements include a storage shed, a "hoop barn", automatic gates to all pastures and main entry, two hunting stands, a catch pen and squeeze shoot chute for cattle. The property has been platted into ten separate tracts offering the next owner a great exit strategy if they wish to subdivide the property into estate lots. Buyers looking for a turnkey countryside estate, hobby farm, or small cattle operation will be hard pressed to find a more pristine property on the market today.

LOCATION DESCRIPTION

Located on the south side of Powell Road in Spring Lake, Florida.

Drive Times: Publix - Less than 20 minutes, Walmart - 25 minutes, Tampa - 50 minutes, St. Petersburg - Less than an hour.

PROPERTY SIZE

115 Acres

ZONING

AG (1 home per 10 acres)

PRICE

\$1,880,000

BROKER CONTACT INFO

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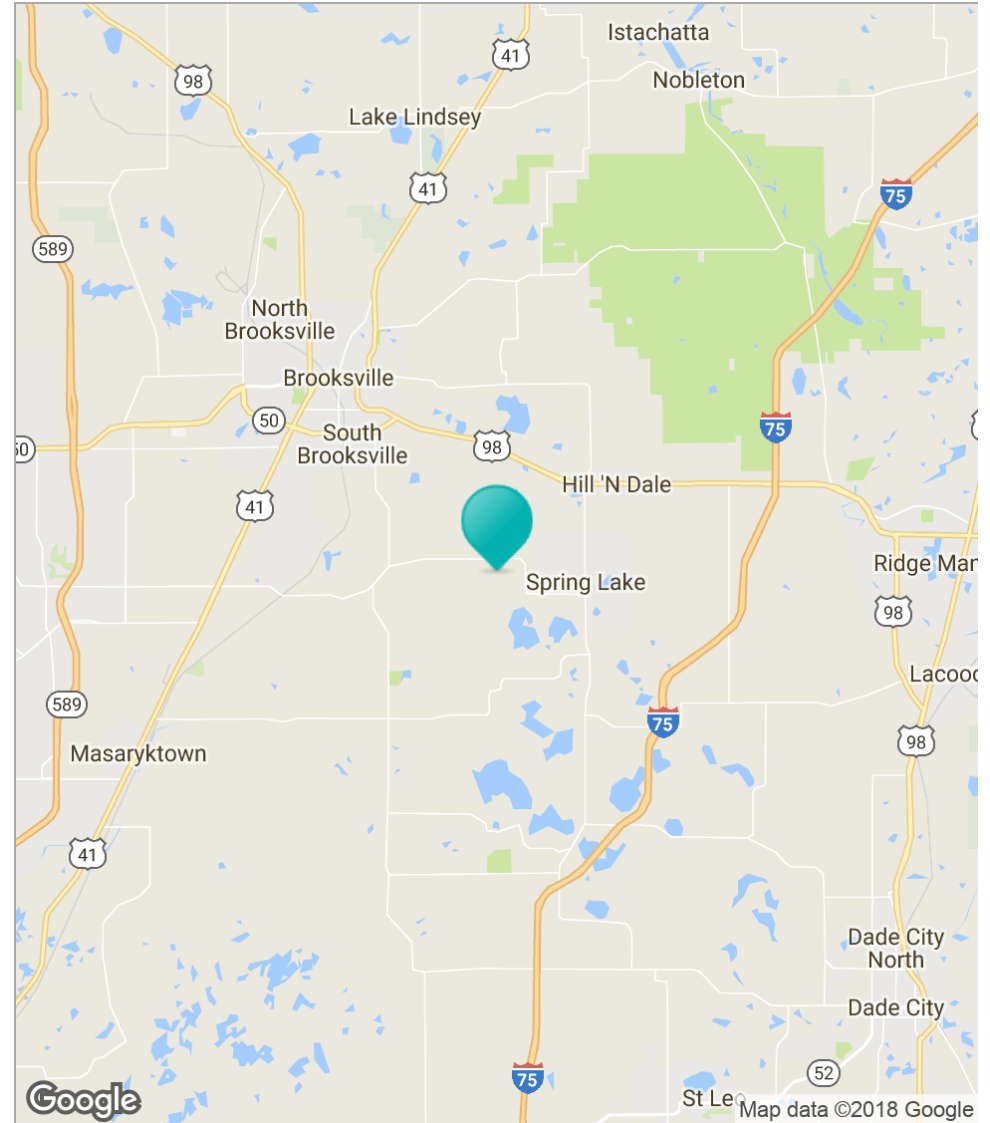
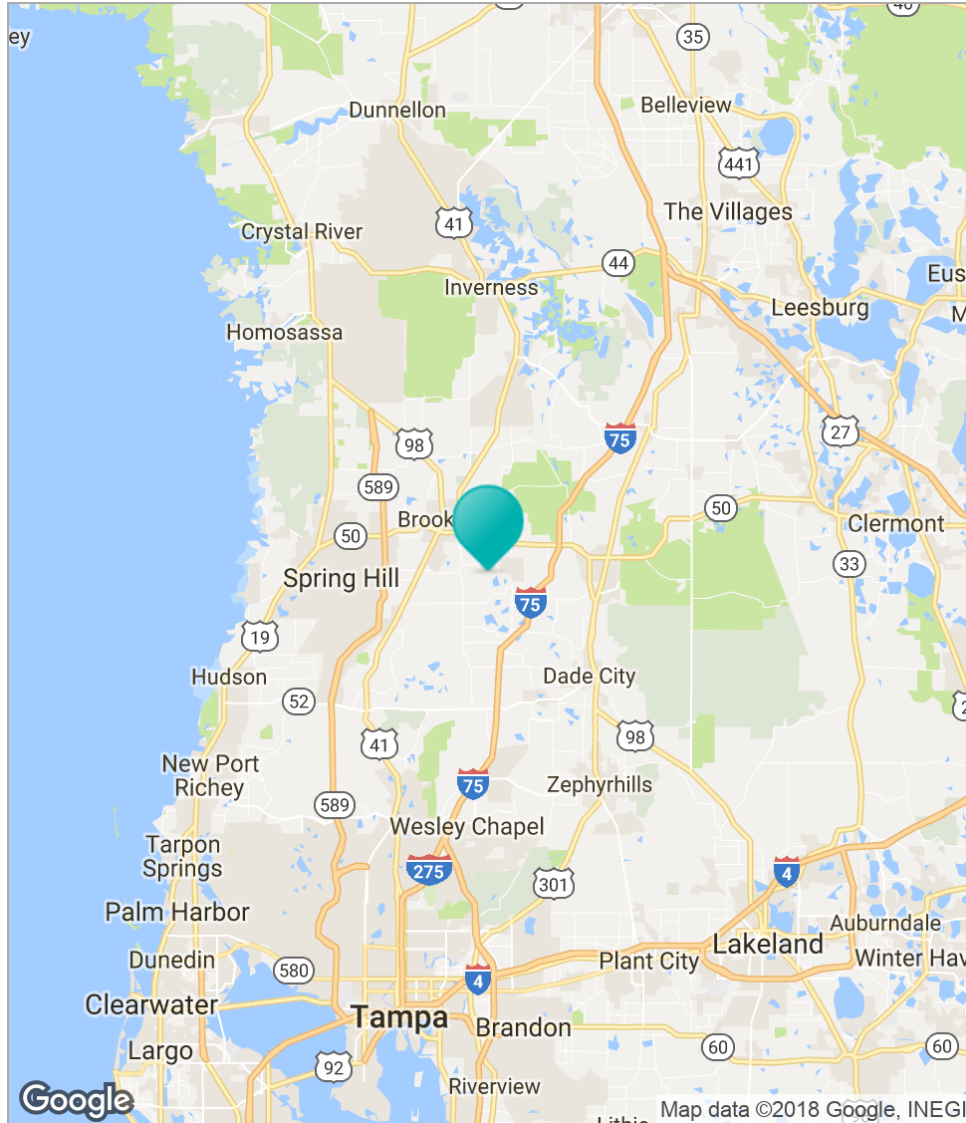












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