



OFFERING MEMORANDUM

# LIPE ROAD

9317 SW LIPE ROAD, ARCADIA, FL 34266

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**Eshenbaugh**  
**LAND COMPANY**  
Celebrating 25 Years

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## PROPERTY DESCRIPTION

The opportunity is to purchase 658± acres of pastureland located on Lipe Road in Arcadia. It boasts a beautiful 5,700+ SF custom home with 5 bedrooms, 8.5 bathrooms, and a pool. The property also has a 1,900+ SF house, 1,200 SF cabin overlooking a pond, and numerous storage buildings. It's an estimated 78% uplands and 22% wetlands.

Currently, the property is being used for cattle grazing. It has 6 (3-6" and 3-4") permitted wells, cattle pens, and is fenced and cross fenced.

## LOCATION DESCRIPTION

The property is located at 9317 SW Lipe Road in Arcadia in unincorporated DeSoto County. It can be accessed by traveling along CR 769 and turning west onto SW Lipe Road. The property is located at the end of road on the right.

The property is only 10 minutes from I-75, 20+ minutes from Port Charlotte & Punta Gorda, 1 hour from Sarasota, and 90 minutes from Tampa, St. Petersburg & Naples.

## PROPERTY SIZE

658.0 Acres

## ZONING

A-10

## FUTURE LAND USE

Rural

## PRICE

\$4,350,000

## BROKER CONTACT INFO

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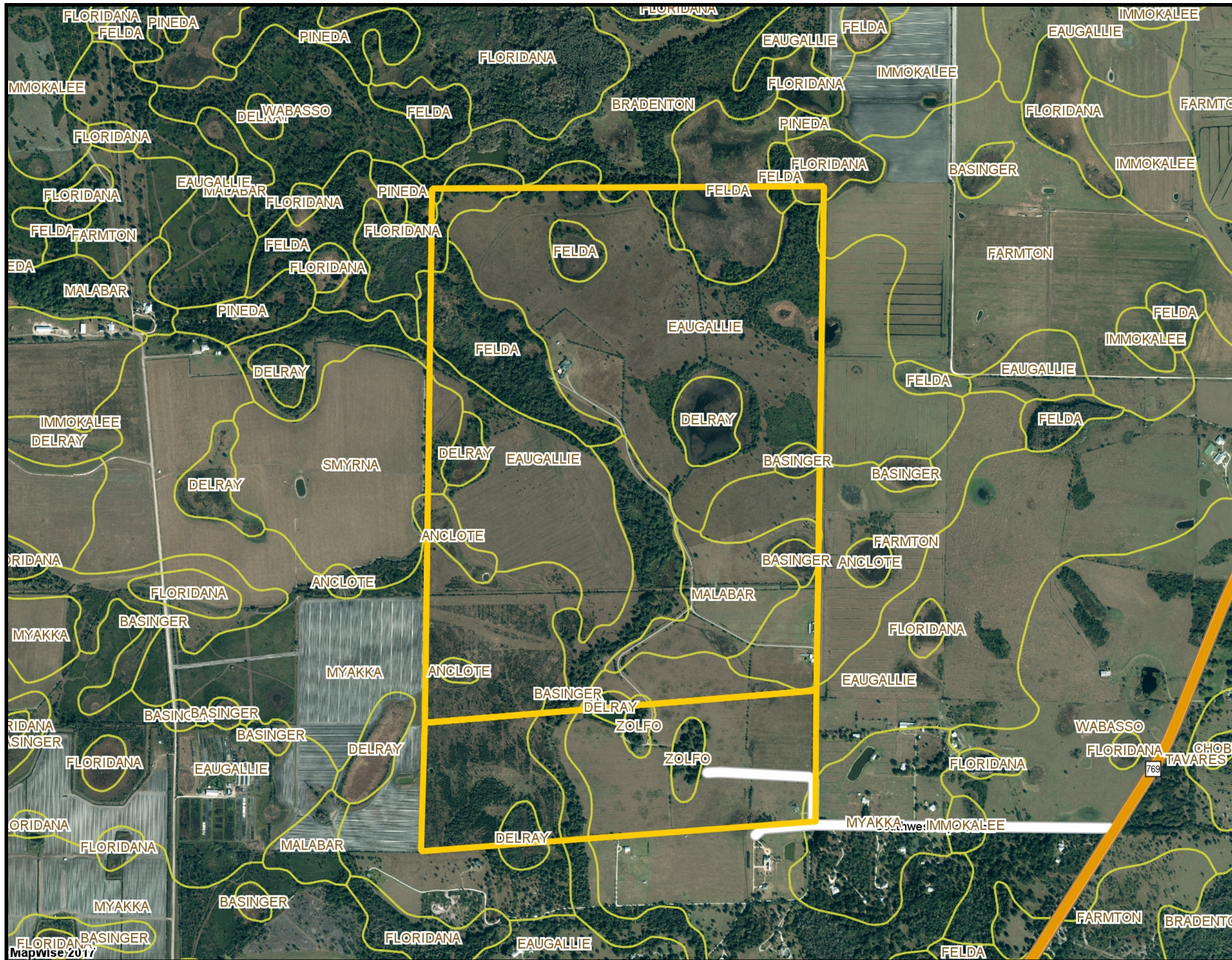




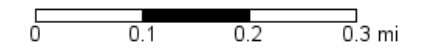
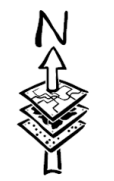
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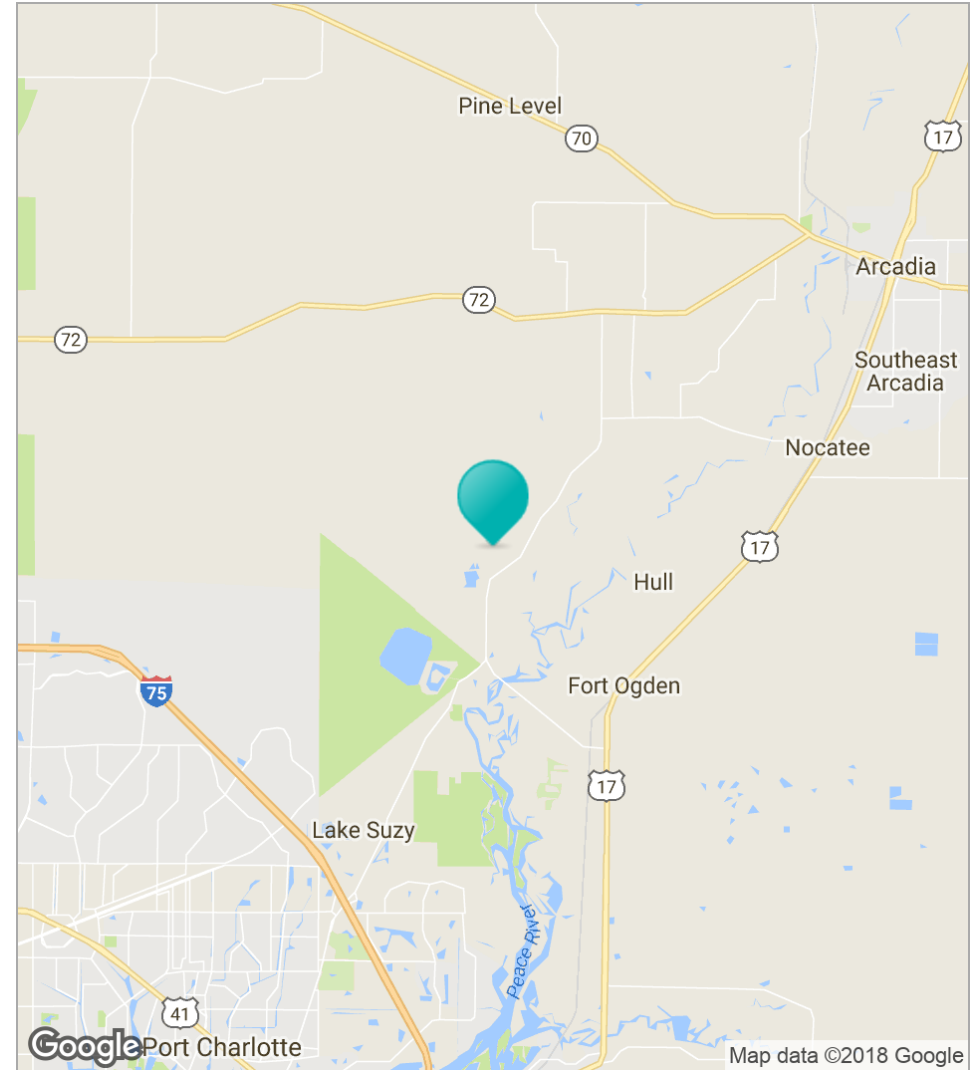
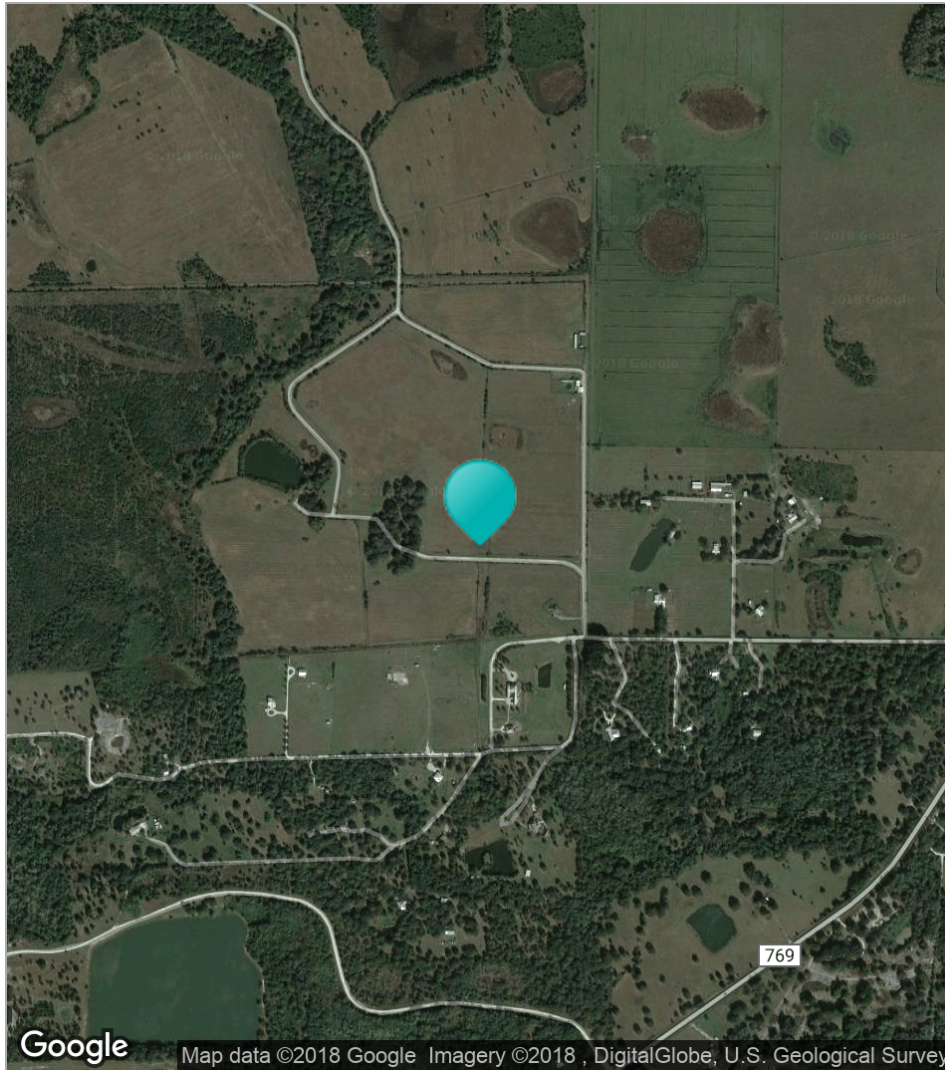


-  Selected Custom Parcels
-  Toll Roads
-  Interstates
-  US Roads
-  State Roads
-  County Roads
-  County Boundaries
-  Soils Boundaries



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	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	106	3,371	48,584
Population Density	34	43	155
Median Age	58.0	53.5	45.5
Median Age (Male)	57.3	52.5	44.8
Median Age (Female)	58.0	53.9	46.0
Total Households	45	1,336	19,079
# of Persons Per HH	2.4	2.5	2.5
Average HH Income	\$49,985	\$50,397	\$55,458
Average House Value	\$279,485	\$285,296	\$221,490

\* Demographic data derived from 2010 US Census