



OFFERING MEMORANDUM

# DARBY ROAD 136

31245 DARBY ROAD, DADE CITY, FL 33523

J. MICHAEL STRAHAN, ALC, CCIM, MAB  
Broker Associate  
D. 813.287.8787 x5  
M. 850.585.8280  
michael@thedirt dog.com

**Eshenbaugh**  
LAND COMPANY

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Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

## PROPERTY DESCRIPTION

The opportunity is to purchase a 136-acre ranch in Dade City consisting of rolling hills of pasture land, oaks, and a pond. It's currently being used for cattle grazing. It features 1-4" well, cattle pens, and Argentine Bahia grass. The property is also fenced and cross fenced.

Soils consist of: Kendrick, Pomona, Lochloosa, Adamsville, Kanapaha, Sparr, Zephyr, and Blichton. This listing has a Dual Variable Commission rate.

## LOCATION DESCRIPTION

The property is located at 31245 Darby Road in Dade City in unincorporated Pasco County. Access is provided via an easement from Darby Road to the property.

It's less than 5 miles to I-75, 15 minutes to downtown Dade City, and 30+ minutes to downtown Tampa.

## PROPERTY SIZE

136.0 Acres

## ZONING

AC - Agricultural District

## PARCEL ID

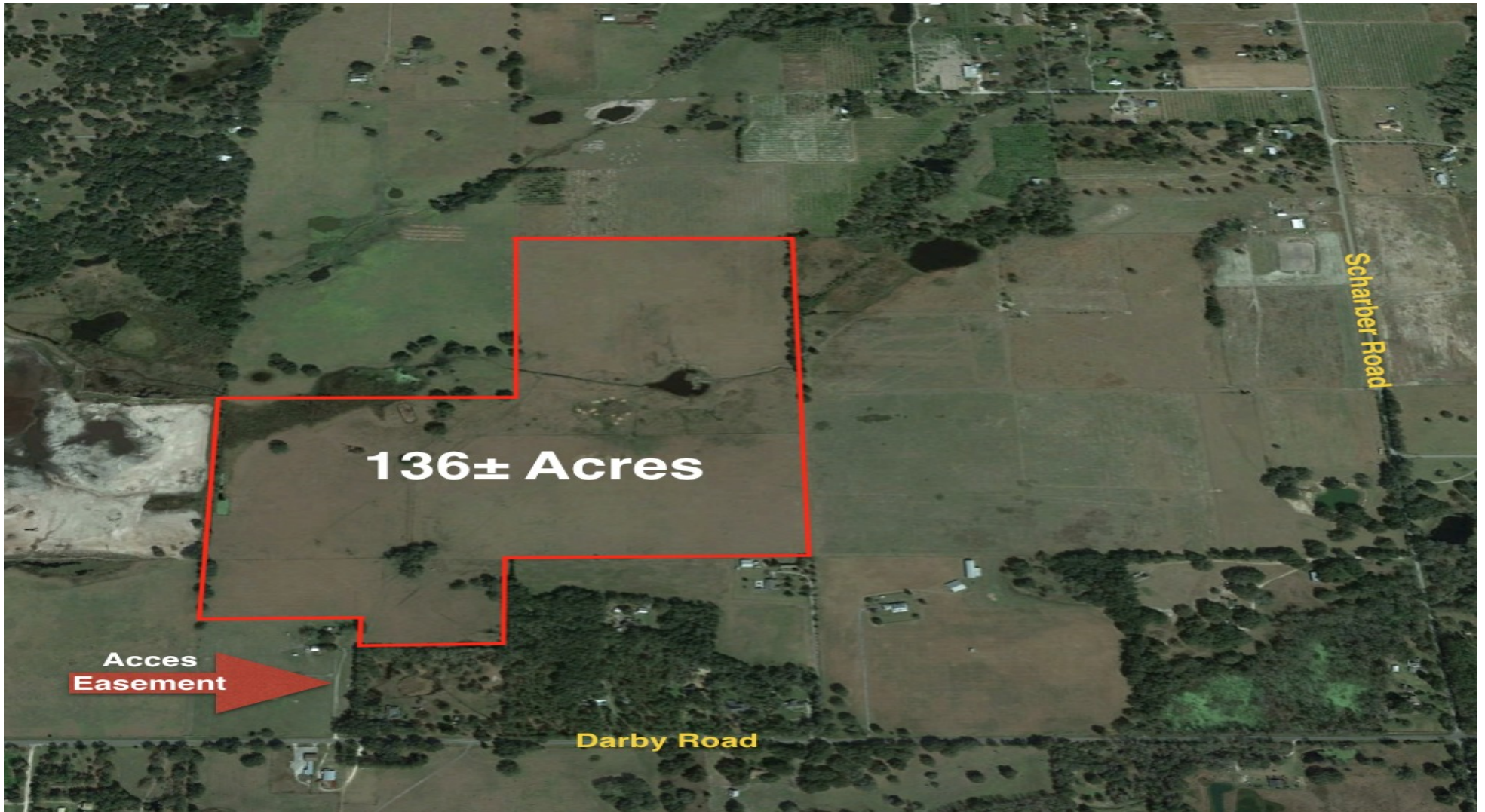
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## PRICE

\$1,632,000

## BROKER CONTACT INFO

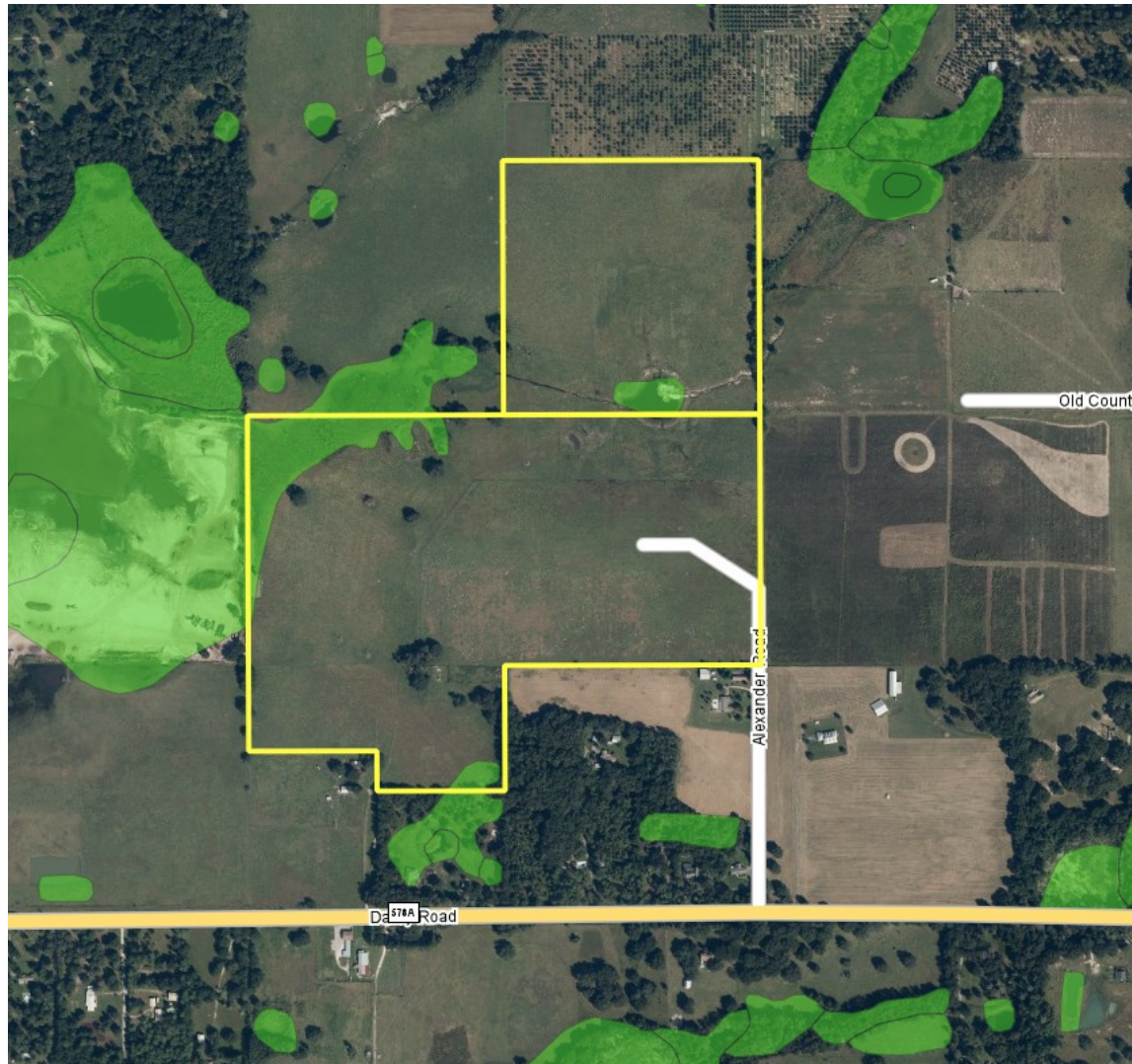
**J. Michael Strahan, ALC, CCIM, MAB**  
Broker Associate  
813.287.8787 x5  
[michael@thedirt dog.com](mailto:michael@thedirt dog.com)



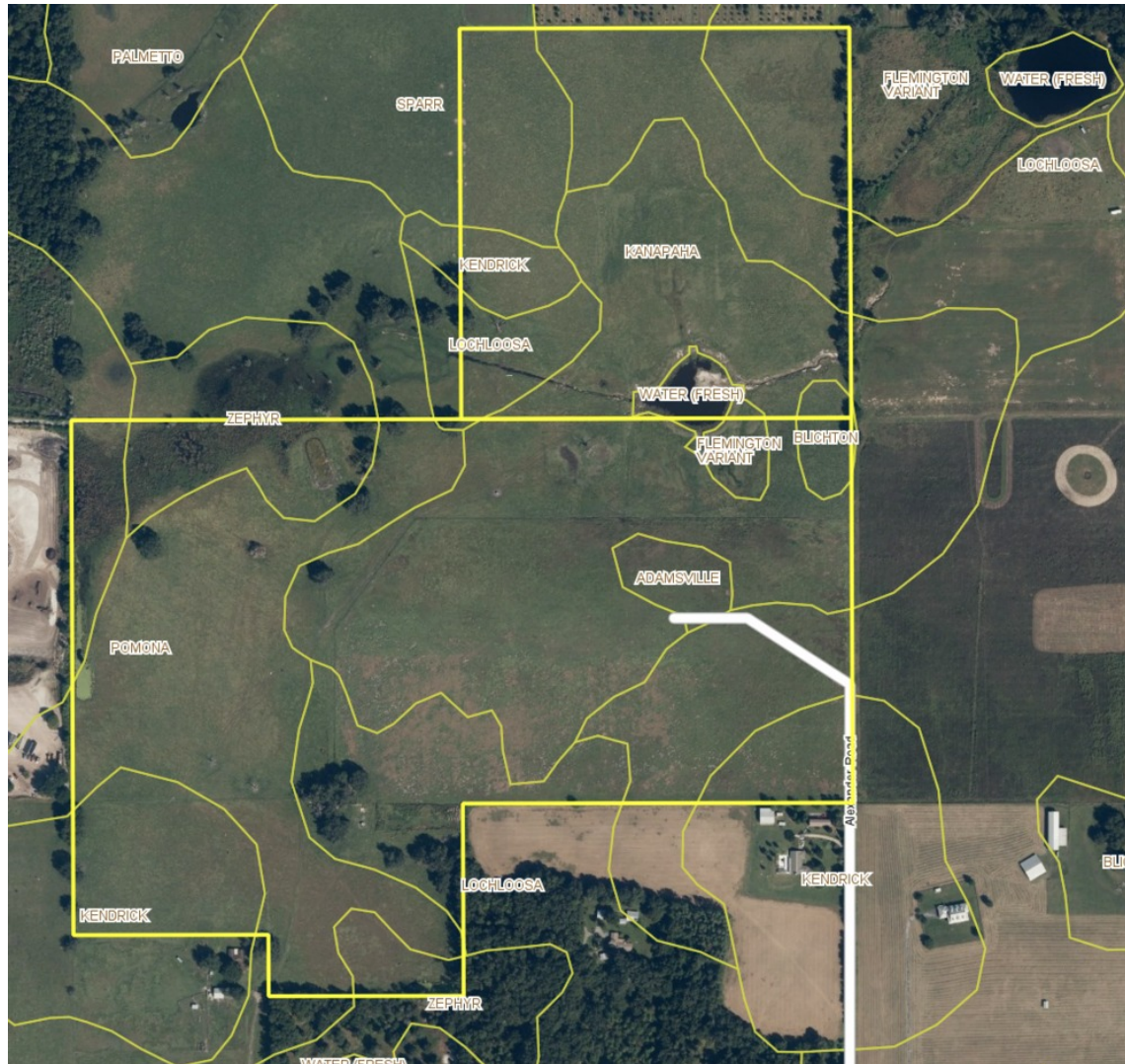


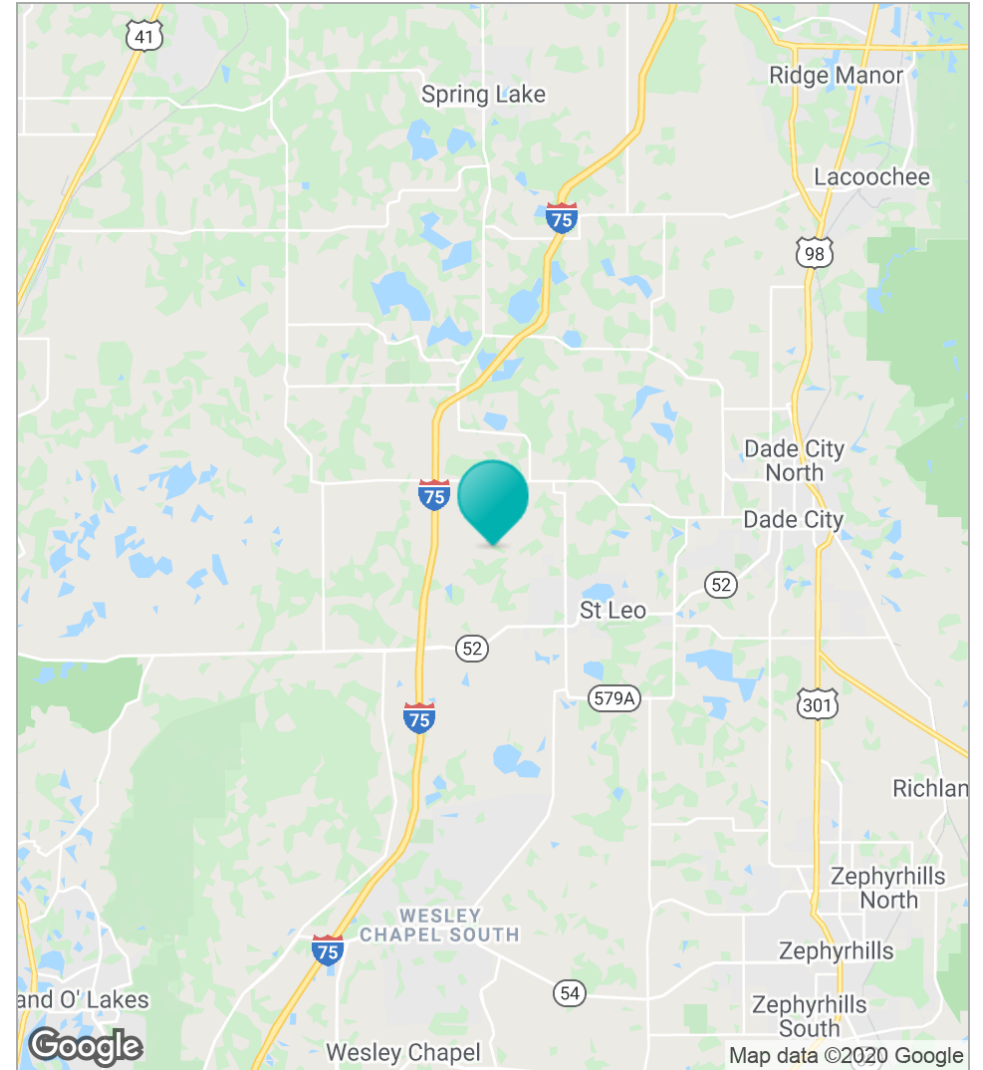
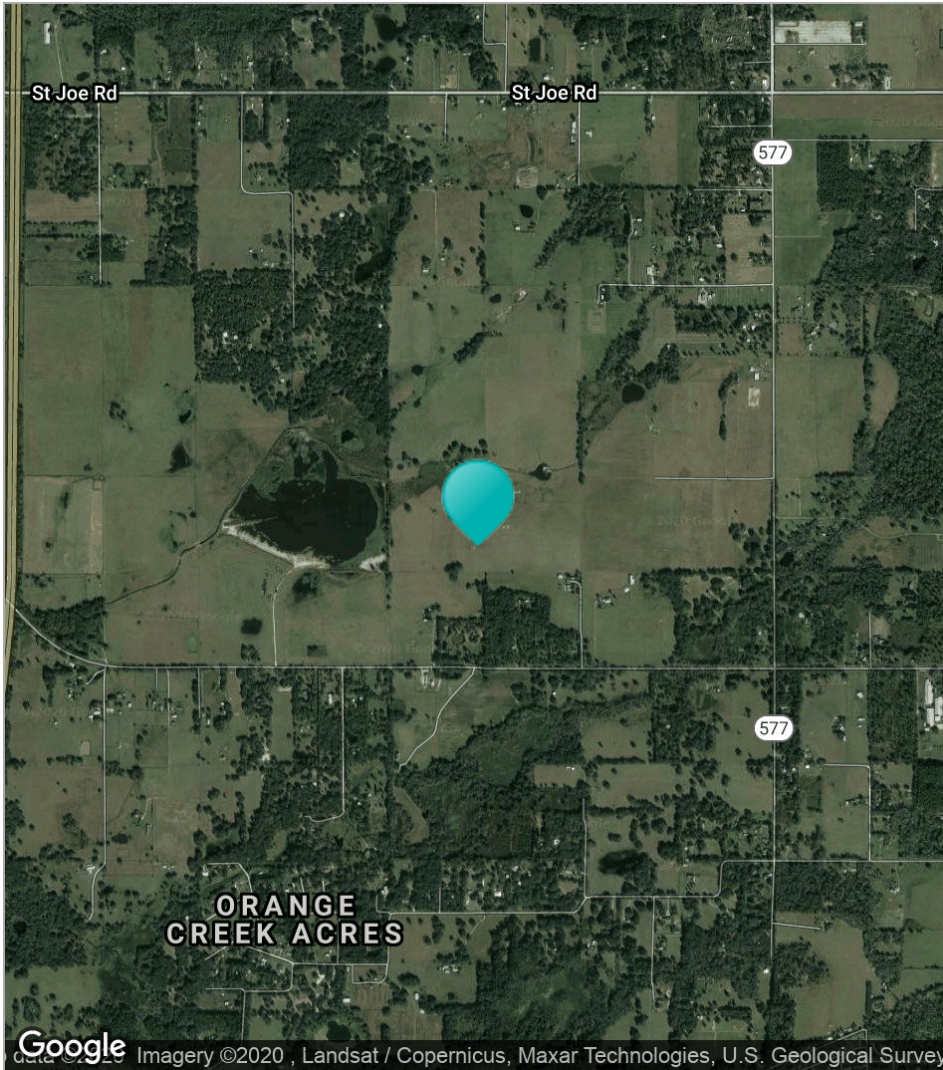






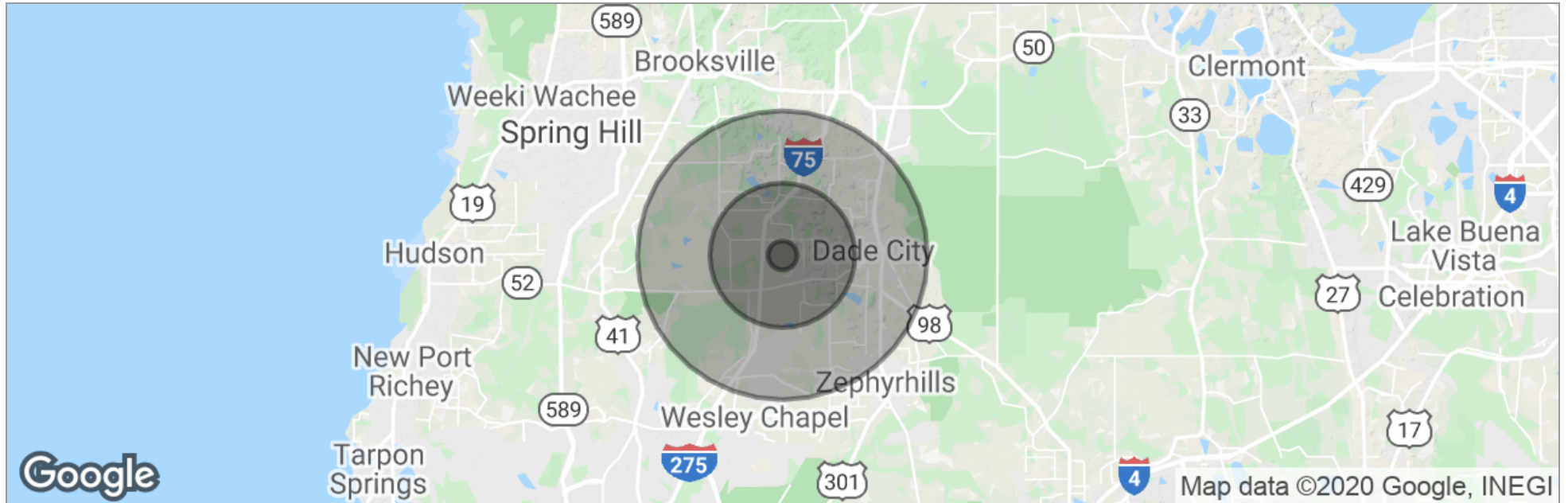






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	1 Mile	5 Miles	10 Miles
Total Population	483	13,056	78,214
Population Density	154	166	249
Median Age	41.4	39.7	40.3
Median Age (Male)	40.5	38.7	39.4
Median Age (Female)	42.5	40.9	41.5
Total Households	167	4,467	28,262
# of Persons Per HH	2.9	2.9	2.8
Average HH Income	\$90,914	\$82,557	\$67,156
Average House Value	\$329,509	\$288,415	\$234,769

\* Demographic data derived from 2010 US Census