

OFFERING MEMORANDUM

# SR 50 & HIGHWAY 301

STATE ROAD 50 & U.S. HIGHWAY 301, RIDGE MANOR, FL 33523

**CHRIS BOWERS, CCIM**  
Broker Associate  
D. 813.287.8787 x8  
M. 813.468.9292  
chris@thedirtdog.com

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

All materials and information received or derived from Eshenbaugh Land Company 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 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 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 makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company 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 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.

## PROPERTY DESCRIPTION

The property is 282.8± acres and is being used for cattle and hunting. There are approximately 171.3± acres of uplands consisting of a mixture of open pasture and woods. The property also has access to the Withlacoochee River. Majority of the property is fenced and there are no structures.

## LOCATION DESCRIPTION

This property is located off of I-75 at Exit #301 in Hernando County, FL. The property is located south of SR 50 and west of US Highway 301 in Ridge Manor, FL. Access to the property is through the Westlake Subdivision off of Westlake Boulevard or exactly 1 mile south of SR 50 on the west side of US Highway 301. The central location provides easy drive to Tampa (49 miles south), Orlando (54 miles east), Ocala (57 miles north), and Gainesville (90 miles north).

## PROPERTY SIZE

282.8 Acres

## ZONING

Agricultural

## PARCEL ID

R11 423 21 0000 0050 0010, R15 423 21 0000 0020 0000, R14 423 21 0000 0290 0000, & R14 423 21 0000 0030 0000

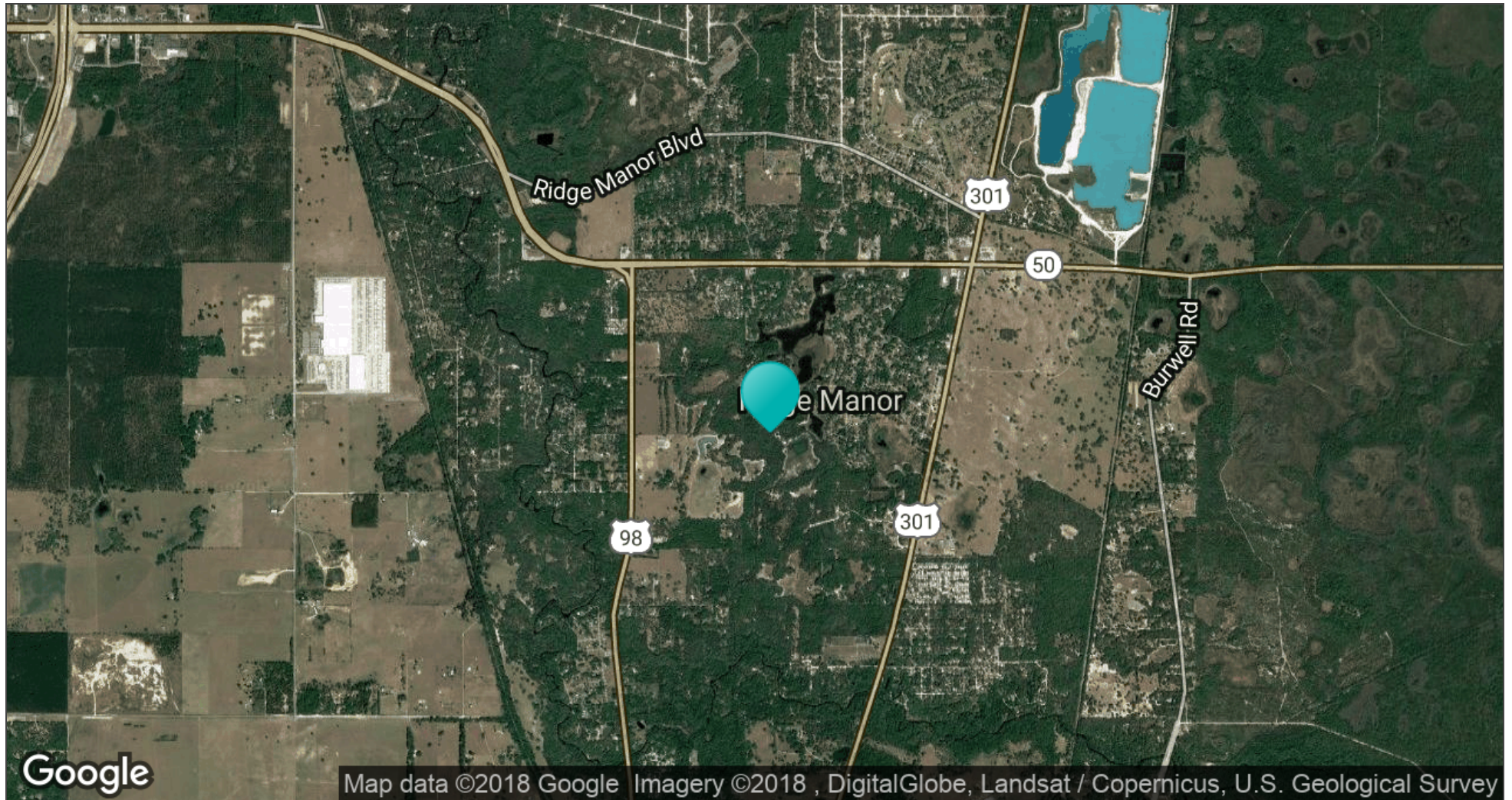
## PRICE

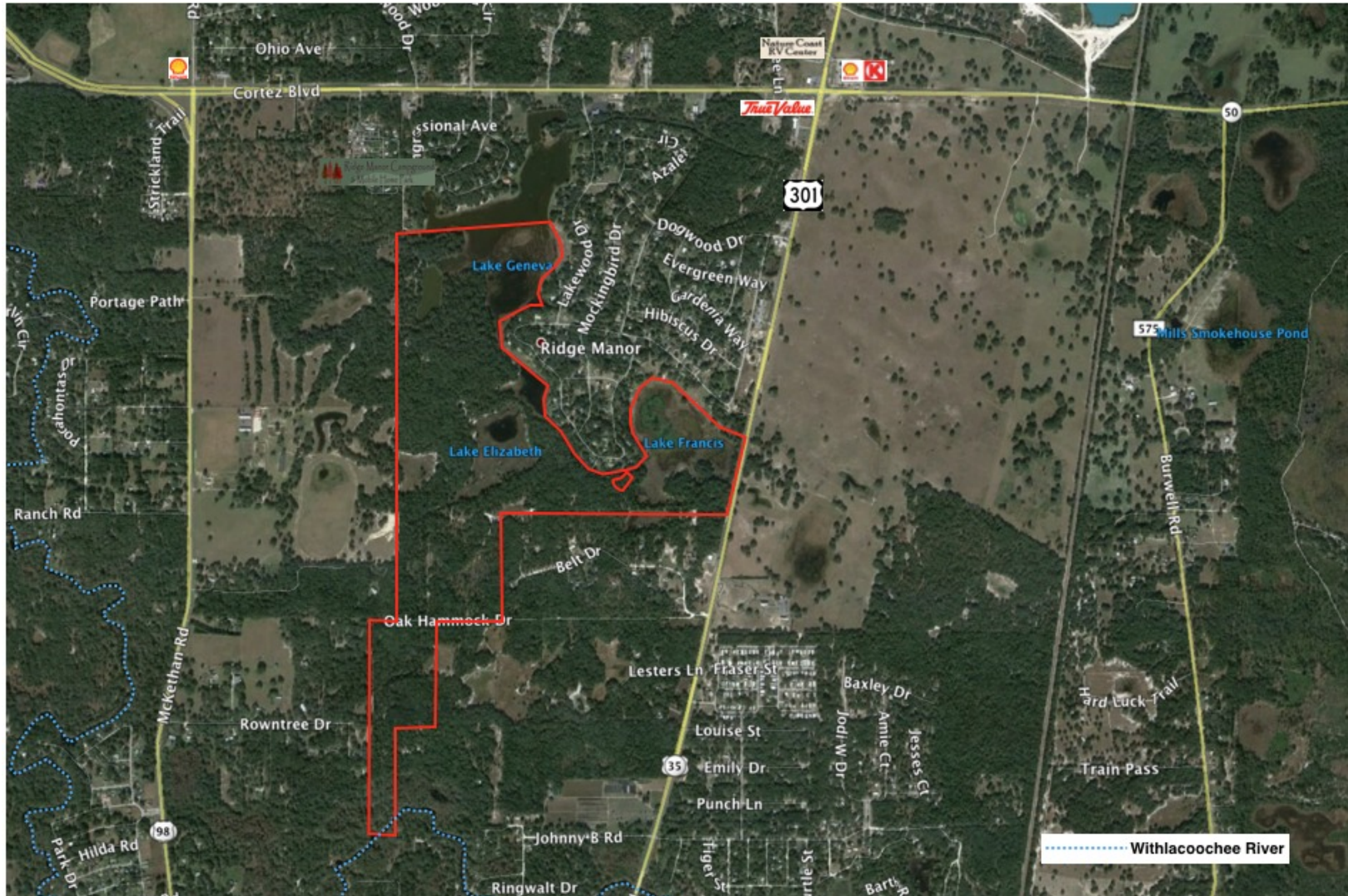
\$2,650,000

## BROKER CONTACT INFO

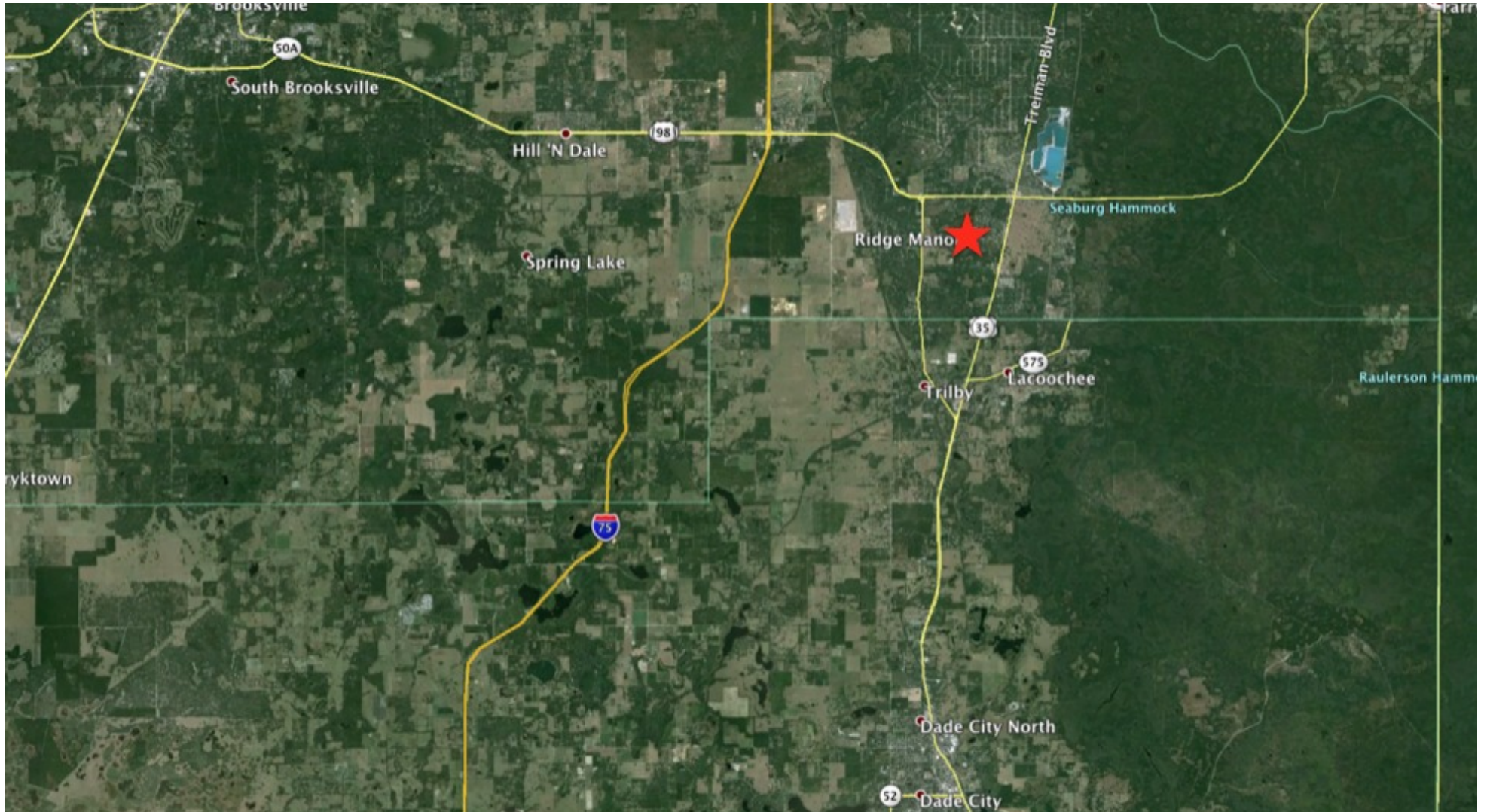
**Chris Bowers, CCIM**  
Broker Associate  
813.287.8787 x8  
[chris@thedirt dog.com](mailto:chris@thedirt dog.com)







SR 50 & HIGHWAY 301 // STATE ROAD 50 & U.S. HIGHWAY 301, RIDGE MANOR, FL 33523



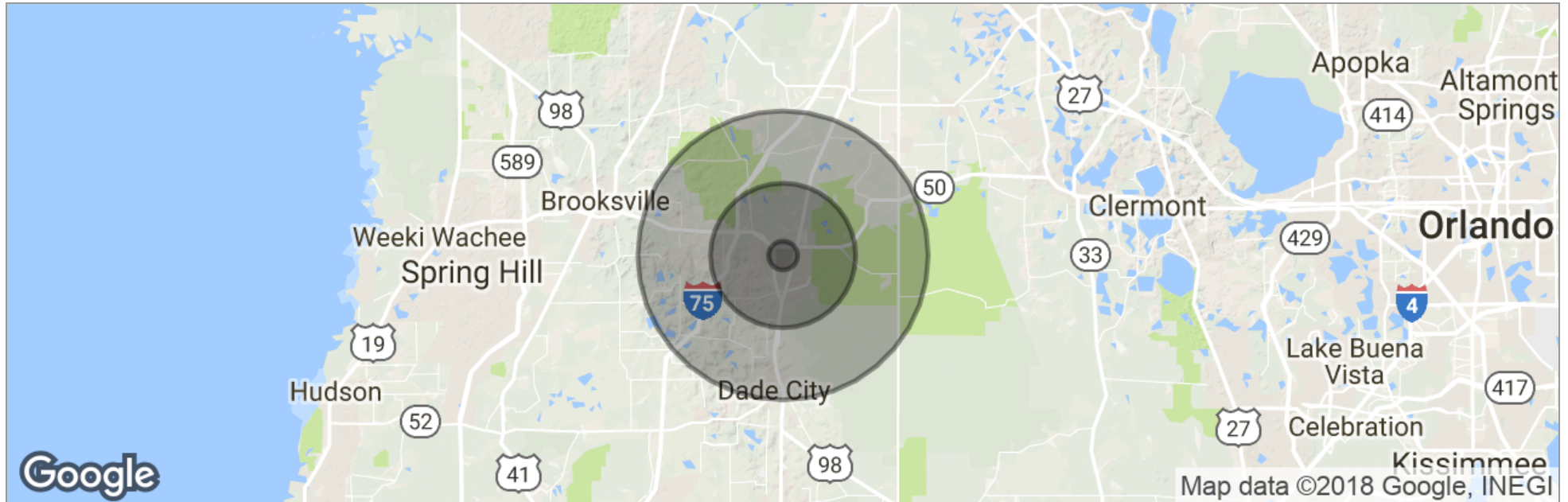
SR 50 & HIGHWAY 301 // STATE ROAD 50 & U.S. HIGHWAY 301, RIDGE MANOR, FL 33523

Location	Approximate Driving Distance from Property	Drive Time
Tampa	49 miles south	48 minutes
Orlando	54 miles east	1 hour 7 minutes
Ocala	57 miles north	55 minutes
Gainesville	90 miles north	1 hour 25 minutes

\*Distance and drive time is based on Google Maps

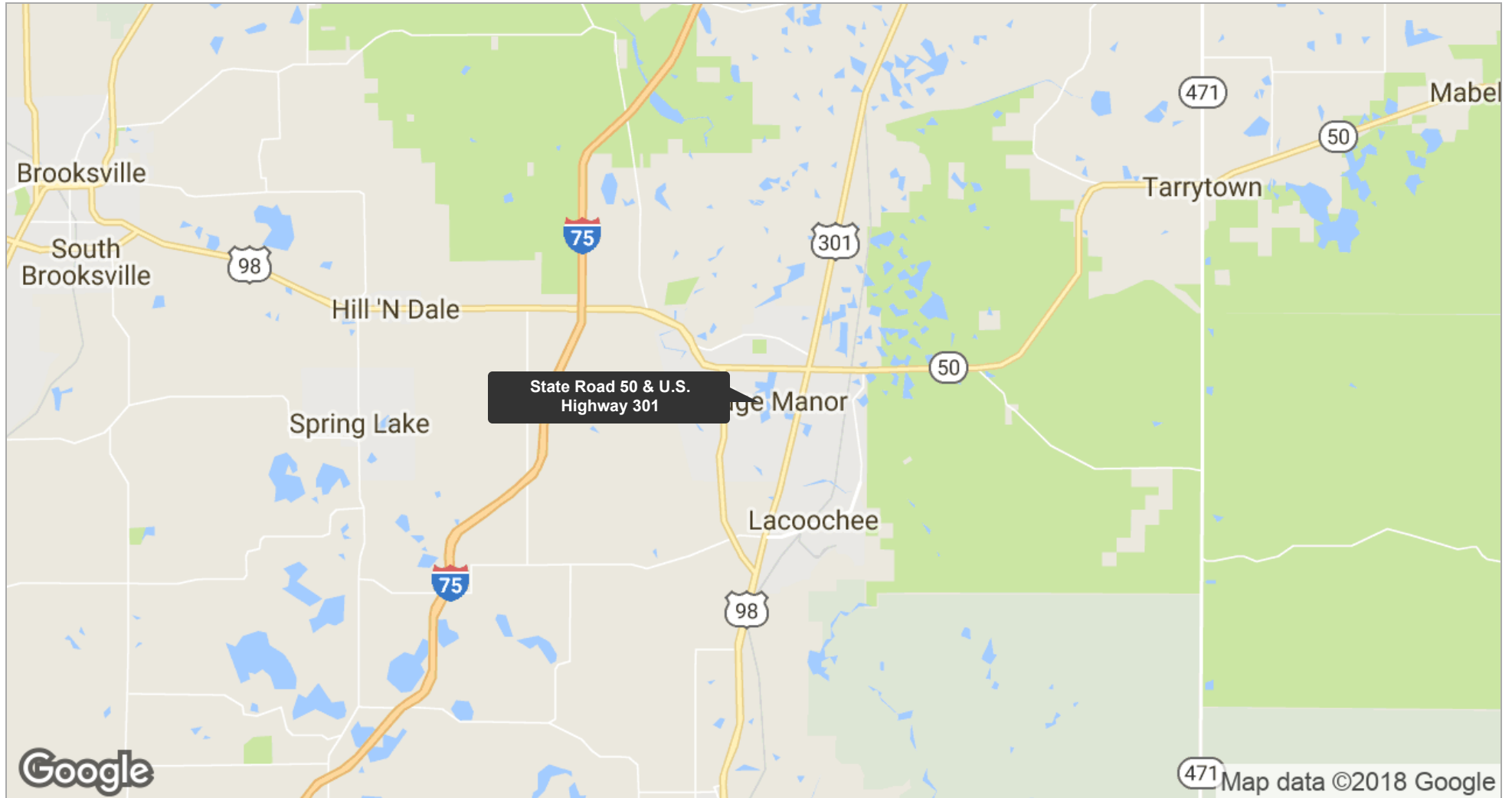


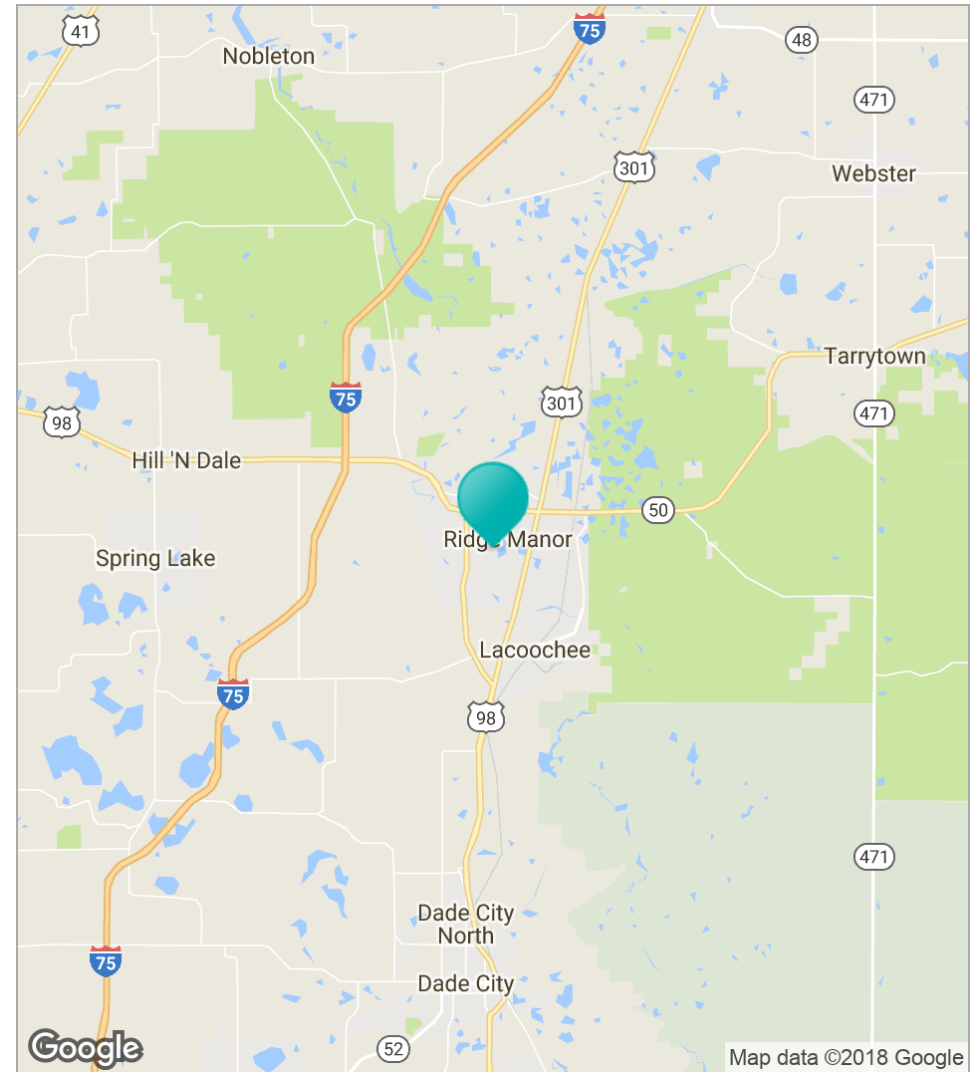
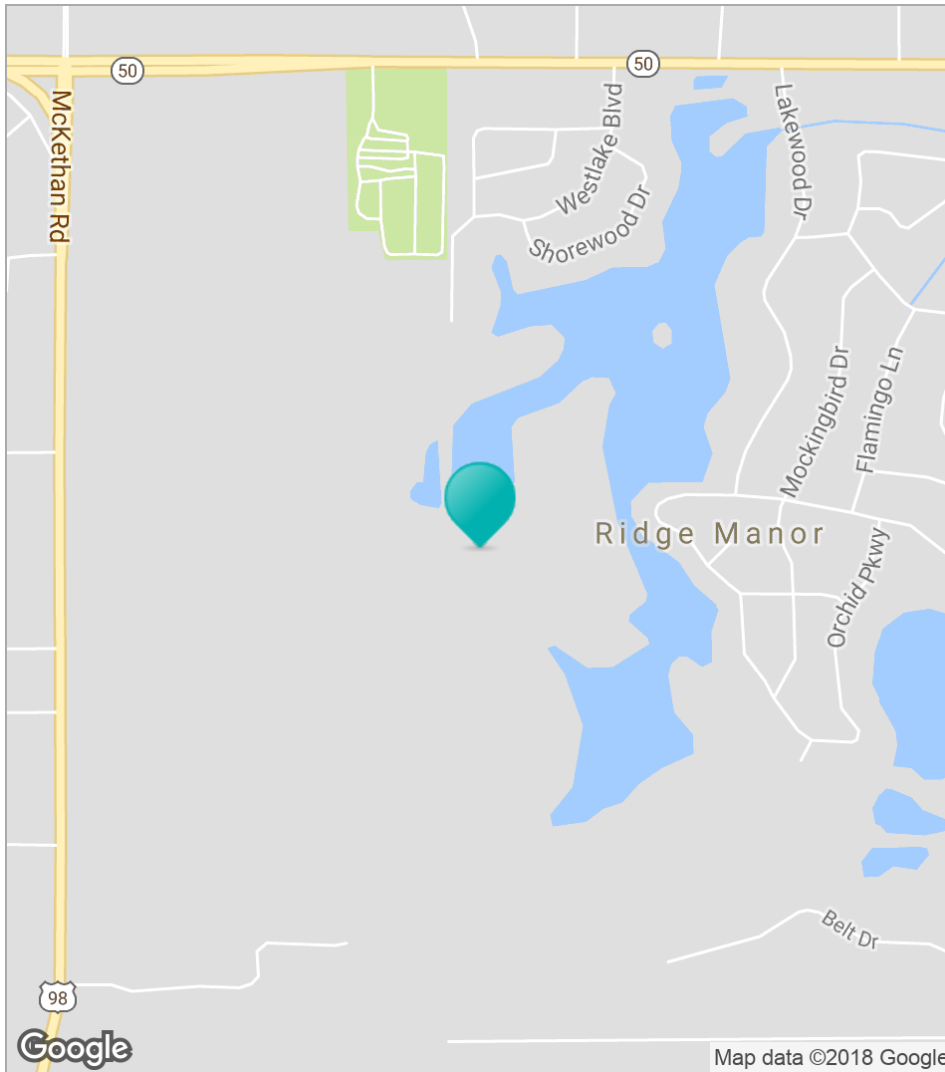




	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	515	9,187	42,783
Population Density	164	117	136
Median Age	49.1	43.9	41.1
Median Age (Male)	55.1	46.7	40.6
Median Age (Female)	45.9	42.3	41.6
Total Households	200	3,434	15,657
# of Persons Per HH	2.6	2.7	2.7
Average HH Income	\$50,098	\$58,439	\$54,373
Average House Value	\$162,738	\$177,120	\$174,213

\* Demographic data derived from 2010 US Census





SR 50 & HIGHWAY 301 // STATE ROAD 50 & U.S. HIGHWAY 301, RIDGE MANOR, FL 33523