



OFFERING MEMORANDUM

7423 S.W. 70TH ROAD

BUSHNELL, FL 33513

MICHAEL STRAHAN, MAB

Associate
D. 813.287.8787 x5
M. 850.585.8280
Michael@TheDirtDog.com

BILL ESHENBAUGH, CCIM, ALC

President, Lic. Real Estate
Broker
D. 813.287.8787 x1
M. 727.410.9595
Bill@TheDirtDog.com

Eshenbaugh
LAND COMPANY

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 opportunity is to purchase 949± acres in Bushnell that is currently being used for cattle grazing and recreation. It boasts two islands, Pine and Oliver as well as Gum Slough and Battle Slough. These features provide a great habitat for the abundance of game on the property.

The property also has two houses, a large barn/storage area, and a horse stable.

LOCATION DESCRIPTION

The property is located at 7423 S.W. 70th Road in Bushnell in unincorporated Sumter County. Access is provided via CR 575 where it intersects with S.W. 70th Road.

It's located less than 10 minutes from I-75, 30 minutes from the Suncoast Parkway, and less than an hour from downtown Tampa and Tampa International Airport.

PROPERTY SIZE

949.0 Acres

ZONING

Agricultural

FUTURE LAND USE

AGR

PRICE

\$5,500,000

BROKER CONTACT INFO

Michael Strahan, MAB

Associate

813.287.8787 x5

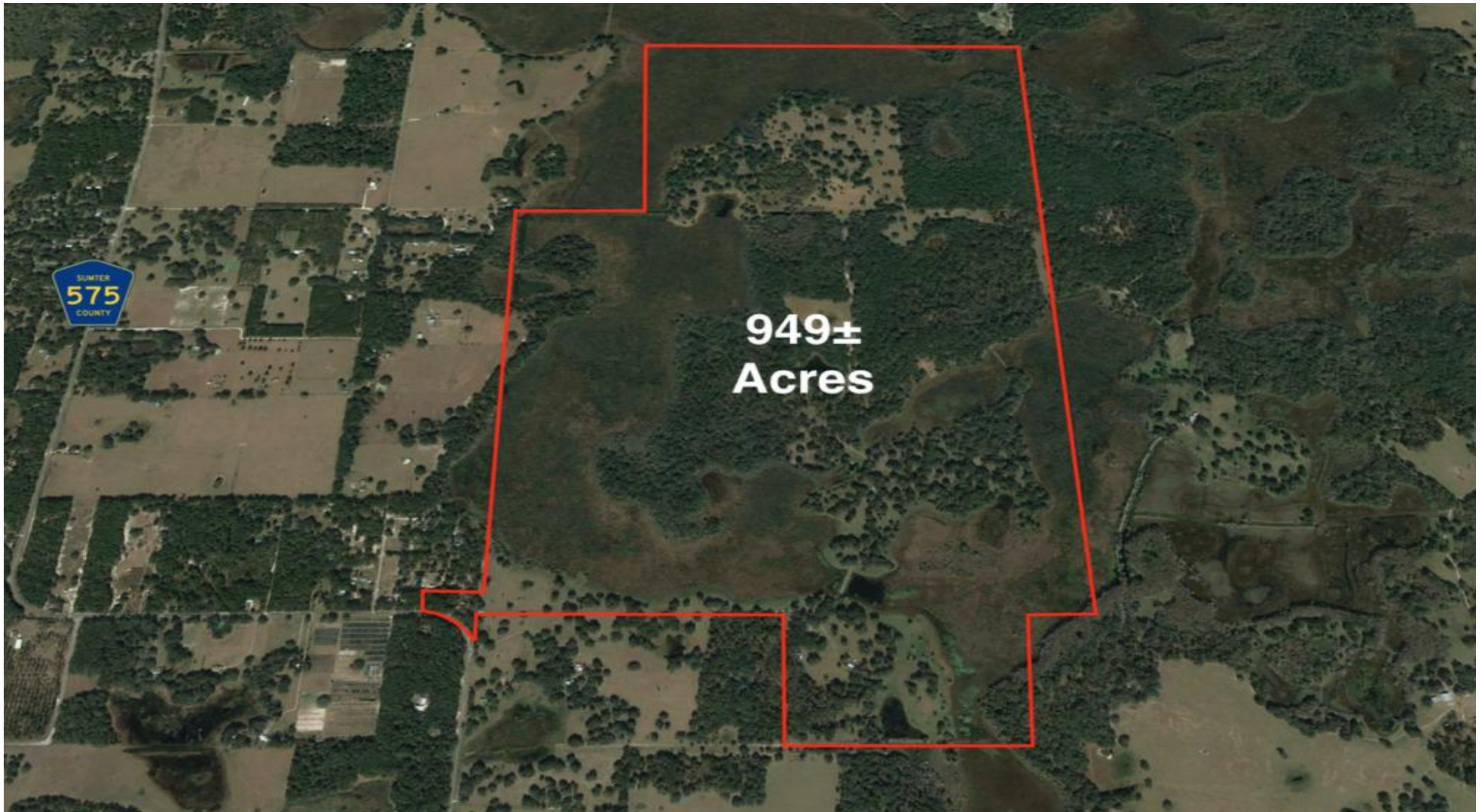
Michael@TheDirtDog.com

Bill Eshenbaugh, CCIM, ALC

President, Lic. Real Estate Broker

813.287.8787 x1

Bill@TheDirtDog.com











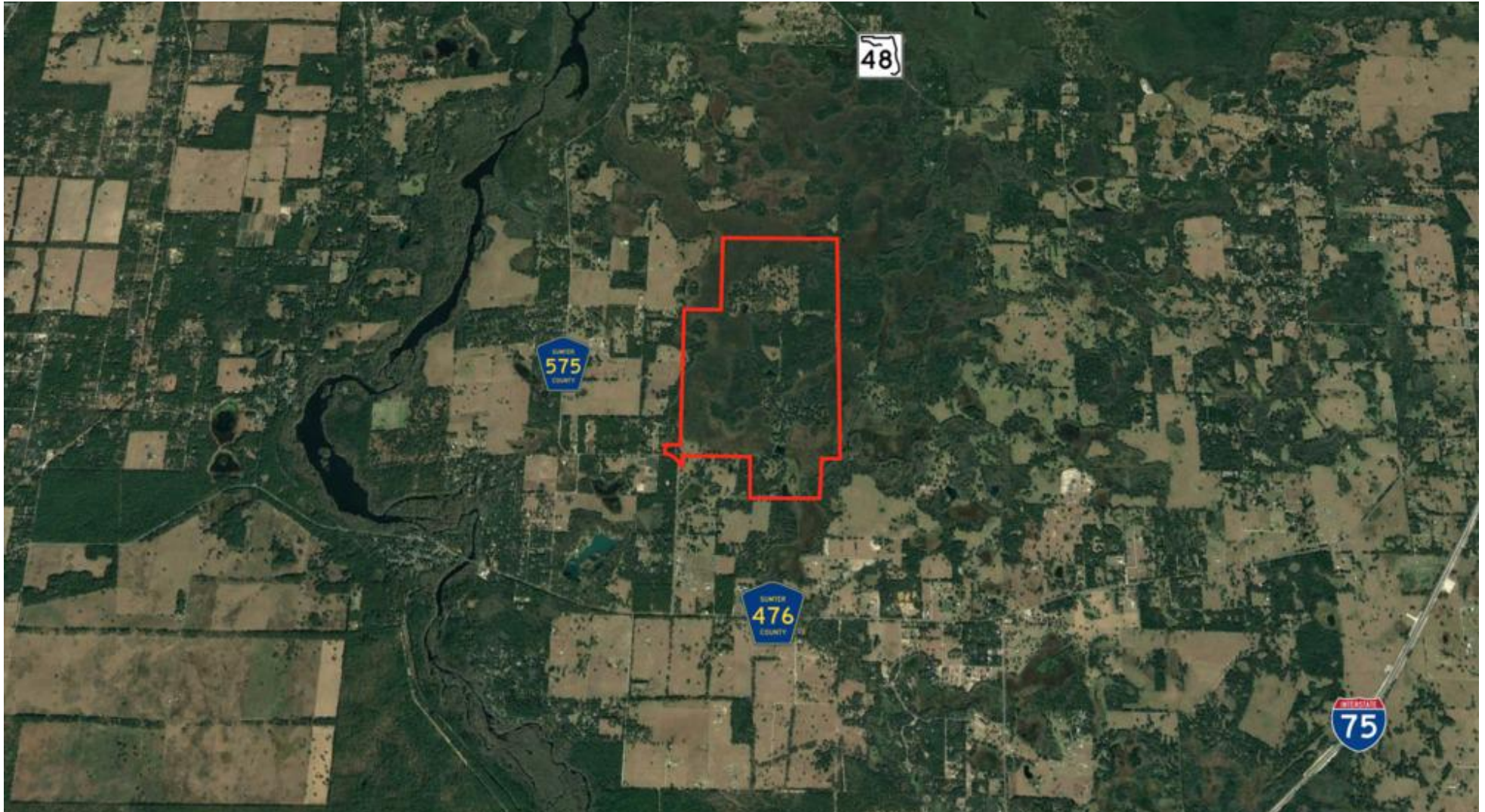




7423 S.W. 70TH ROAD // BUSHNELL, FL 33513

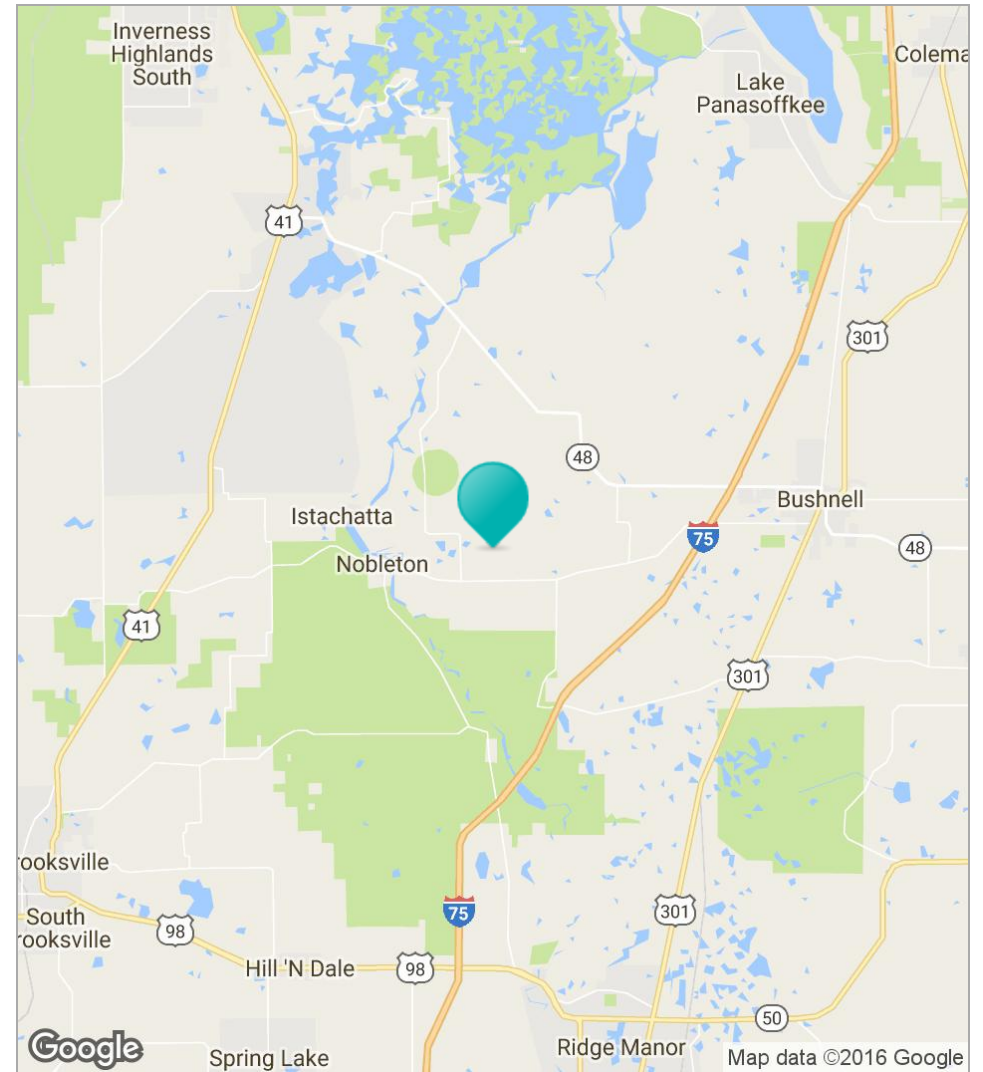
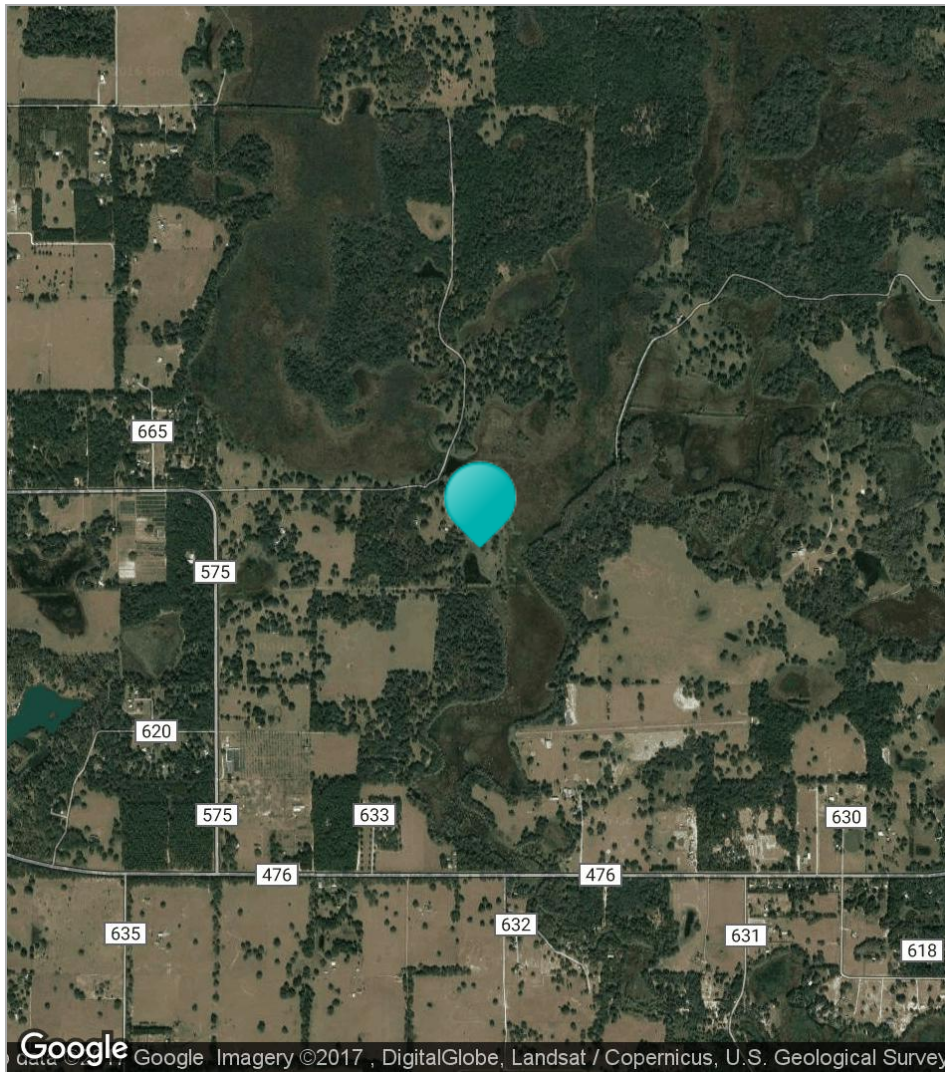
10



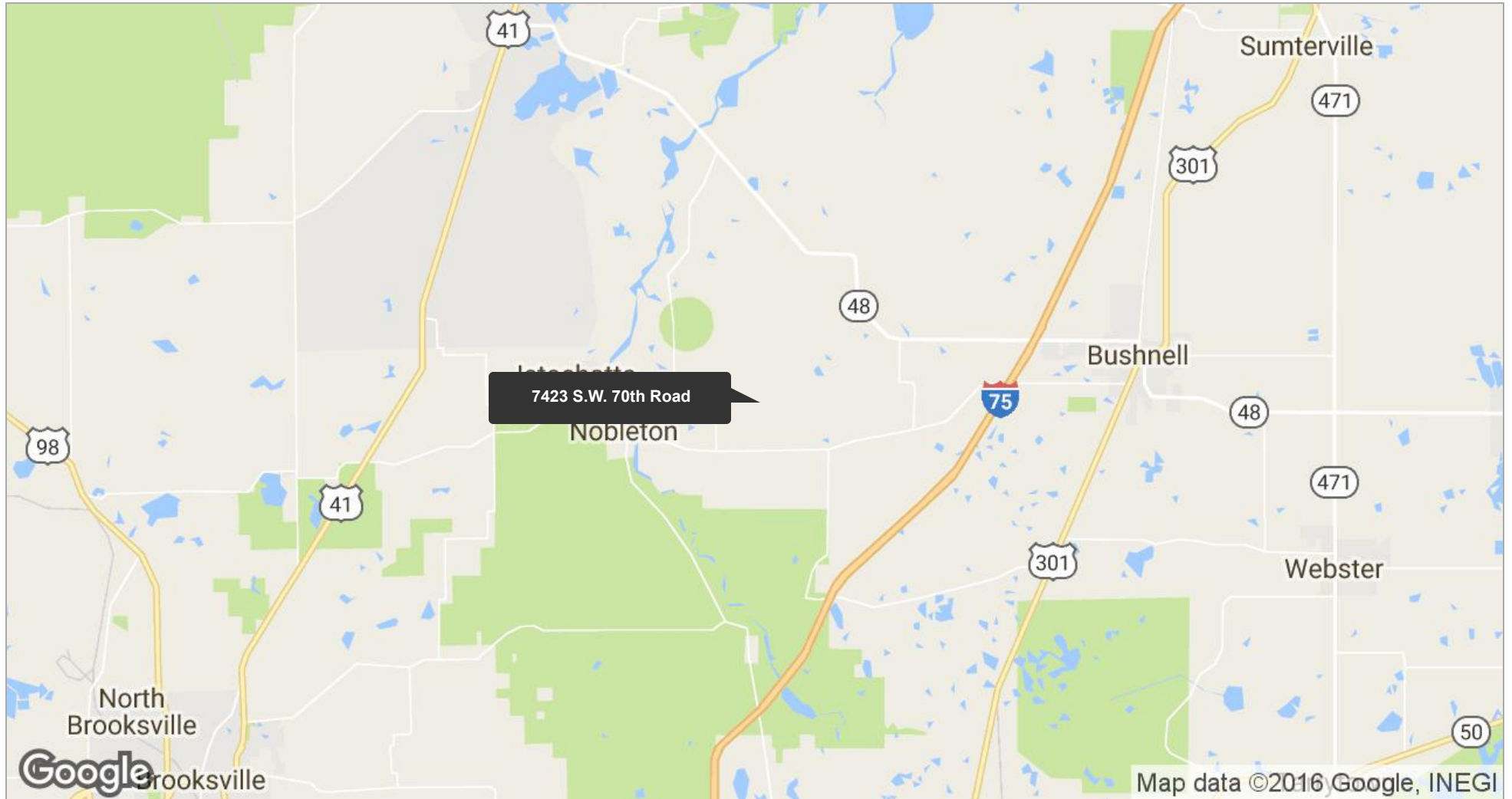


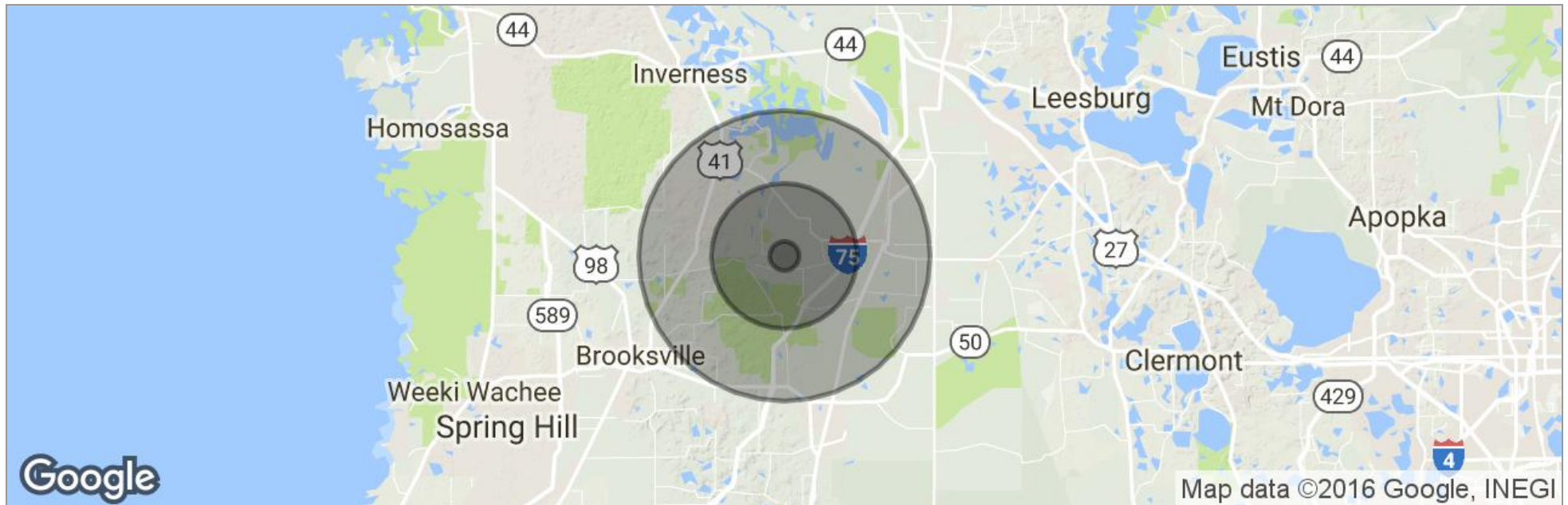
7423 S.W. 70TH ROAD // BUSHNELL, FL 33513

12



7423 S.W. 70TH ROAD // BUSHNELL, FL 33513





	1 Mile	5 Miles	10 Miles
Total Population	493	10,869	41,227
Population Density	157	138	131
Median Age	44.9	45.3	47.2
Median Age (Male)	42.3	43.4	46.1
Median Age (Female)	52.9	50.1	48.8
Total Households	122	3,553	16,331
# of Persons Per HH	4.0	3.1	2.5
Average HH Income	\$47,376	\$47,822	\$49,569
Average House Value		\$198,057	\$184,317

* Demographic data derived from 2010 US Census