

LAND FOR SALE

# THE RANCH AT MOSSY ISLAND

14715 MOSSY HAMMOCK LANE

Myakka City, FL

PRESENTED BY:

**DANIEL LANIER**

Associate Advisor

O: 863.648.1528 | C: 863.698.2971

[daniel.lanier@svn.com](mailto:daniel.lanier@svn.com)







**SALE PRICE**

**\$12,000,000**

### OFFERING SUMMARY

<b>ACREAGE:</b>	433 Acres
<b>PRICE / ACRE:</b>	\$27,714
<b>CITY:</b>	Myakka City
<b>COUNTY:</b>	Manatee
<b>PROPERTY TYPE:</b>	Equestrian, Land Investment, Ranch, Residential Development

### PROPERTY OVERVIEW

Bordered by the Myakka State Park, The Ranch at Mossy Island provides privacy and seclusion just minutes away from I-75 and the city of Sarasota. This working cattle ranch has been meticulously maintained and operated for decades. The improved pastures are perfect for grazing cattle year-round, while the hunting is some of the best you can find in the area.

The property has already been platted into 5-acre tracts, so it's ready to be developed into ranchettes, small farms, or equestrian estates. The Ranch at Mossy Island presents a unique opportunity to be able to purchase a pristine ranch that is unencumbered, bordered by conservation land, and just minutes away from everything. Call today to set up your showing.

## SPECIFICATIONS & FEATURES

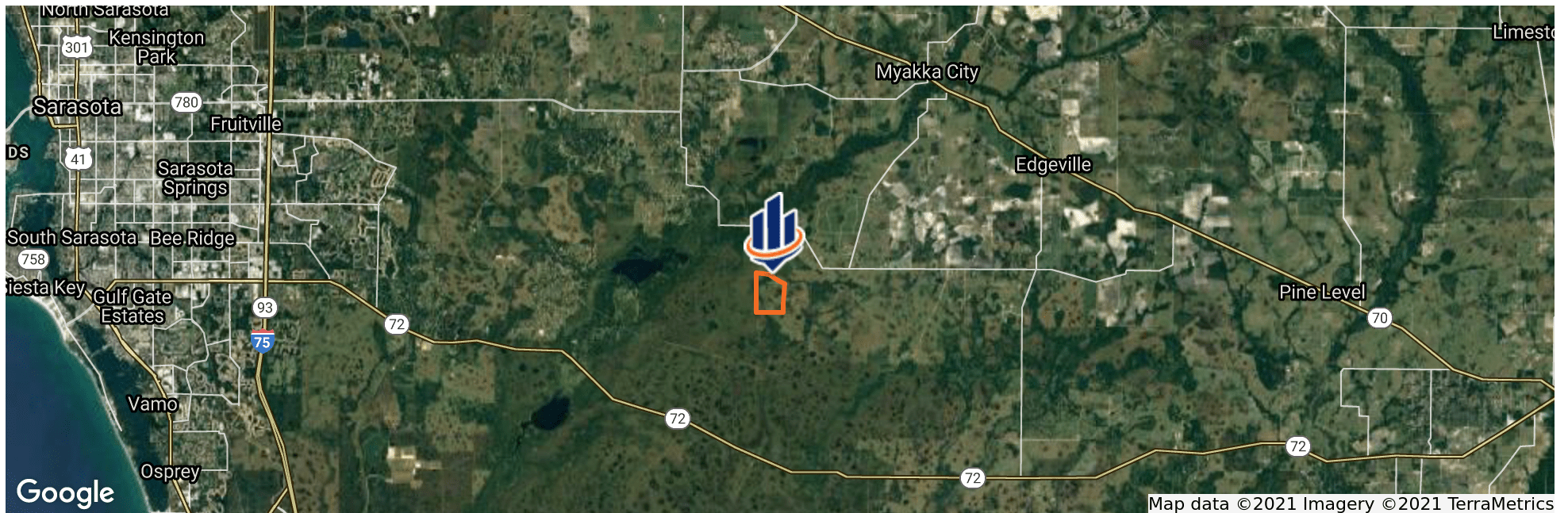
<b>LAND TYPES:</b>	<ul style="list-style-type: none"> <li>• Equestrian</li> <li>• Land Investment</li> <li>• Ranch</li> <li>• Residential Development</li> </ul>	<b>GRASS TYPES:</b>	Bahia and other native grasses
<b>UPLANDS / WETLANDS:</b>	15% Wetlands / 85% Uplands	<b>POTENTIAL RECREATIONAL / ALT USES:</b>	Hunting, Horse Riding, ATVs, Fishing
<b>SOIL TYPES:</b>	<ul style="list-style-type: none"> <li>• Eaugallie Fine Sand</li> <li>• Floridana-Immokalee-Okeelanta Association</li> <li>• Palmetto Sand</li> </ul>	<b>LAND COVER:</b>	Bahia and native grasses with mature oaks and pines
<b>TAXES &amp; TAX YEAR:</b>	\$2,702.56 - 2020	<b>STRUCTURES &amp; YEAR BUILT:</b>	Wood frame house built in 1987. 2976 square feet of living with 2 bedrooms and 2 bathrooms
<b>ZONING / FLU:</b>	AG-R		3 stall horse barn with apartment
<b>LAKE FRONTAGE / WATER FEATURES:</b>	Mossy Island Slough is a small creek that flows through the property from North to South		13 stall horse barn
<b>WATER SOURCE &amp; UTILITIES:</b>	Well water		1 equipment barn
<b>ROAD FRONTAGE:</b>	Mossy Hammock Lane dead ends at entrance	<b>MAIN INFRASTRUCTURE:</b>	cow pens
<b>NEAREST POINT OF INTEREST:</b>	Adjacent to Myakka State Park, 16 miles to I-75 at Fruitville Rd, 27 miles to Lido Key Beach		dog pens
<b>FENCING:</b>	Barb wire fence and cross fenced		Improved pastures with flowing water in Mossy Island Slough that flows through the property. Fenced and cross fenced with cow pens, barns and all other infrastructure needed to run a successful cattle operation.
<b>CURRENT USE:</b>	Cattle ranch and horse boarding	<b>PLATS OR ENGINEERING INFORMATION:</b>	Platted for 5 acre tracts





## LOCATION & DRIVING DIRECTIONS

<b>PARCEL:</b>	Multiple in Manatee County
<b>GPS:</b>	27.2700187, -82.2283902
<b>DRIVING DIRECTIONS:</b>	<ul style="list-style-type: none"> <li>• From I-75 go East on Fruitville Rd, Turn South on Myakka Rd, Turn East on Clay Gully Rd, Turn South on Mossy Oak Lane</li> <li>• Mossy Oak Lane dead ends at entrance</li> </ul>
<b>SHOWING INSTRUCTIONS:</b>	Contact Daniel Lanier















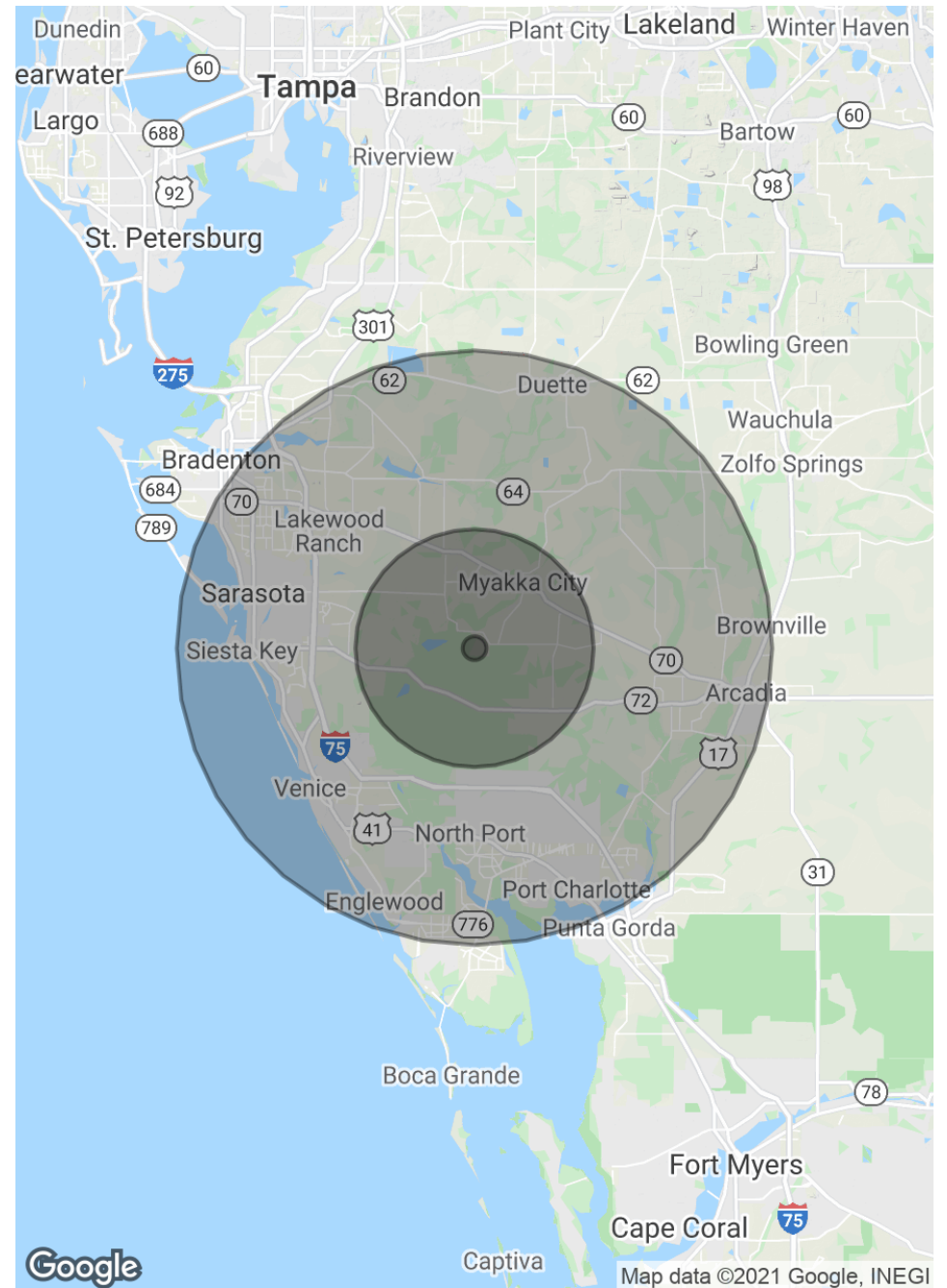
## POPULATION

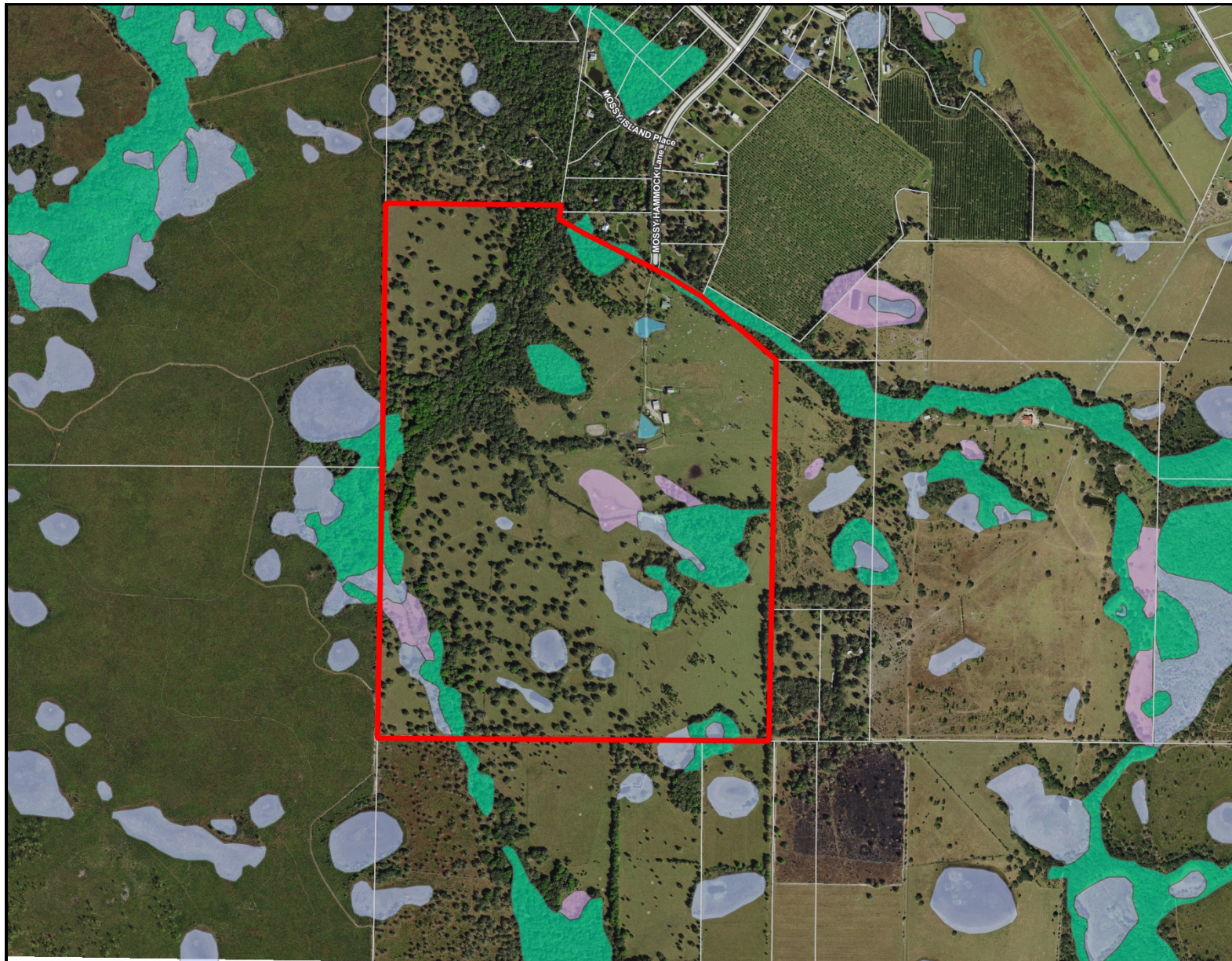
	1 MILE	10 MILES	25 MILES
TOTAL POPULATION	56	7,543	662,240
AVERAGE AGE	39.3	43.9	49.8
AVERAGE AGE (MALE)	37.8	43.1	48.8
AVERAGE AGE (FEMALE)	42.8	45.8	50.8

## HOUSEHOLDS & INCOME

	1 MILE	10 MILES	25 MILES
TOTAL HOUSEHOLDS	17	2,512	288,154
# OF PERSONS PER HH	3.3	3.0	2.3
AVERAGE HH INCOME	\$70,380	\$94,679	\$68,352
AVERAGE HOUSE VALUE	\$454,533	\$531,843	\$301,188

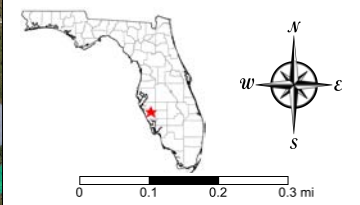
\* Demographic data derived from 2010 US Census





- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

CODE	DESC	ACRES
6150:	Stream And Lake Swamps (Bottomland)	32.8
6410:	Freshwater Marshes	20.8
6430:	Wet Prairies	11.0
5300:	Reservoirs	1.8
TOTAL WETLANDS		66.4
TOTAL UPLANDS		371.2
TOTAL ACRES		437.6



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1723 Bartow Rd  
Lakeland, Florida 33801  
863.648.1528

125 N Broad Street, Suite 210  
Thomasville, Georgia 31792  
229.299.8600

356 NW Lake City Ave  
Lake City, Florida 32055  
386.438.5896

[www.SVNsaunders.com](http://www.SVNsaunders.com)

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