



78.3 Acres for Country Estate, Farm or Development

Dade City, FL • Pasco County

*Country Estate Homesites, Future Land Use: 1 Home Per Acre
Gated, Oaks, Backs to Preserve; or Your Own Estate!*

Also Available as 50 Acre or 28 Acre Parcels

Excellent investment opportunity, just 4 miles from Publix & Walmart.



Parcel IDs:

- 2925220000001000010,
- 20252200000012000021,
- 2925220000001000020

GPS: -82,12778, 28.28520

28 degrees 17' 06.7" / n 82 degrees 07' 40' w

Driving Directions:

- From US 98 and US 301, take US 98 southeast for 4.2 miles, property on the right.

Showing Instructions:

- **Showings by appointment available** - contact Steve Toner, MBA, MPA, TRC, Broker Associate at (813) 391-0302 or by email at SJToner@SREland.com

Central Location to Cities & Amenities!

4.2 Miles to Publix, Walmart Shopping Centers,
Dining, Banking, and
Numerous Retail Centers off US 301

5 Minute Drive to Dade City, Zephyrhills
10 to 15 minutes to Lakeland or Wesley Chapel

Connect To I-75 and be in Downtown Tampa
or the Tampa International Airport
in About 30 Minutes

Key Features

- **78.3 acres** of graceful oaks & pasture land
- **Gated electronic security entry** with pavers, stone pillars, and landscaping
- **Front paved roads**, equestrian fencing
- **Roadway infrastructure**
- **Backs to a large nature preserve** contiguous to south side, never to be built upon, providing privacy and security
- **Excellent visibility**; fronts on US 98 for 2,030 feet
- **High and dry land**; great for horses & cattle
- **Electric power, well & septic**
- **A "white house" multimillion dollar home** contiguous to the north side, sitting on several acres
- **Beautiful rolling hills** and large live oaks, ideal for a country estate development or equestrian estate
- **Just 4 miles** to Publix and Walmart, and other shopping, dining and commerce, etc.
- **Excellent land investment!**

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This beautiful 78.3 acre tract of land is located in the rolling hills of southeast Dade City, Florida. This site is covered in beautiful oaks with open pasture to the south. All sites front to a well paved private road, lined with equestrian fencing, and backs to a nature preserve, Upper Hillsborough Preserve, that will never be built upon. This will make an incredible exclusive large acre homesite development or the ultimate country estate!

Enjoy the tranquil rolling hills of Pasco County, just 4.2 miles to Publix and Walmart Shopping Centers as well as dining, banking, and numerous retail centers off US 301. It is just a short 5 minute drive to Dade City, Zephyrhills, or 10 to 15 minutes to Lakeland or Wesley Chapel. Connect to I-75 and be in downtown Tampa or the Tampa International Airport in about 30 minutes.

Acreage: 78.3 +/- acres total (2 parcels)

Sale Price: \$1,300,000 total or purchase parcels:

- North 28 +/- Acres: \$465,000
- South 50 +/- acres: \$837,000

Price per Acre: \$16,603

County: Pasco

Site Address: 8933 US 98 Dade City, FL 33525

Nearest Intersection: 4.2 miles to US 301 and US 98

Road Frontage: Total 2,030 +/- ft on US 98

Utilities & Water Source: Electric power, well, septic

Uplands/Wetlands: 78 +/- acres uplands on total property

Zoning/FLU: Ag/Res 1

Infrastructure: All land is accessed through the stone pillar automatic gate and paved entry with private roadway through property.

Taxes per Tract: \$32.71, \$818.77, \$2,770.34



Gated Country Estate Development

Ideal for Exclusive Large Acre Homesites, the Ultimate Equestrian Country Estate, or Your Own Private Acreage Estate!

Covered in Picturesque Grandfather Oaks, Pasture, and Views of Tranquil Rolling Hills

Backs to a Nature Preserve for Privacy

Owner Willing To Provide Some Site Work For Buyer; Including Internal Gated Entries, New Pond!

SREland.com/DadeDev



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Gated Country Estate or Development

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