

VERNA RANCH

SARASOTA, FL | SARASOTA COUNTY

191 ± ACRES TOTAL





Located directly across Verna Road from the beautiful Sarasota Ranch Club, a gated equestrian community of 10-acre homesites!

SPECIFICATIONS & FEATURES

Acreage: 191 ± acres (can be divided, please inquire)

Sale Price: \$2,654,900

Price per Acre: \$13,900

County: Sarasota

Property Address: Verna Road, Sarasota, FL 34240

Nearest Intersection: Fruitville Road & Verna Road

Road Frontage: 4,000 ± ft on Verna Road

Uplands/Wetlands: 165 ± acres uplands; 26 ± acres wetlands

Grass Types: Bahia

Soil Types: Predominately EauGallie, Myakka & Holopaw Fine Sands

Land Cover: Highly-improved pasture

Fencing: Fenced & cross-fenced

Water Features: Small pond

Utilities: Electric, telephone & public sewer located at Oakford subdivision, SW 2.2 ± miles

Future Land Use: Rural

Current Use: Pasture, grazing cattle

Subject property consists of 191 ± acres located along the western right of way for Vern Road. The ranch consists of highly-improved pasture and is fenced and cross fenced. The site is currently leased for cattle grazing and has an agricultural exemption. The ranch is located adjacent to the newly developed Hampton Lakes residential subdivision and directly across Verna Road from the Sarasota Ranch Club, a gated equestrian community of 10-acre homesites. The ranch is located within a Hamlet designation for the Sarasota 2050 Plan.

Ranch with Investment Opportunity!

Ideally Located East of Sarasota
Only Minutes to Interstate 75

Zoning: Open Use Estates (OUE-1)

2050 Plan: Designated as Hamlet

Taxes: \$895 for 2017 - has agricultural exemption

LOCATION & DRIVING DIRECTIONS

Parcel IDs:

- 0532-02-0001
- 0532-01-0001
- 0549-00-1010

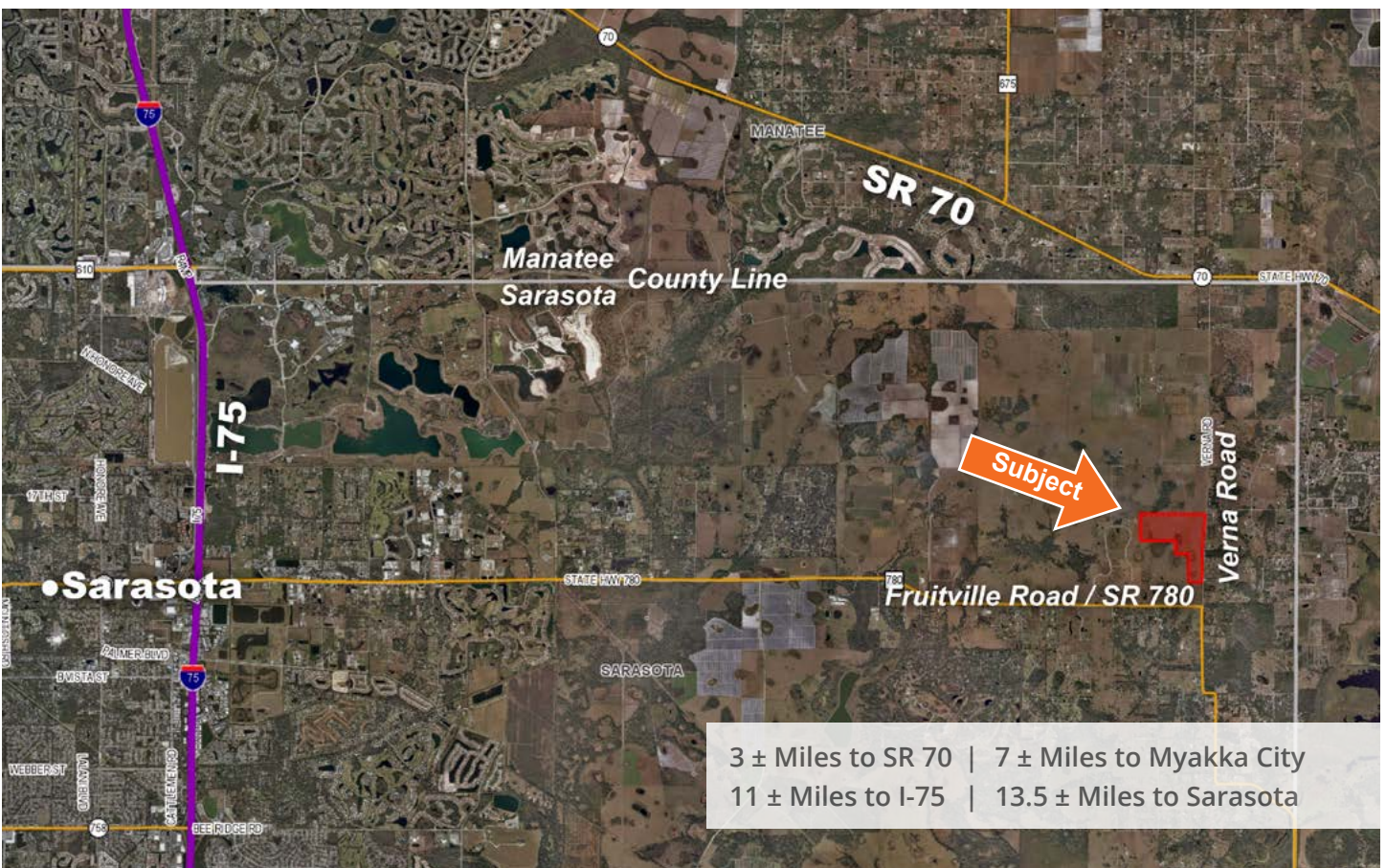
GPS Location: 27.338396, -82.269835

Driving Directions:

- From I-75 in Sarasota County, take exit 21.
- Head east on Fruitville Road 10.9 miles to the intersection with Verna Road.
- Turn left and head north ¼ mile to property.

Showing Instructions: Gates are locked. Please contact the listing agent, Richard Dempsey (863.774.3548), to learn more or schedule a showing time.

Property Can Be Sold
As All Or Part





114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

191 +/- Acres • Ranch with Investment Opportunity!
Can Divide! • Ideally Located East of Sarasota
Minutes to Interstate 75 • Across from Sarasota Ranch Club

Visit SVNsaunders.com & Search For: Verna Ranch

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