

# FORT OGDEN RANCH

*ARCADIA, FL | DESOTO*

880 ± ACRES





## SPECIFICATIONS & FEATURES

**Acreage:** 880 ± acres

**Sale Price:** \$2,816,000

**Price per Acre:** \$3,200

**County:** DeSoto

**Site Address:** SW Senate St. and Goldenrod Ave. SW

**Road Frontage:** 1.5 ± miles on SW Senate St. and Goldenrod Ave. SW

**Irrigation/Wells:** (1) 12-inch well with Duetz Diesel Power Unit and 500 gallon fuel tank with shed

**Water/Utilities:** Water holes for cattle

**Wetlands/Uplands:** 490 ± acres uplands, 390 ± acres wetlands

**Land Cover:** Improved pasture and wet prairies and marshes

**Soil Types:** Mostly Bassinger Fine Sand and Depressional, Valkaria, Myakka, and Bradenton Fine Sand

**Grass Type:** Jiggs Bermuda, Bahia, and native grasses

**Fencing:** Five strand barbed wire

**Zoning/FLU:** Rural

Fort Ogden Ranch is a beautiful Southwest Florida ranch with improved pastures and scattered Oak Hammocks. It is located just minutes from Historic Punta Gorda and fishing in the Gulf of Mexico.

The property is ideal for a cattle ranch or recreational purposes. Whitetail Deer and Osceola Turkey on the property make for great hunting. Potential income features include cattle, Bahia sod and Jiggs Bermuda hay.

## Ideal Cattle Ranch or Recreational Property

**Current Use:** Cattle ranch and hunting

**Game Population:** Whitetail Deer and Osceola Turkey

**Income Features:** Cattle and hay fields

**Taxes:** \$1,922.66

# LOCATION & DRIVING DIRECTIONS

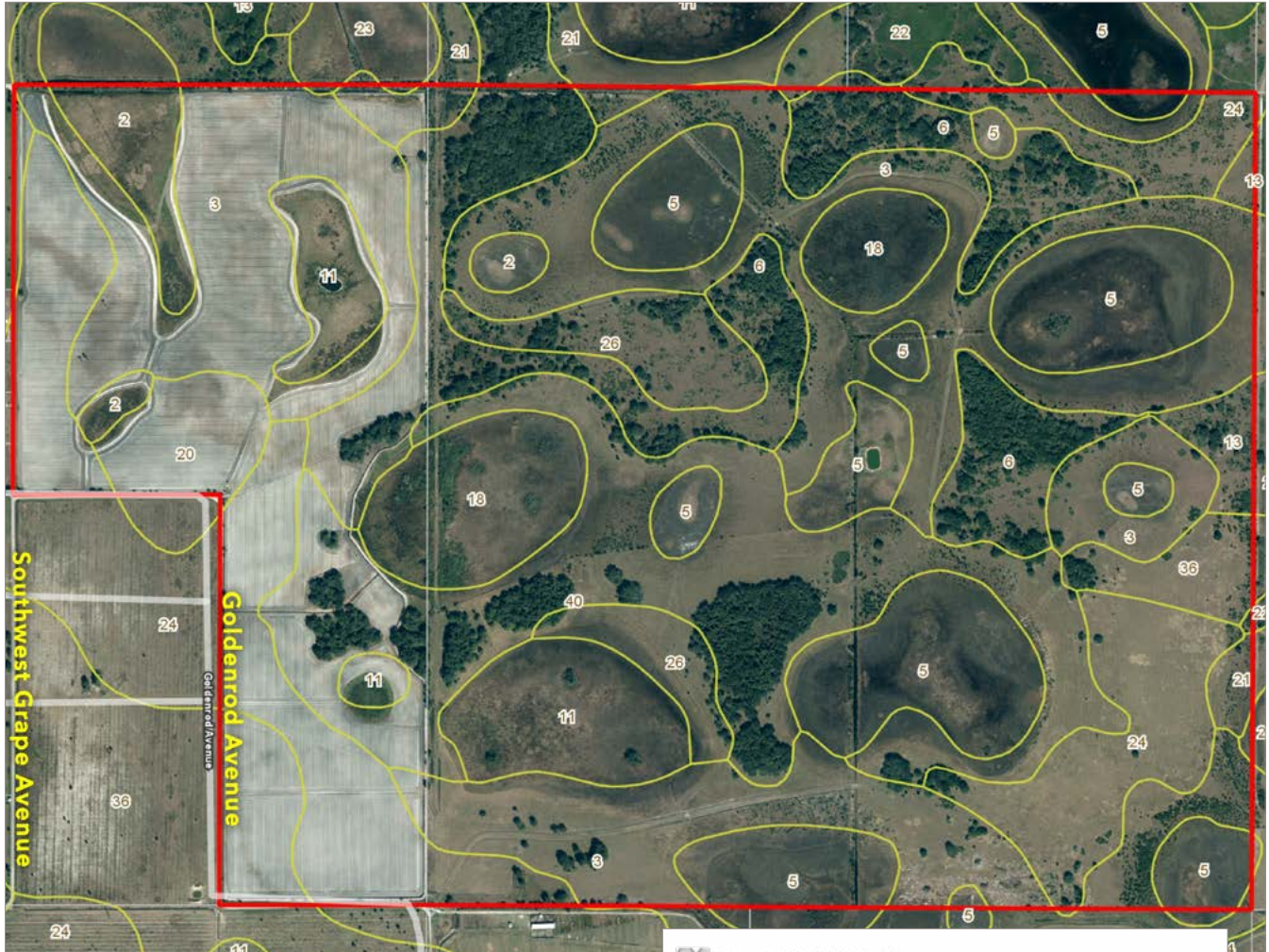
**Parcel ID Numbers:** 22-39-24-0000-0031-0000 and 23-39-24-0000-0010-0000

## Driving Directions:









- From Arcadia, take US Hwy 17 south to Fort Ogden
- Turn east on SW Senate St.
- The property starts where the road makes a 90 degree turn and continues along past Goldenrod Ave. SW
- From Punta Gorda, take US Hwy 17 north to Ft. Ogden and turn East on SW Senate St.

**Showing Instructions:** By appointment only with the listing agent.



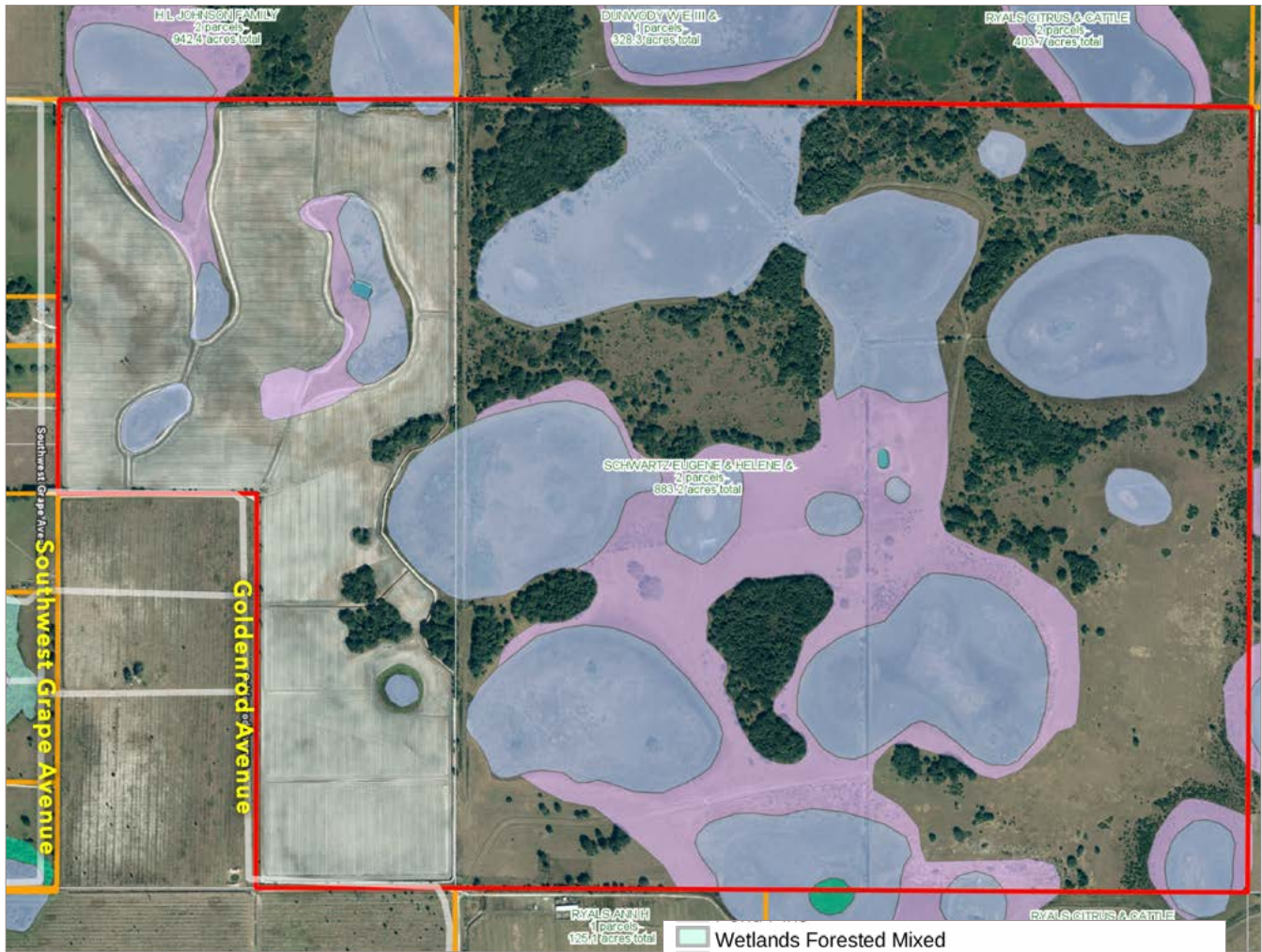


## FORT OGDEN RANCH Soils

-  Streets OSM Hybrid
-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Parcel Outlines
-  Soils Boundaries

CODE	DESC	ACRES
3	Basinger Fine Sand	230
40	Valkaria Fine Sand	120
5	Basinger Fine Sand, Depressional	118
24	Myakka Fine Sand	115
6	Bradenton Fine Sand	97
11	Delray Mucky Fine Sand, Depressional	43
18	Floridana Mucky Fine Sand, Depressional	41
26	Pineda Fine Sand	31
36	Smyrna Fine Sand	27
2	Anclote Mucky Fine Sand, Depressional	20
20	Immokalee Fine Sand	16
21	Malabar Fine Sand	14
13	Eaugallie Fine Sand	8
22	Malabar Fine Sand, High	0
23	Malabar Fine Sand, Depressional	0
TOTAL =		882.919110198004 acres





## FORT OGDEN RANCH Wetlands

CODE	DESC	ACRES
6410	Freshwater Marshes	273.1
6430	Wet Prairies	117.4
5300	Reservoirs	.5
6150	Streams And Lake Swamps (Bottomland)	.3
	<b>TOTAL WETLANDS</b>	<b>391.3</b>
	<b>TOTAL UPLANDS</b>	<b>491.6</b>
	<b>TOTAL ACRES</b>	<b>882.9</b>





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

**880 ± Acre Ranch**  
Near Downtown Punta Gorda and The Gulf of Mexico  
Ideal Cattle Ranch or Recreational Property

Visit [SVNsaunders.com](http://SVNsaunders.com) and search for: Fort Ogden Ranch

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transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,  
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