



LAND, AGRICULTURE
& COMMERCIAL

RE/MAX HARBOR REALTY

OLD FLORIDA ON THE PEACE RIVER

SW ADDISON AVE.
ARCADIA, FL 34266

*1,324 ACRE RANCH IN
DESOTO COUNTY, FL*



WALT BETHEL
RE/MAX HARBOR REALTY
863.990.1748
WWW.WALTBETHEL.COM

EXCLUSIVE OFFERING MEMORANDUM

CLICK TO WATCH VIDEO TOUR



EXCLUSIVE OFFERING MEMORANDUM

TABLE OF CONTENTS

01. EXECUTIVE SUMMARY

02. PROPERTY OVERVIEW

03. PROPERTY MAPS

04. LOCATION OVERVIEW

05. ABOUT AGENT

01

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Get ready to experience a once-in-a-lifetime opportunity. This 1,324-acre ranch in DeSoto County, untouched for generations, has come to market. With over 3 miles of scenic Peace River frontage and a rich history as a working cattle ranch, this property offers an extraordinary chance to own a piece of Old Florida. Whether you envision it for development, as a conservation haven or a thriving ranch, this exclusive property holds endless potential. Don't miss your chance to be part of Florida's legacy!

02

PROPERTY OVERVIEW



PROPERTY OVERVIEW

PROPERTY ADDRESS

SW AURIN GRADE &
SW ADDISON AVE
ARCADIA, FL 34266

ACRES

1,324.07

SIX PARCELS

19-38-24-0000-0060-0000
25-38-23-0000-0010-0000
30-38-24-0000-0010-0000
30-38-24-0000-0020-0000
30-38-24-0000-0031-0000
31-38-24-0000-0010-0000

ZONING

A-10

FUTURE LAND USE

RURAL

ASKING PRICE


\$32,975,000



As you set foot on this land, you're immediately transported back to the days when Florida's original cattlemen rode through these very woods on horseback, shaping the landscape that has remained untouched for decades. With its prime location, unmatched natural beauty, and vast potential, this is not just a purchase, but an investment in the future. Beyond its pristine landscapes, this property is perfectly positioned for those looking to for the possibilities of conservation easements, mitigation, or long term development opportunities along the Peace River.



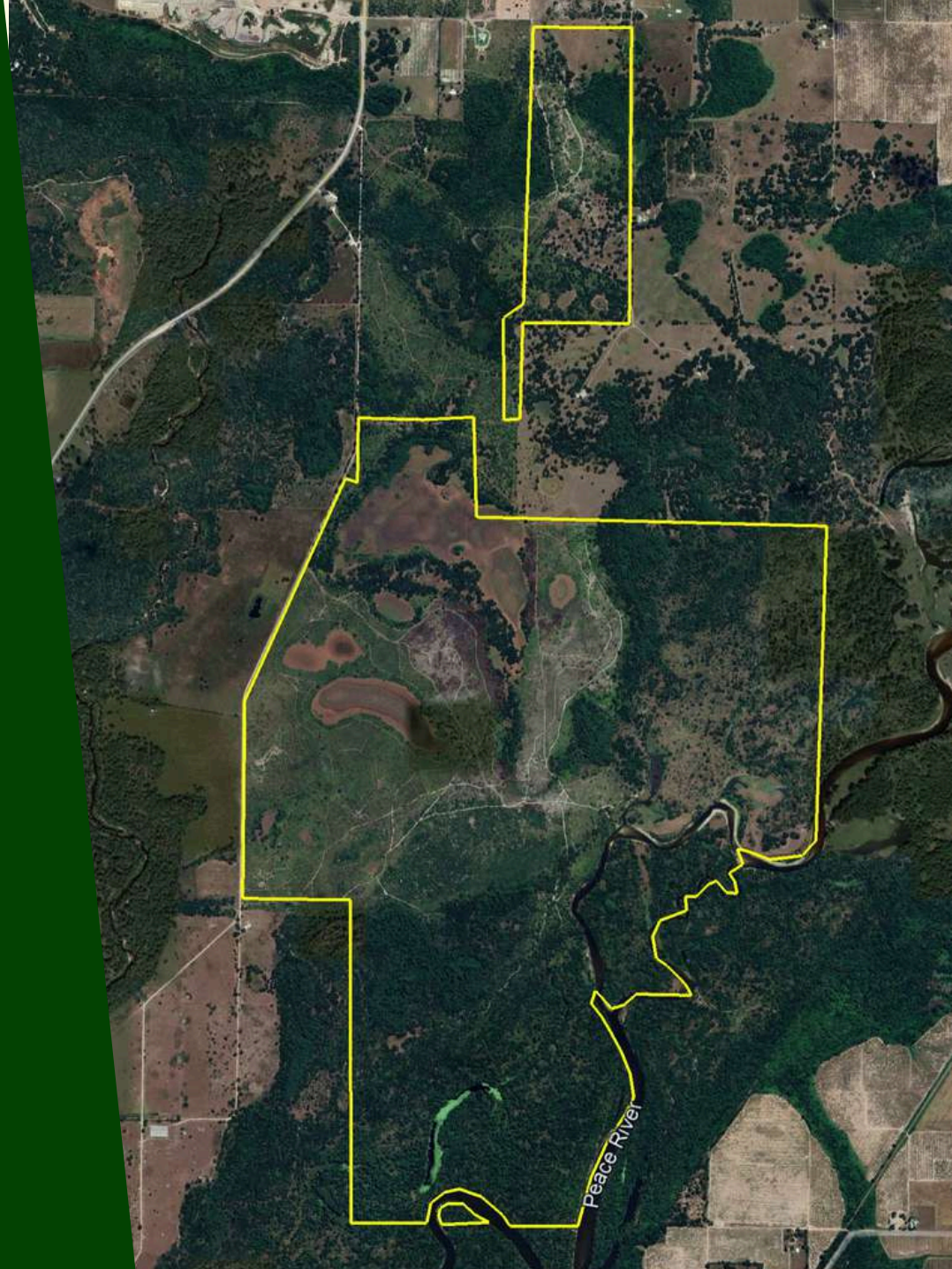
Stretching over three miles of stunning river frontage along the peaceful Peace River, this ranch is a remarkable reflection of what Florida once was and what it still could be. Imagine waking up to the sound of the river, surrounded by oak hammocks, expansive pastures and a vibrant ecosystem teeming with wild quail, white-tailed deer, Osceola turkeys, and more. Whether you're an avid outdoorsman or someone seeking a retreat from the modern world, this property offers everything an adventurer could desire. The river provides not only recreational opportunities like fishing for snook and tarpon, but also supports an abundant wildlife habitat, making it ideal for hunting or recreational ventures. This ranch is more than just land; it's an opportunity to create a legacy, one that honors Florida's past while looking ahead to the future.

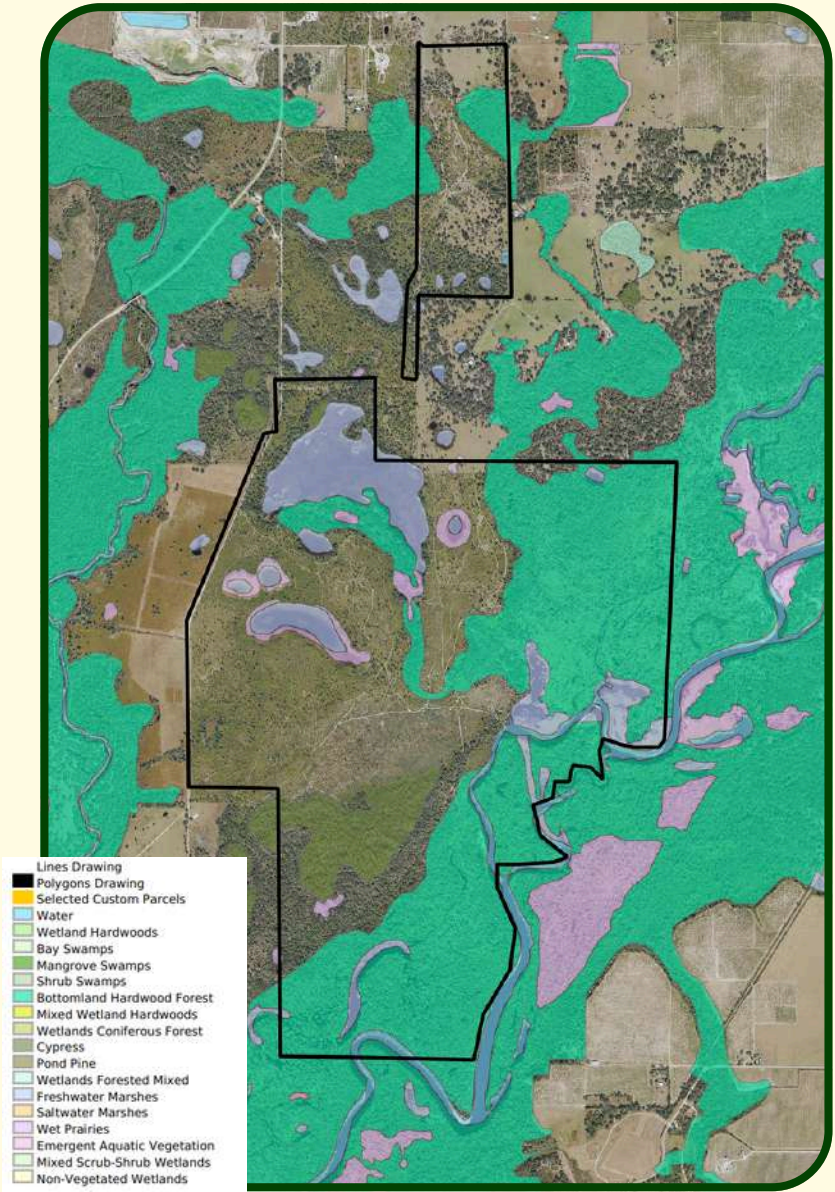


Its unencumbered title and first-time availability make it a truly rare find in the world of high-end land investments. Whether you envision it as a thriving cattle ranch, a hunting haven, or a conservation project, this land offers a rare chance to own a piece of Florida's legacy—one that will stand the test of time. This is your opportunity to make this once-in-a-lifetime property yours and to carry on its story for future generations. Don't miss your chance to own a true hidden gem in Southwest Florida—a place where land stewardship meets long-term generational investment, wrapped in the beauty and wonder of the Florida wilderness.

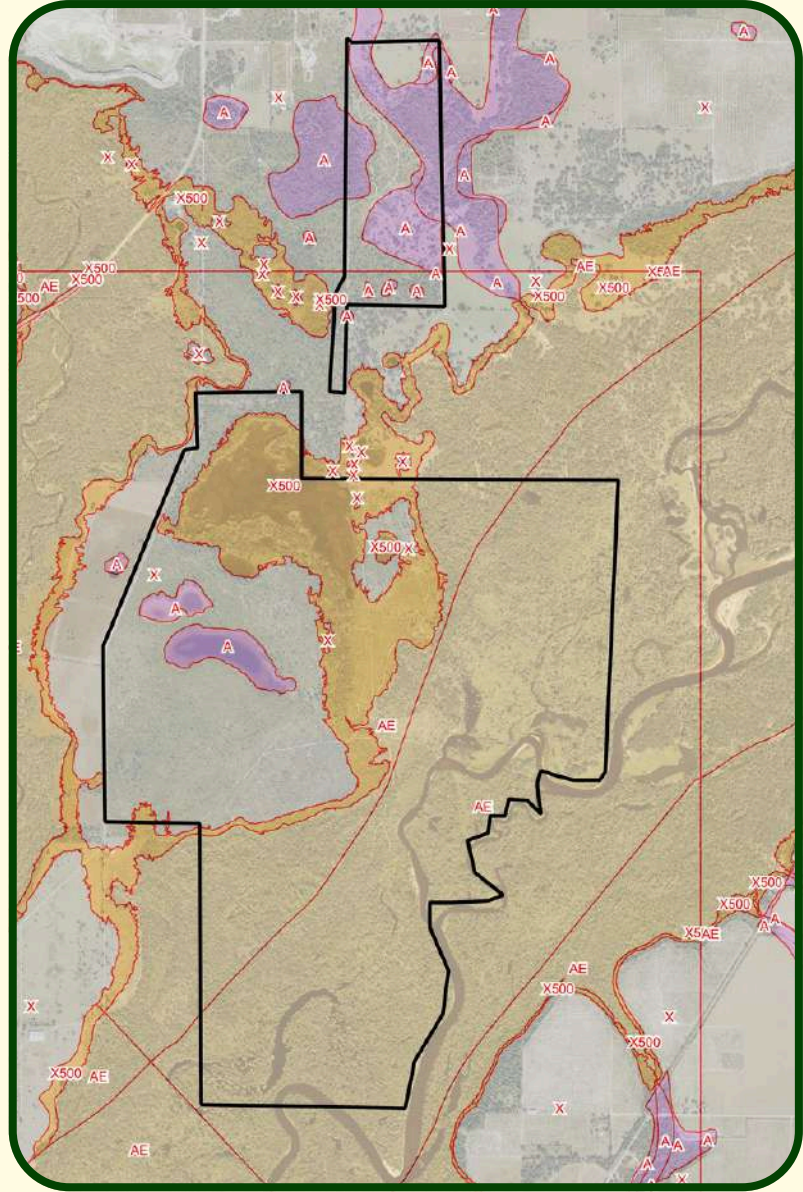
03

PROPERTY MAPS





WETLANDS



FLOOD



04

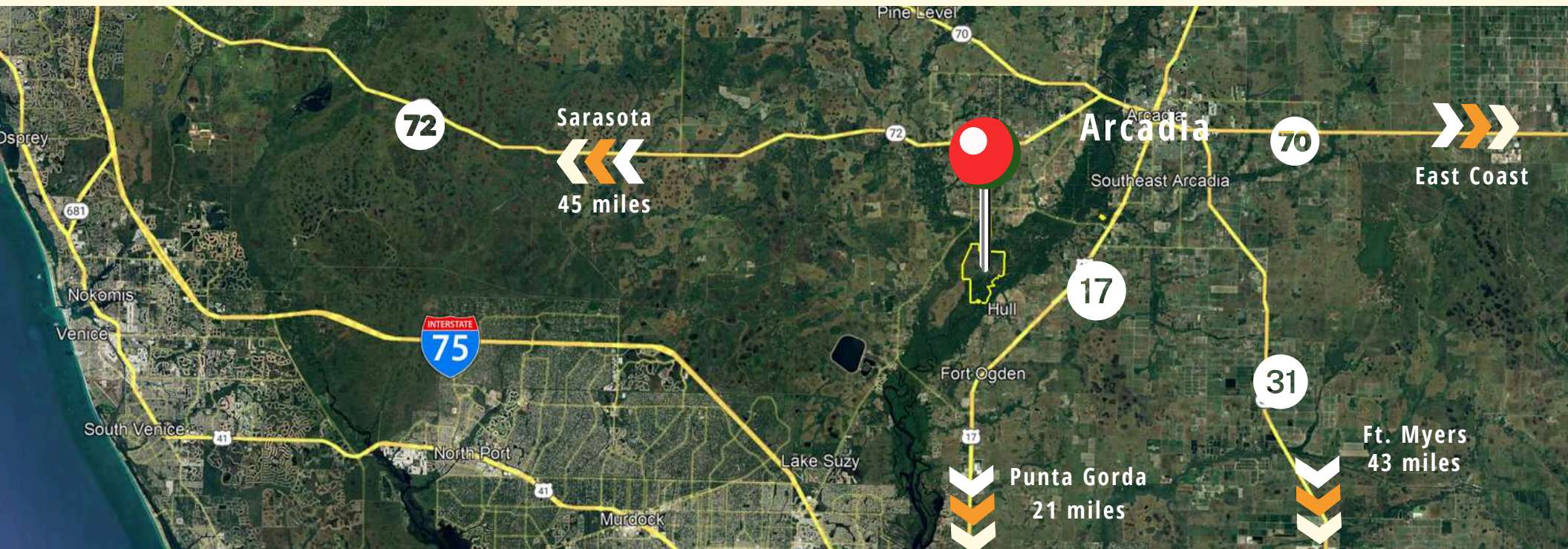
LOCATION OVERVIEW



HIDDEN GEM

Hidden away just off the highly sought-after Kings Highway area and adjacent to the Peace River State Forest, this rare property has been a generational treasure for one Florida family, preserved in its natural beauty and rich with heritage.

Located just 30 minutes from Sarasota, this secluded sanctuary balances the best of both worlds—rural peace and quiet with easy access to city life and the Gulf Coast.



05

ABOUT
AGENT

“ THE MOMENT I
STEPPED ONTO THIS
LAND, I FELT A
CONNECTION TO
FLORIDA'S HISTORY
—IT'S A PLACE
WHERE TIME
STANDS STILL, AND
NATURE SPEAKS. ”

-WALT BETHEL



ABOUT WALT BETHEL



WALT BETHEL
REALTOR

As a fifth-generation Floridian from Arcadia, I possess extensive knowledge of Florida real estate and a deep passion for its history. At the age of sixteen, my first venture into owning an orange grove ignited my enthusiasm for the real estate industry. Since then, I've engaged in a successful career purchasing, managing, and selling diverse properties such as acreage, agricultural lands, residential homes, and commercial spaces. Growing up in a family-owned business, Bethel Farms, I honed my marketing and sales skills by handling products for major retailers across the Southeastern and Midwestern United States. My father instilled core values in me—to work diligently, strive for continuous improvement, and seek innovative approaches in all endeavors. Implementing these principles daily, coupled with my enjoyment of networking and my extensive experience in business, sales, and marketing, have been pivotal to my accomplishments as a REALTOR®.



CONTACT

WALT BETHEL
863.990.1748
WBETHEL@WALTBETHEL.COM



RE/MAX HARBOR REALTY

RE/MAX HARBOR REALTY
2815 TAMIAMI TRAIL
PUNTA GORDA, FL 33950

WWW.WALTBETHEL.COM