

FOR SALE: 4 + Acres Vacant Land

Exclusive Rural Residential Site near Lake Tarpon



***The Brooker Creek Watershed** covers 39 square miles in northern Pinellas and Hillsborough counties. The watershed contains 37 named lakes, multiple wetlands and Brooker Creek, which is the primary tributary to Lake Tarpon. The headwaters of Brooker Creek are located in the northwest corner of Hillsborough County. Area lakes provide recreational opportunities to both residents and visitors. Protecting the quantity and quality of water in the watershed will provide wildlife habitat, preserve recreational opportunities, and ensure a safe and healthy supply of water resources. (Pinellas County Water Atlas)

- Opportunity for upscale residential development
- Two dwellings permitted on this 4.25 acre parcel
- Wooded area w/pond offers a variety of landscaping choices
- Zoned: A-E Agriculture Estate Residential
- Minutes from many golf courses
- Located within the *Booker Creek Watershed
- Minutes away from Lake Tarpon
- Price: \$625,000



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PROPERTY PROFILE

ADDRESS Vacant land on Old East Lake Road. Tarpon Springs, FL 34688

PARCEL ID 16/ 27/ 16/ 00000/ 130/ 0510

Location: South of Keystone Road on east side on Old East Lake Road

***Legal Description:** See full Legal Description at bottom of page

LAND AREA 4.25 acres

TAXES 2006 \$11,216.11

Dimensions: Irregular

Millage Rate: 20.9412

ZONING A-E Agriculture Estate Residential

Land Use: Rural Residential (1/2 dwelling per acre)

IMPROVMENTS Vacant Land

UTILITIES

Sewer: Sewer by Septic (Force main across the street)

Water: 6" PVC at property line

Electric: Progress Energy

PRICE \$625,000

TERMS Cash

***LEGAL DESCRIPTION:**

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 16, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA; THENCE SOUTH 01° 19'12" EAST, A DISTANCE OF 1380.19 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 14'45" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4 OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 16, A DISTANCE OF 630.70 FEET; THENCE SOUTH 01° 19'02" EAST, A DISTANCE OF 309.07 FEET; THENCE NORTH 89° 14' 45" WEST, A DISTANCE OF 271.88 FEET; THENCE SOUTH 44° 05'52" WEST, A DISTANCE OF 170.79 FEET; THENCE NORTH 45° 54'02" WEST, A DISTANCE OF 337.54 FEET TO THE WEST LINE OF THE NORTHEAST ONE- QUARTER (N.E. 1/4) OF SAID SECTION 16; THENCE NORTH 01° 19'12" WEST, ALONG SAID WEST LINE, A DISTANCE OF 171.52 FEET TO THE POINT OF BEGINNING. CONTAINING 4.257 ACRES MORE OR LESS.

