

ML# T2339024

5681 DREXEL RD, LAND O LAKES, 34638



County:	PO	Tampa Area: 194	Status:	ACT
Grid:	C3		List Price:	\$115,000
Property Style:	Farmland		Low Price:	
Ownership:	Fee Simple		Sold Price:	
Location:	In County Wooded		ADOM:	2
			CDOM:	1
			Price Per SqFt:	\$3.00
			IDX:	Y

HIGH & DRY DOUBLE LOT ON CORNER, RANCH FENCING WITH SEVERAL GATES. 60' FRONTAGE ON LARGE POND. 262' ROAD FRONTAGE. LARGE MATURE SHADE TREES. 2 PARCELS SOLD TOGETHER, CAN BE SPLIT.

Land And Site Information

Section/Township/Range: 11-26-18 Subdivision #: 0000 Section #: Block/Parcel: 01600 Lot#: 0040
 Tax ID: 11 26 18 0000 01600 0040 Alt.Key/Folio#: Additional Parcel: Y
 Legal Description: TRACT F DESC AS COM NW COR OF SW1/4 OF NW1/4 TH S00DEG04' 00"W 245.35 FT TH S34DEG58'00"E 465.00 FT TH N44DEG49'30"E (B1) 412.96 FT TH S47DEG44'30"E 68.00 FT FOR POB TH S47DEG44 '30"E(O1)99.40 FT TH S37DEG55'30"W 198.95 FT TH N37DEG36' 50"W

Subdivision Name: Complex/Community Name: Plat Book/Page: 00/00
 Site Improvements: Boundary Fencing
 Total Acreage: 1/2 Acre to 1 Acre Zoning: 00AR Future Land Use: Zoning Compatible: Y
 Lot Dimensions: .88 Lot Size(Acres): 0.88 Lot Size(SqFt): 38,332 Front Footage: 262
 Front Exposure: North Easements: N/A
 Water Type: Frontage Pond Water Name: Water Frontage: 60
 Water Extras: Millage Rate: 14.538
 Utilities Available: Electric Avail on Site,Septic Tank,Well + Pump
 Fences: Other Hills. Munic. Code:

Community Information

Community Features:
 Assoc. Fee Required: N HOA Fee: HOA Payment Schedule:
 Elementary School: Middle or Junior School: High School:

Financing & Tax Information

Taxes: \$402 Tax Year: 2007 CDD: N Annual CDD Fee:
 Financing Available: Cash,Conventional

Realtor Information

Listing Type: Exclusive Right to Sell	Special Listing Type: Not Applicable	Agent Direct Phone: 813-495-0891
List Agent Name: JOHN NICHOLS	Agent ID: 261518629	Agent Fax: 813-948-6670
Office Name: PREFERRED PROPERTIES,GMAC	Office ID: 707100	Office Phone: 813-948-0354
Listing Office 2:	Office 2 ID:	Office Fax: 813-948-6670
Listing Date: 10/21/2008	Expiration Date: 04/21/2009	Lp/SP Ratio:
Contract Date:	Days to Contract:	Call Center #:
Sold Date:	Days to Closed:	E-Mail: JohnNichols@Verizon.net
Off-Market Date:	Exp. Clsg Date:	Sales Team Name:
Withdrawn Date:	Original Price: \$115,000	Previous Price:
Realtor Info: Land Sales Disclosure,Survey Available	Owner Name:	Sold Price:
Showing Instructions: GO Direct	Lease Terms:	Owner Phone:
Buyer Agt Comp: 2.5%-\$295.00	Trans Broker Comp: 2.5%-\$295.00	Seller Credit:
Sold By:	Sell Office:	Non-Rep Comp: 0%
		Terms:

Driving Directions: US 41 NORTH OF 54 TO TOWER ROAD, WEST TO DREXEL, TURN RIGHT APPROX. 1 MILE DOWN ON LEFT

Realtor Only Remarks: CALL OFFICE AT 813-948-0354 OR CELL 813-495-0891 FOR SURVEY AND FULL LEGAL DESCRIPTION