WESLEY CHAPEL EQUESTRIAN ACREAGE

25723 ARMENIAN LANE
WESLEY CHAPEL, FL 33544

Trace Linder
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trace.linder@svn.com



Property Overview



Sale Price	**$1,499,000**

OFFERING SUMMARY

Acreage:	**10 Acres**
Price / Acre:	$.
City:	Wesley Chapel
County:	Pasco
Property Type:	Land: Equestrian, Land Investment, Residential Development
Video:	View Here

PROPERTY OVERVIEW

Nestled within the secure, gated community of Armenian Acres in Wesley Chapel, this property offers a complete equestrian training facility ready for immediate use. With a 6 stall stable, 6 paddocks/pastures, an equipment storage barn, tack room, and living quarters, the property is fully equipped. The acreage provides a serene backdrop for a private residence or recreational retreat, all conveniently located near the amenities of Wesley Chapel and Zephyrhills. Beyond its equestrian focus, the property also hosts a wealth of wildlife, with deer and turkeys frequently roaming the backyard. Enjoy the peaceful versatility of this horse farm, nestled on spacious grounds yet still within easy reach of city conveniences.

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.



Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	• Equestrian • Land Investment • Residential Development
Uplands / Wetlands:	9.36 Uplands / 0.67 Wetlands
Taxes & Tax Year:	$1,048.19 [2023]
Zoning / FLU:	Agricultural / Residential
Fencing:	Perimeter & Cross Fenced
Current Use:	Equestrian Property for Horse Training & Boarding
Potential Recreational / Alt Uses:	Recreational, Agricultural, Homesite

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Aerial Photos









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Interior Photos





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Additional Photos



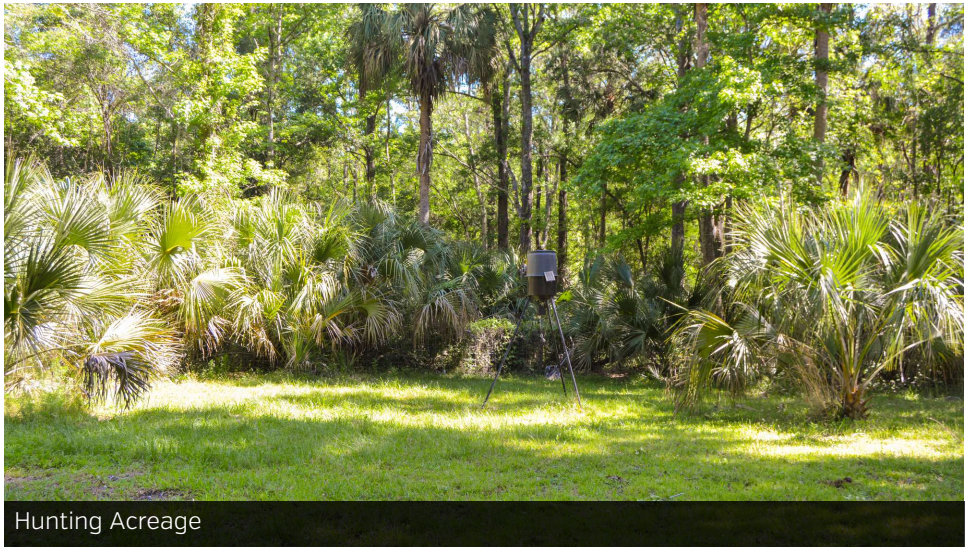
6 Stall Barn



Woodlot on Northern Edge



Well Maintained Stables



Hunting Acreage

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Additional Photos


Paddock


Storage Shed


Pole Barn for equipment and storage


Paddock

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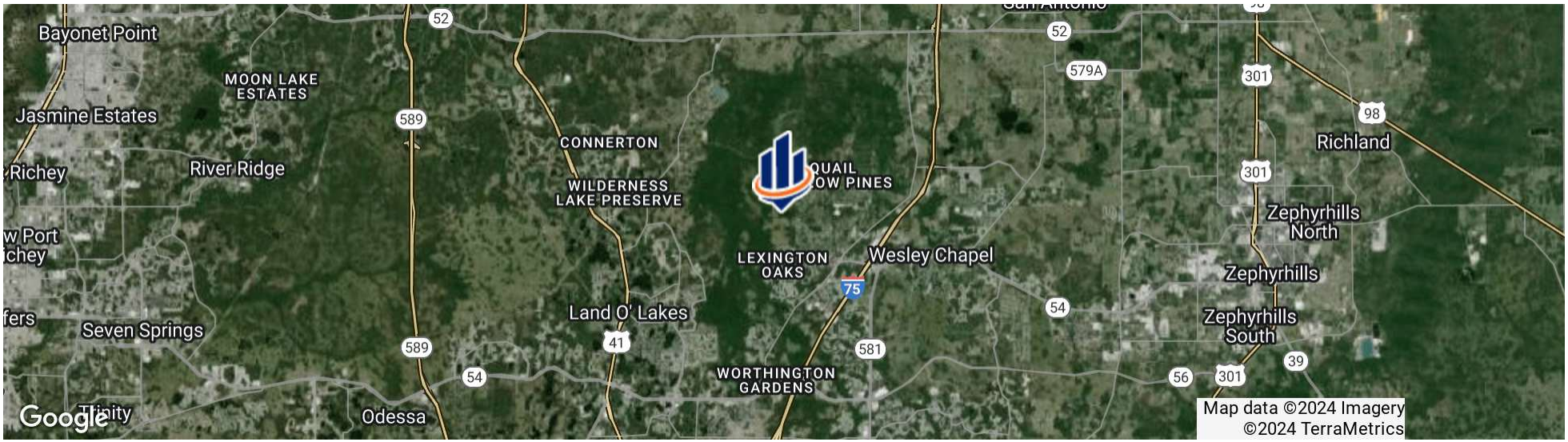
Location



LOCATION & DRIVING DIRECTIONS

Parcel:	03-26-19-0000-00100-0080 & 03-26-19-0000-00100-0090
GPS:	28.2542617, -82.3902938
Driving Directions:	From 54 take Old Pasco Rd North to Dayflower Blvd W Take Woodsman Dr to Mangrove Dr N to Armenian Acres entrance
Showing Instructions:	Contact Trace Linder for Showings (863) 287-3281



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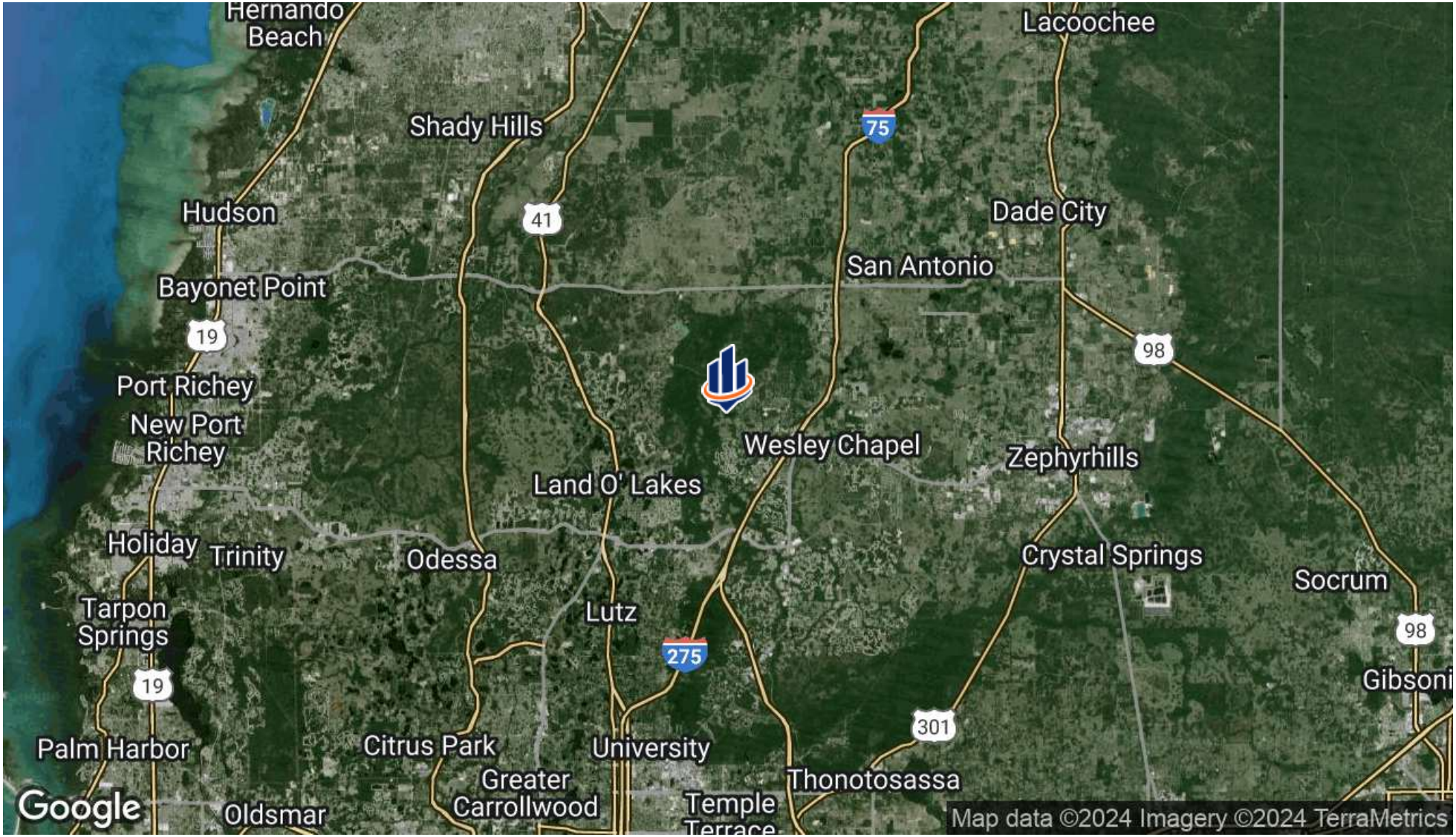
Regional Map



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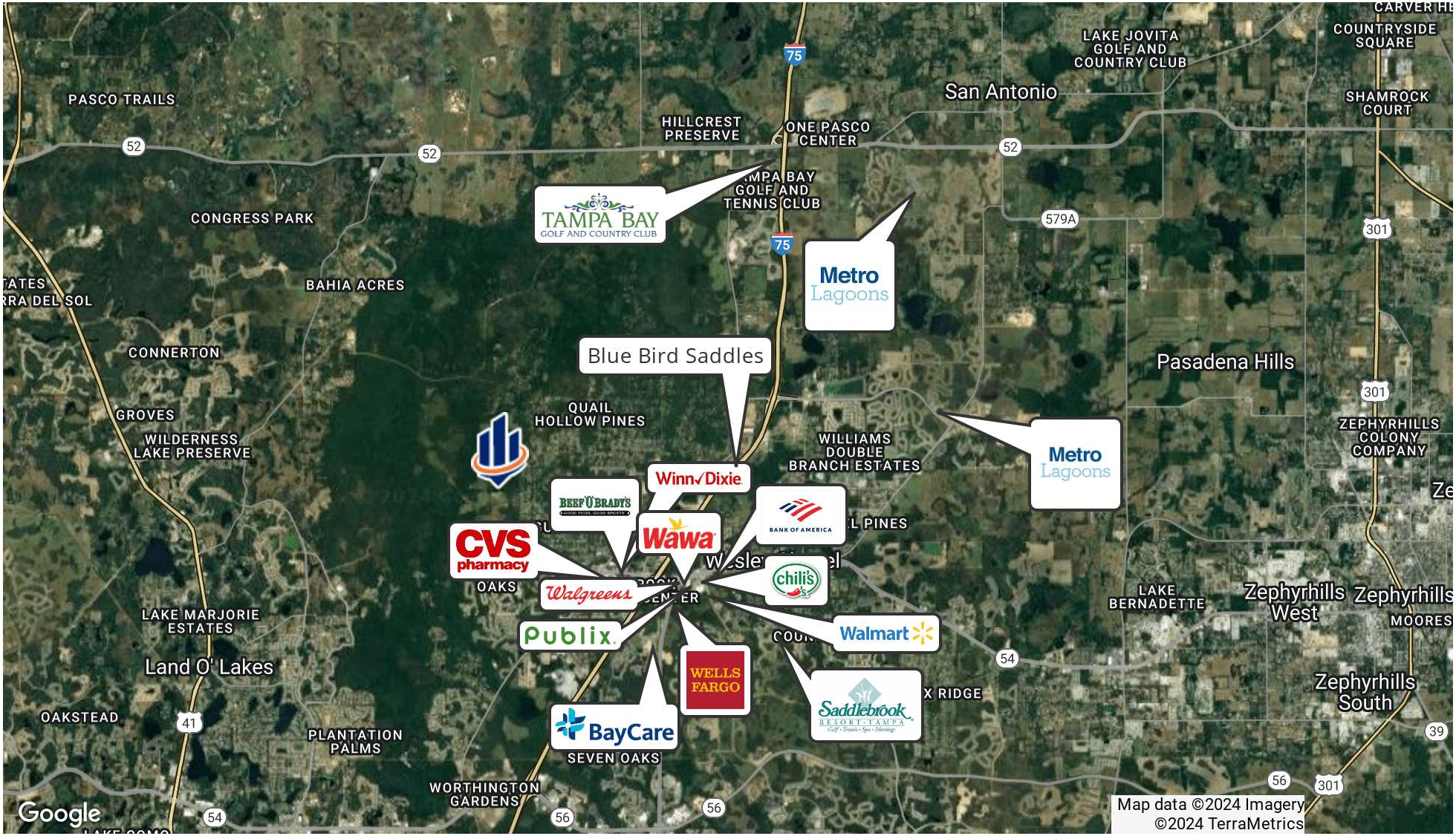
Market Area Map



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Advisor Biography



TRACE LINDER

Associate Advisor

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PROFESSIONAL BACKGROUND

Trace Linder is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:
- Recreational & Hunting Land
- Ranch & Agricultural Land
- Commercial & Industrial

SVN | Saunders Ralston Dantzler
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Lakeland, FL 33801

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