

LBF RANCH

Well-managed, turn-key cattle ranch in Central Florida

2,240 ± Acres • Lakeland, Florida • Polk County



JIM ALLEN

Advisor

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Property Overview



Sale Price

\$13,900,000

PROPERTY OVERVIEW

LBF Ranch is a 2,240-acre well-managed working ranch in Central Florida with easy access to many amenities. The ranch is protected by a conservation easement and has an established cow-calf operation with a reputation for producing quality stocker calves and seed stock. The property is fenced and well cross-fenced, allowing for rotational grazing, sod farming, seed production, and multiple herd management. The land has been well cared for with land maintenance, such as a herbicide program to keep pastures free of invasive weeds and ditch cleaning for good drainage. The ranch has numerous man-made cattle watering ponds and extensive infrastructures, such as two sets of cowpens, a large shop/barn, three large hay barns, and another equipment barn making this a turn-key cattle operation. The cattle and equipment are available for purchase with the sale. The sellers will consider dividing the property.

Income is driven by cow-calf operation, sod farming, seed production, and seed-stock production.

OFFERING SUMMARY

Acreage:	2,240 Acres
Price / Acre:	\$6,205
City:	Lakeland
County:	Polk
Property Type:	Ranch
Video:	View Here

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Ranch• Sod
Uplands / Wetlands:	75% uplands/25% wetlands
Soil Types:	<ul style="list-style-type: none">• Pomona Fine Sand• Wauchula Fine Sand• Felda Fine Sand
Taxes & Tax Year:	\$5,737 [2022]
Zoning / FLU:	ARR/X Conservation Easement
Lake Frontage / Water Features:	Numerous man made cattle watering ponds
Water Source & Utilities:	Well, power provided by Tampa Electric
Road Frontage:	4,930 FT Deen Still Road, 1280 FT Rockridge Road, 130 FT Rockridge Road
Nearest Point of Interest:	Orlando aera attractions, Tampa, Legoland, Orlando
Fencing:	Perimeter, extensive cross fencing
Current Use:	Working cattle ranch, sod farming
Grass Types:	Bahia, Tifton 44 hayfield
Potential Recreational / Alt Uses:	Hunting, equestrian, agri-tourism, row crop farming, sod farming
Land Cover:	Improved pasture, hayfield, hammock, cypress

Specifications & Features



Structures & Year Built:

100'x80' shop/barn
80'x70' hay barn
96'x50' hay barn
96'x50' hay barn
90'x48' equipment storage barn
Mobile home
Barn/home combo



Sod Production Photos



Location

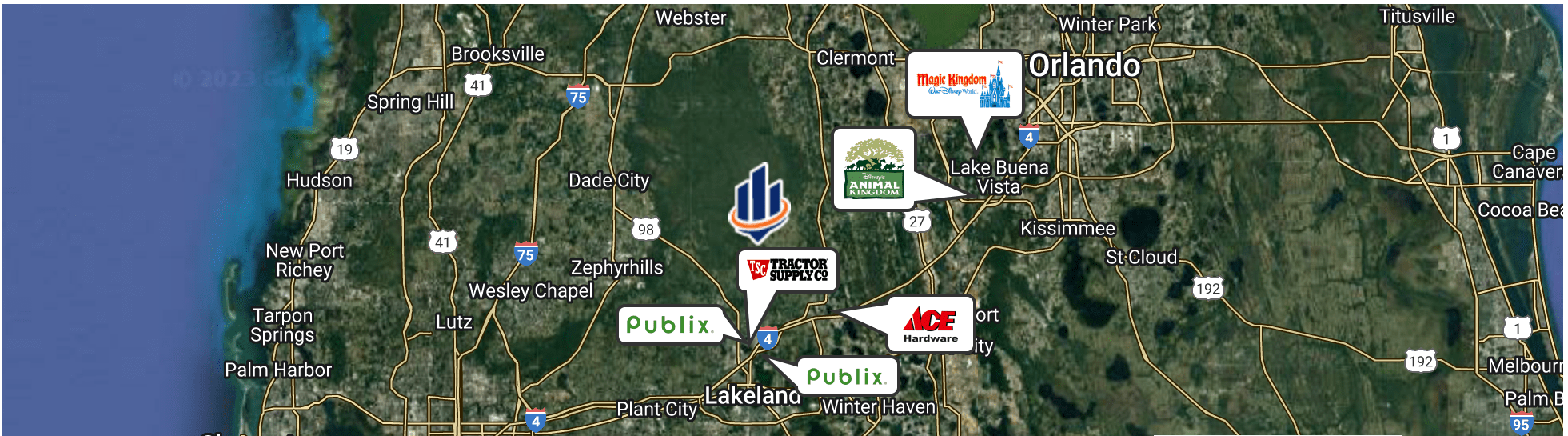


LOCATION & DRIVING DIRECTIONS

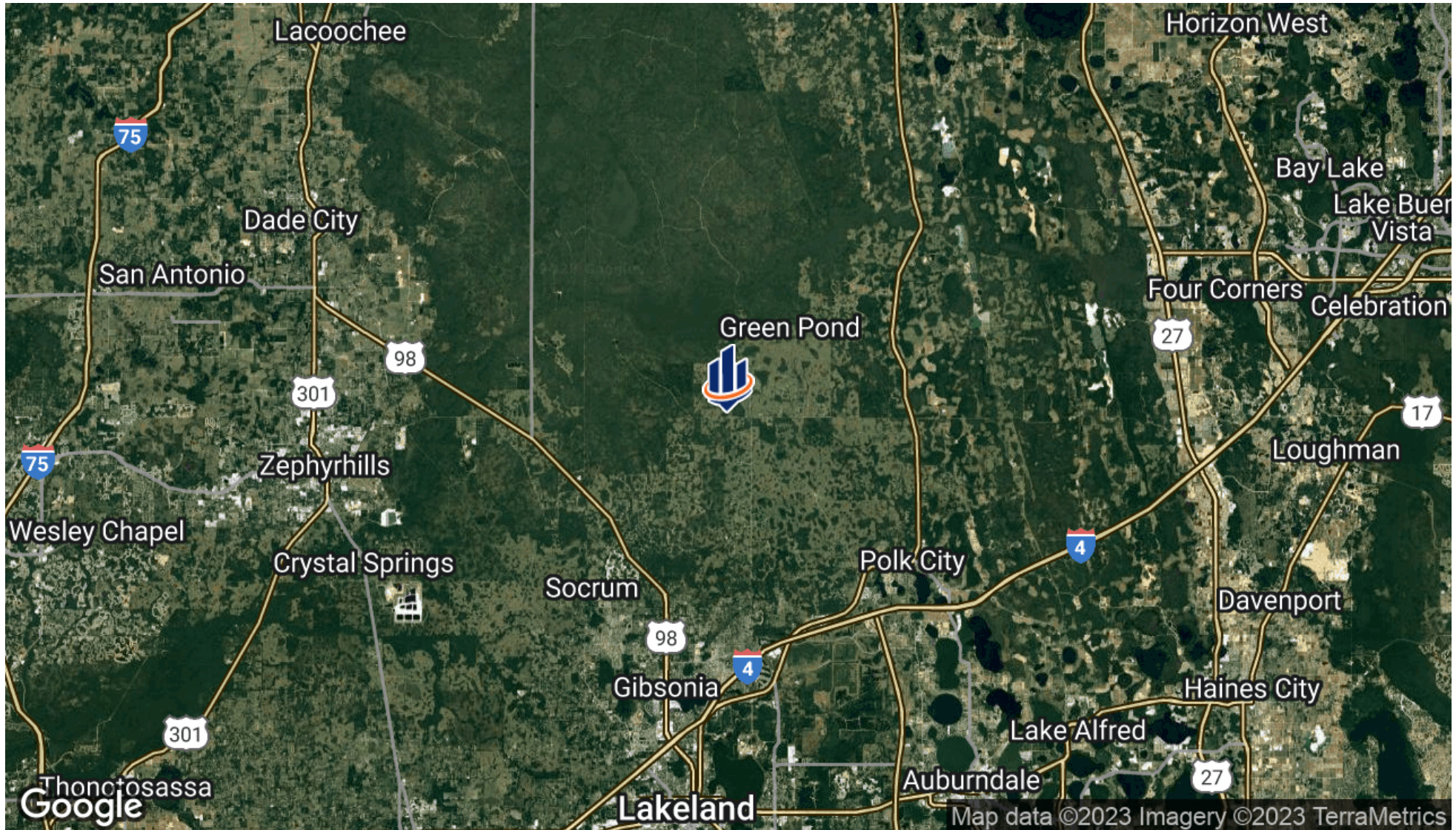
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GPS: 28.2591639, -81.9361643

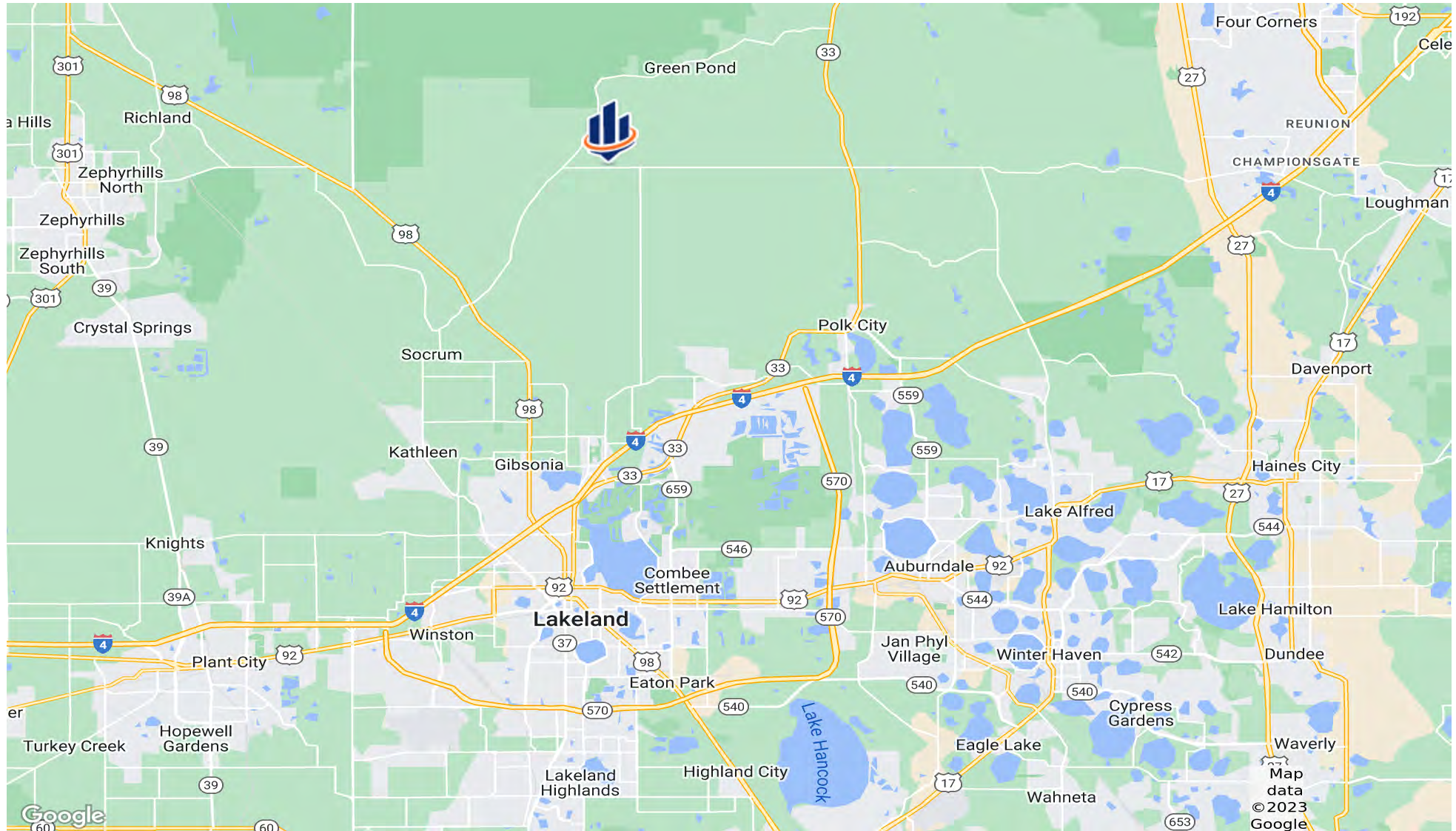
- From I-4 and state road 33: North on 33 1/10th mile, left on Tomkow Road, 1 mile



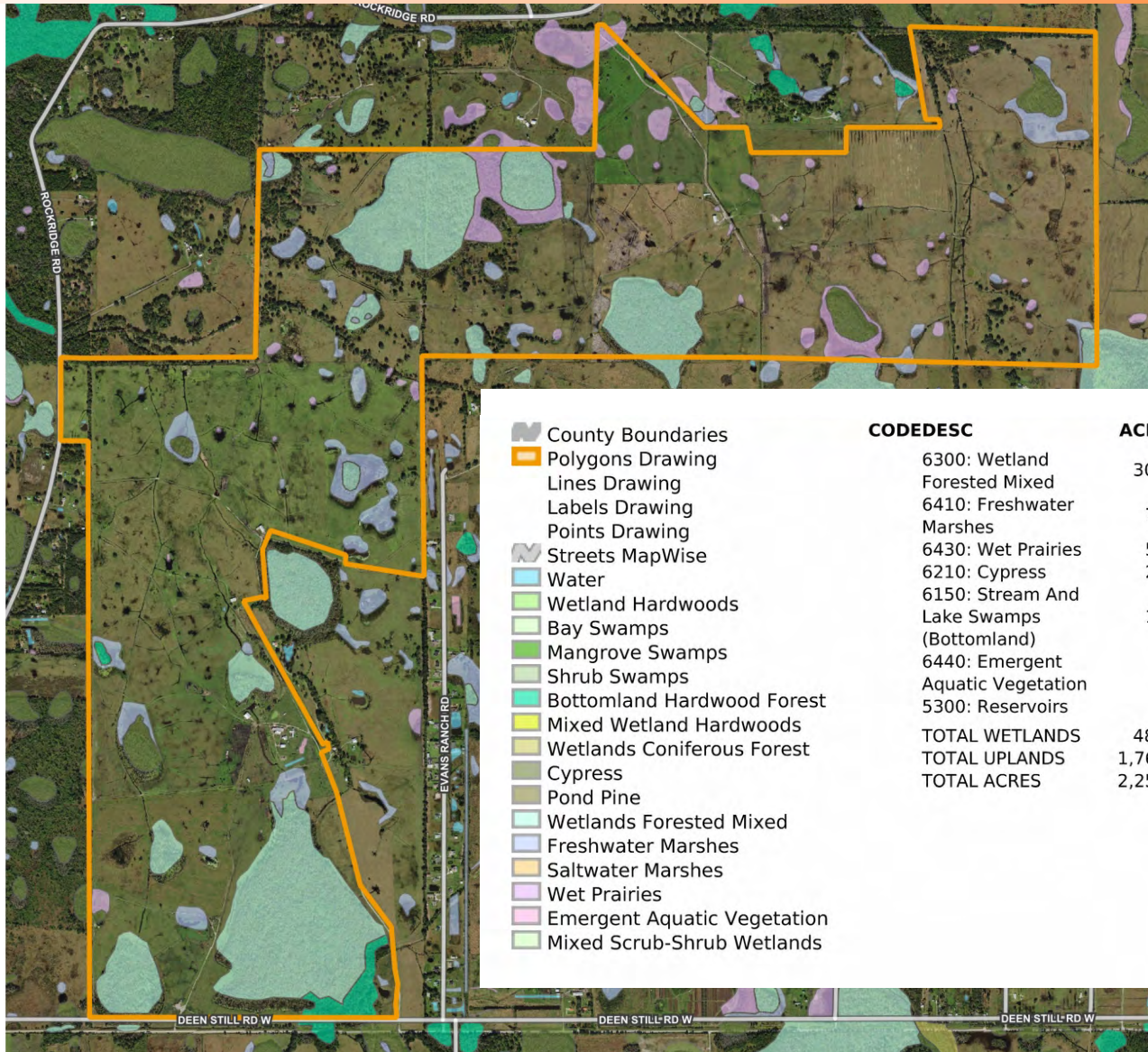
Location Map



Retailer Map

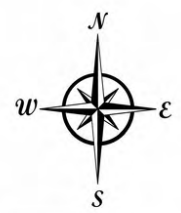


Wetlands Map

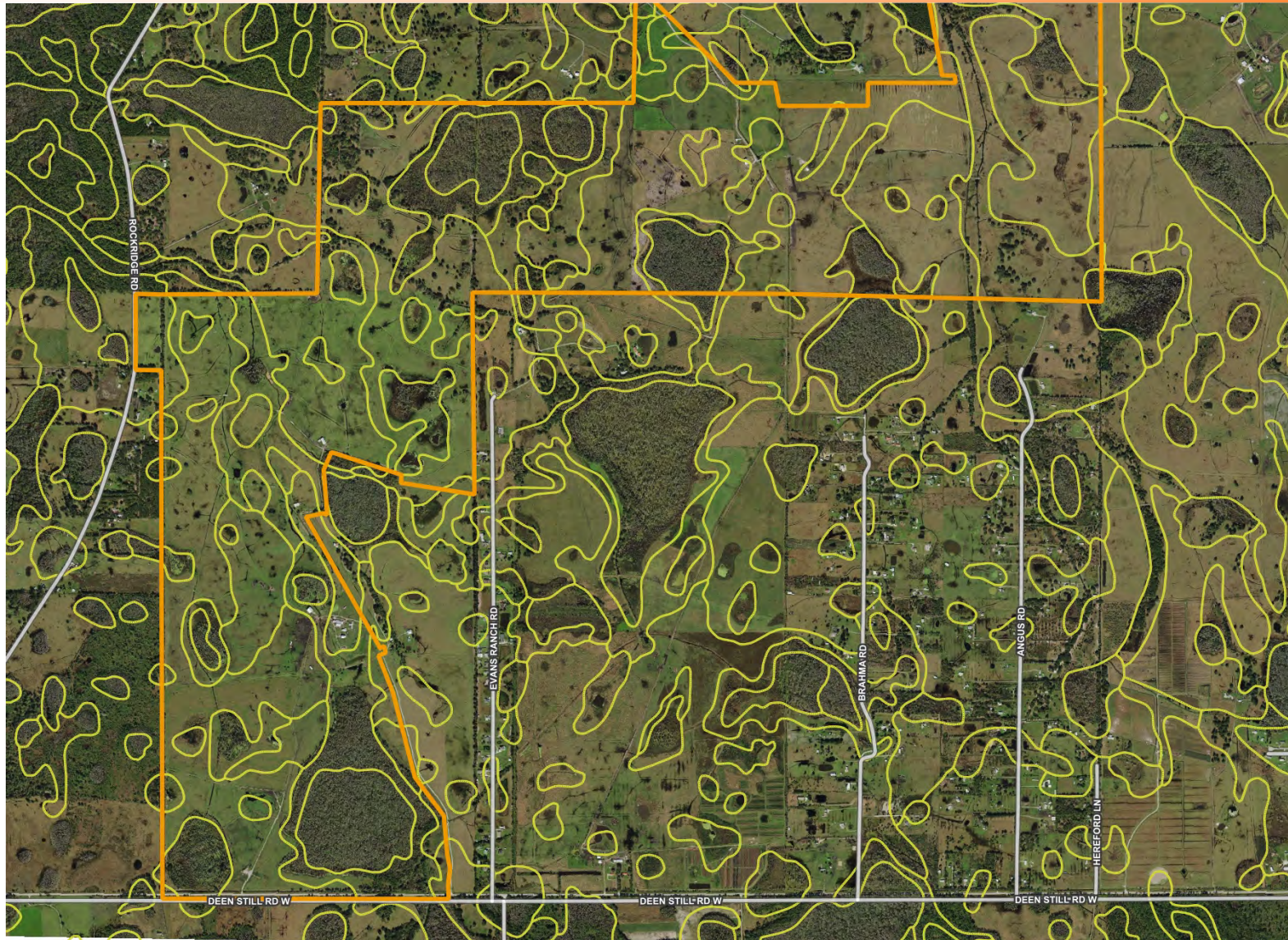


- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands

CODEDESC	ACRES
6300: Wetland Forested Mixed	302.1
6410: Freshwater Marshes	79.3
6430: Wet Prairies	57.1
6210: Cypress	29.8
6150: Stream And Lake Swamps (Bottomland)	15.0
6440: Emergent Aquatic Vegetation	.7
5300: Reservoirs	.6
TOTAL WETLANDS	484.5
TOTAL UPLANDS	1,768.3
TOTAL ACRES	2,252.9

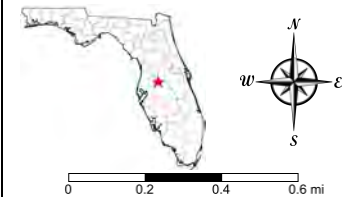


Soils Map



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Soils Boundaries

CODE	DESC	ACRES
40	Wauchula Fine Sand	754
7	Pomona Fine Sand	526
19	Floridana Mucky Fine Sand, Depressional	333
86	Felda Fine Sand, Depressional	258
32	Kaliga Muck	198
62	Wabasso Fine Sand	55
67	Bradenton Fine Sand	48
48	Chobee Fine Sandy Loam, Depressional	42
5	Eaugallie Fine Sand	20
78	Paisley Fine Sand, Stony Subsurface	14
42	Felda Fine Sand	5
TOTAL =		2252.87432508518 acres



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Cattle Photos









Barns And Structures 2







JIM ALLEN

Senior Advisor

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PROFESSIONAL BACKGROUND

Jim Allen is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

He has a strong background in agriculture, cattle, citrus, land management, and land development. Prior to joining SVN Saunders Ralston Dantzler, Jim was a land manager for a development company. He manages cattle for local producers and manages his own cattle operation as well.

In addition, Jim is a commercial pilot with multi-engine, instrument, and seaplane ratings. He flies and manages several planes on a contract basis.

He is a livestock appraiser and farm equipment appraiser, certified by the International Society of Agricultural Appraisers. In addition, he is a Florida Crop Insurance salesman and is also licensed for pesticide applications.

With a solid background in Florida agriculture, he brings years of experience with cattle operation management and land management that includes controlled burning, mowing, and hay production.

Jim has held offices in the Polk County Cattlemen's Association and the Coastal Conservation Association Polk Chapter.

DISCIPLINES

- Agricultural Land
- Citrus Groves
- Cattle Operations
- Land Development



For more information visit SVNsaunders.com

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