



  
**PHILLIPS**  
RANCH

5,110± ACRES IN THE HEART  
OF CENTRAL FLORIDA

PROUDLY  
PRESENTED BY:

  
**MoonBeam**  
Land Company, Inc.

BROKERAGE • INVESTMENTS • ADVISORY

LIC. REAL ESTATE BROKER



To Whom it May Concern:

MoonBeam Land Company is proud to present Phillips Ranch, a legacy estate defined by scale, craftsmanship, and natural grandeur.

Set across 5,110± acres in the heart of North Central Florida, Phillips Ranch stands as one of the most refined and complete ranch offerings in the Southeastern United States. This is not simply a property; it is a fully realized vision, meticulously designed to deliver a rare combination of luxury, functionality, high-end recreation, and enduring land stewardship.

This is more than a ranch. It is a legacy asset, a place to gather, to steward, and to pass down for generations.

Sincerely,

A handwritten signature in black ink that reads "John A. Evans, Sr." with a stylized flourish at the end.

John A. Evans, Sr.  
President, Owner, Founder

(407) 947-3335 | [john@moonbeamlandco.com](mailto:john@moonbeamlandco.com)

# PHILLIPS RANCH

5,110± ACRES IN BUNNELL, FL

OVERVIEW 1

THE RESIDENCES 9

FEATURES & WILDLIFE 23

RECREATIONAL FACILITIES 31

OPERATIONS & INFRASTRUCTURE 47

From the moment you enter through one of four gated access points, the intent is unmistakable: this ranch was built with generational permanence in mind. Developed by ownership with deep expertise in paving, construction, and land development, every mile of road, every structure, and every system reflects a level of quality and foresight rarely found at this scale. Over 7 miles of paved roads and more than 20 miles of improved internal roadways provide seamless connectivity throughout the property, unifying its extensive improvements and natural features.

At its core sits the Main Lodge, a commanding yet inviting residence designed for both private retreat and large-scale entertaining. Anchored by a fully commercial-grade kitchen and surrounded by thoughtfully designed indoor and outdoor gathering spaces, the lodge serves as the social and operational heartbeat of the ranch. Complementing the lodge are five well-appointed guest cabins and a separate ranch manager's residence, allowing for exceptional hospitality and seamless day-to-day management. The ranch's improvements extend well beyond

residential living. The equestrian facilities rival top-tier operations in Ocala, featuring a fully insulated indoor arena, outdoor riding facilities, and grazing pastures designed for both performance and sustainability. An event barn and additional entertainment structures provide flexibility for private gatherings, corporate retreats, and large-scale events.

A rare, unforgettable standout feature is the state-of-the-art golf facility. Designed with inspiration from Augusta National's Driving Range, the fully lit driving range, paired with precision turf and a world-class short

game area, delivers a private golf experience seldom found on properties of this kind.

What truly elevates Phillips Ranch, however, is its wildlife program and natural setting. Approximately 3,500 acres are encompassed within a high-fence licensed game preserve supporting an elite whitetail deer breeding program, complemented by elk and other native and non-native species. The genetics program, carefully curated over years, positions the ranch among the premier hunting destinations in the region. Beyond the high fence, hundreds of Osceola

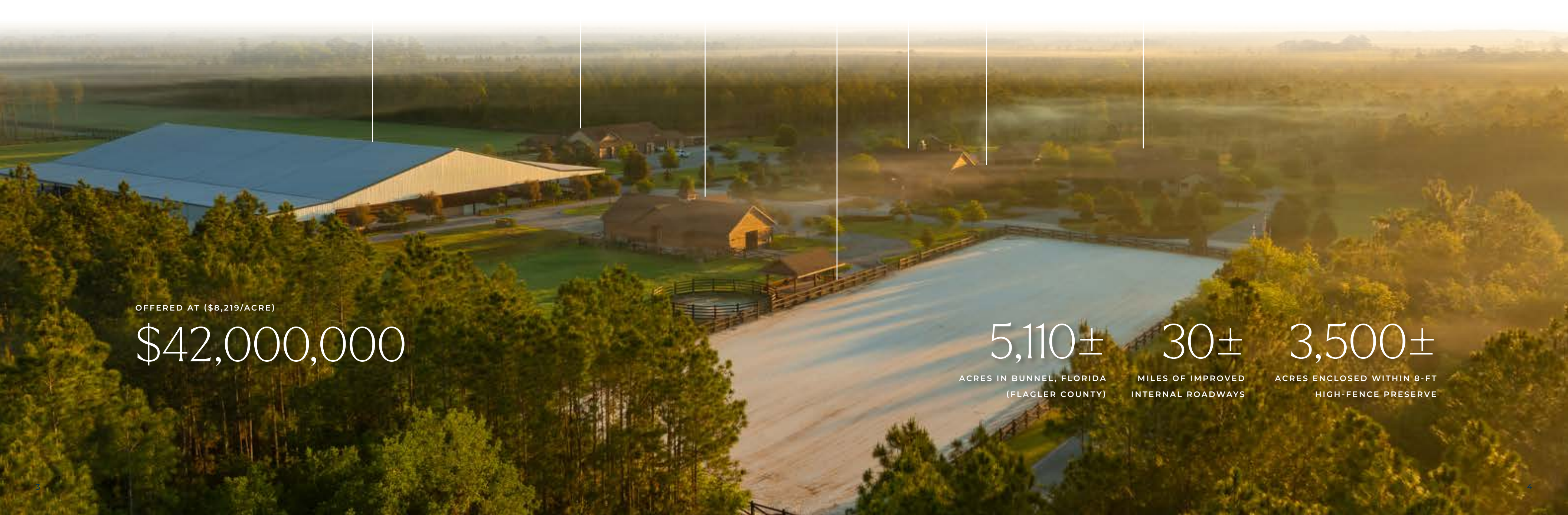
turkey roam freely, offering one of the most sought-after hunting experiences in Florida.

The land itself is equally compelling. Little Haw Creek defines the entire eastern boundary, flowing through a pristine ecological corridor that ultimately connects to the St. Johns River system. This landscape, marked by cypress stands, oak hammocks, and pine flats, embodies "Old Florida" in its purest form. Combined with Phillips Lake and expansive pasturelands, the ranch supports a dynamic and thriving ecosystem alongside productive agricultural operations.

Operationally, Phillips Ranch is as impressive as it is beautiful. With irrigated sod production, improved pasture, extensive water infrastructure, fuel depots, equipment facilities, and integrated utility systems, every component has been thoughtfully designed to support long-term efficiency, usability, and sustainability.

Phillips Ranch represents a rare blend of luxury, scale, excellent recreation, and ecological integrity. Properties of this caliber, where no detail has been overlooked and no expense spared, are seldom brought to market.

← PHILLIPS LAKE GOLF & FACILITIES INDOOR EQUESTRIAN ARENA UTILITY GARAGE GAME CLEANING STATION WALK-IN-COOLER STABLES OUTDOOR EQUESTRIAN ARENA MAIN LODGE ENTERTAINMENT PATIO GUEST LODGINGS ENTRANCE MANAGER'S HOUSE →



OFFERED AT (\$8,219/ACRE)

\$42,000,000

5,110±

ACRES IN BUNNEL, FLORIDA (FLAGLER COUNTY)

30±

MILES OF IMPROVED INTERNAL ROADWAYS

3,500±

ACRES ENCLOSED WITHIN 8-FT HIGH-FENCE PRESERVE

OVERVIEW

# 14750 COUNTY ROAD 305

Few properties can claim this level of vision, craftsmanship, and natural beauty. Phillips Ranch has been thoughtfully shaped into one of Florida's most extraordinary private landholdings, where over 30 miles of roadways connect world-class amenities across a breathtaking and diverse landscape. From its equestrian facilities and Augusta-inspired golf experience to its high-fence wildlife preserve, event spaces, and the pristine waters of Little Haw Creek along the eastern boundary, every acre tells a story.



Closest paved runway is in Bunnell — 20 minute drive.  
Property is fully accessible by helicopter

- 1 MAIN LODGE & ENTERTAINMENT PATIO
- 2 SIGNATURE CABINS
- 3 CLASSIC CABINS
- 4 UTILITY/GAME PROCESSING GARAGE
- 5 INDOOR EQUESTRIAN ARENA
- 6 STABLES & OUTDOOR EQUESTRIAN ARENA
- 7 SHOOTING FACILITY
- 8 PHILLIPS LAKE
- 9 GOLF DRIVING RANGE & POLE BARN
- 10 INDOOR EVENT BARN
- 11 INDOOR EQUIPMENT SHOP
- 12 UTILITY BARN & FUEL DEPOT

## Drive Times:

**45** MINUTES TO DAYTONA & I-95

**55** MINUTES TO NEW SMYRNA BEACH

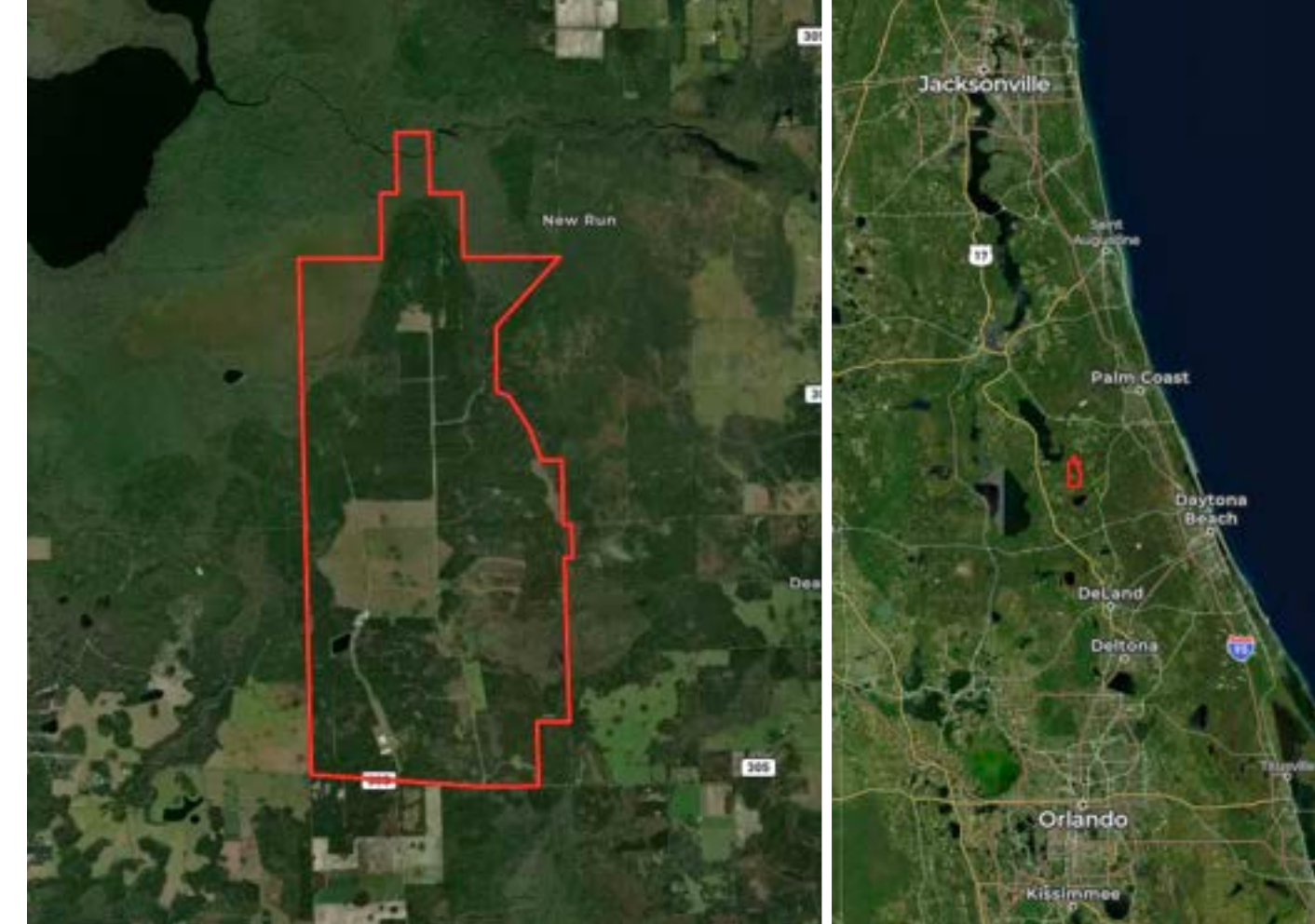
**75** MINUTES TO JACKSONVILLE

**90** MINUTES TO ORLANDO

**2.5** HOURS TO TAMPA

**3.5** HOURS TO PALM BEACH

**4.5** HOURS TO MIAMI



Phillips Ranch is exceptionally well positioned, offering convenient access from Florida's major metropolitan areas as well as its surrounding regional markets. Whether traveling from Orlando, Jacksonville, Daytona Beach, or beyond, the property is within a comfortable drive—making it both highly private and remarkably accessible.

This rare combination of seclusion and connectivity enhances the ranch's appeal for personal use, corporate retreats, and destination-driven ownership, allowing guests and owners alike to arrive with ease from virtually anywhere in the state.



THIS IS MORE THAN A RANCH.  
IT IS A LEGACY ASSET, A PLACE TO GATHER, TO  
STEWARD, AND TO PASS DOWN FOR GENERATIONS.

Offered fully furnished, with select personal items to be retained by seller.



# THE RESIDENCES

Main Lodge • Commercial Kitchen • Entertainment Patio

Two Signature Cabins • Three Classic Cabins • Manager Residence

One would be hard pressed to find a property of this scale and caliber that is as truly turnkey as Phillips Ranch—particularly when it comes to hosting at a high level, in both comfort and style. The residential improvements have been thoughtfully designed and cohesively executed to support everything from intimate family use to large-scale entertaining, without compromise.

At the center of the ranch sits the Main Lodge, a warm yet commanding space that seamlessly blends refined luxury with functionality. Purpose-built for gathering, the lodge is anchored by expansive living areas and a fully commercial-grade kitchen capable of supporting a full-time chef and high-volume events. Every detail—from layout to finish—reflects intentionality, allowing the lodge to serve as both a private retreat and the social heartbeat of the property.

Surrounding the lodge, a collection of well-appointed guest cabins provides exceptional accommodations for family, friends, and guests. Each is fully equipped with kitchens, living spaces, and private porches, offering comfort, privacy, and independence while maintaining a cohesive ranch aesthetic.

Complementing these improvements is a separate ranch manager's residence, strategically positioned to support seamless day-to-day operations while maintaining discretion from the main living areas.

Together, these residential components create a rare offering: a fully integrated, luxury compound capable of hosting at scale—without sacrificing warmth, privacy, or livability.

THE RESIDENCES

# Main Lodge



4

BEDS

2.5

BATHS

4,806

SQUARE FEET

Open-concept great room, living, and dining area  
Mud/laundry room  
Commercial-grade kitchen

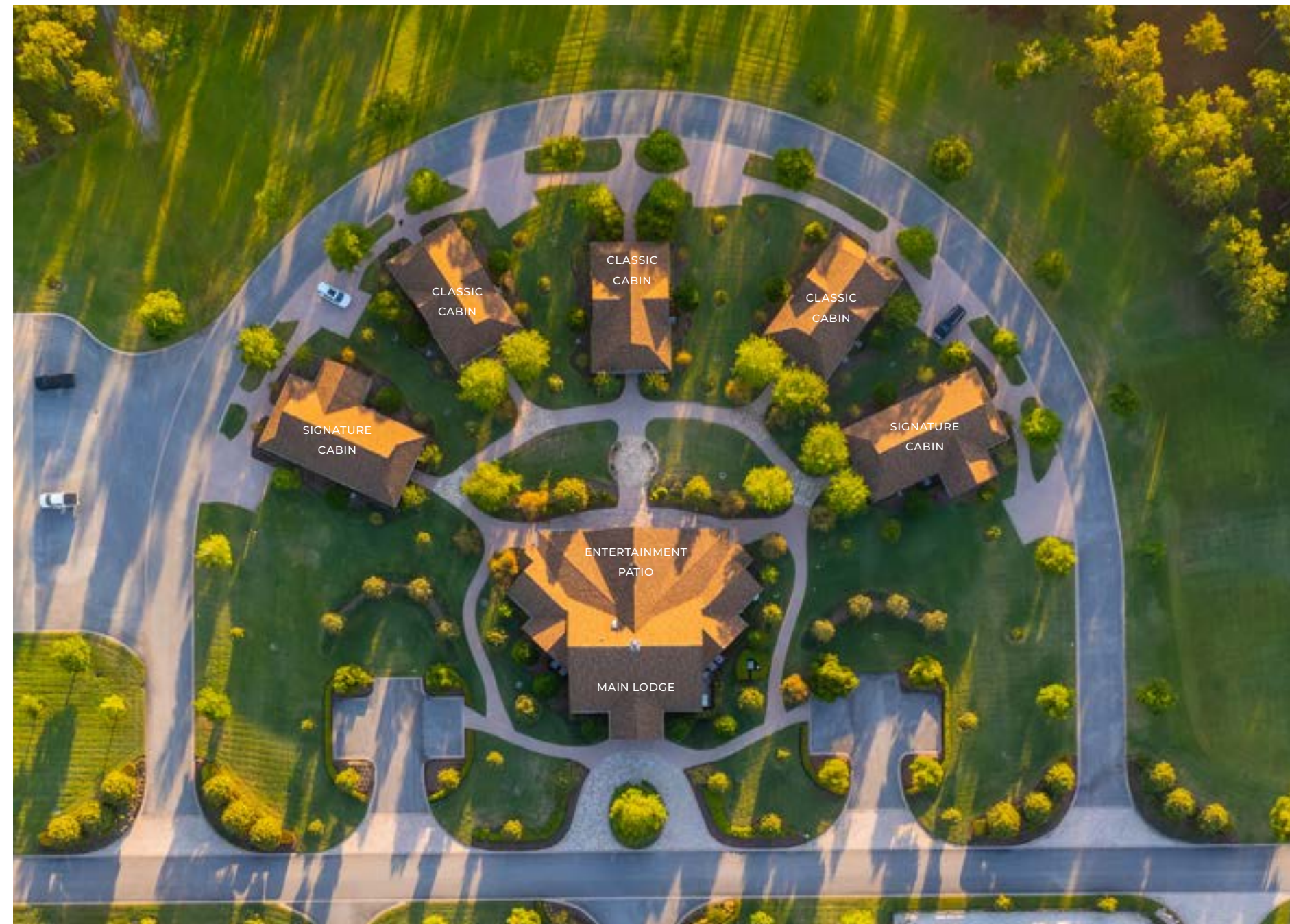


# Entertainment Patio



## 2,709± SQUARE FEET

- Gas & wood-burning grills • Electric smokers
- Outdoor griddle & food warmer • Full wet bar
- Two fireplaces (covered + firepit)
- Outdoor dining & lounge space



# Two Signature Cabins



3

BEDS

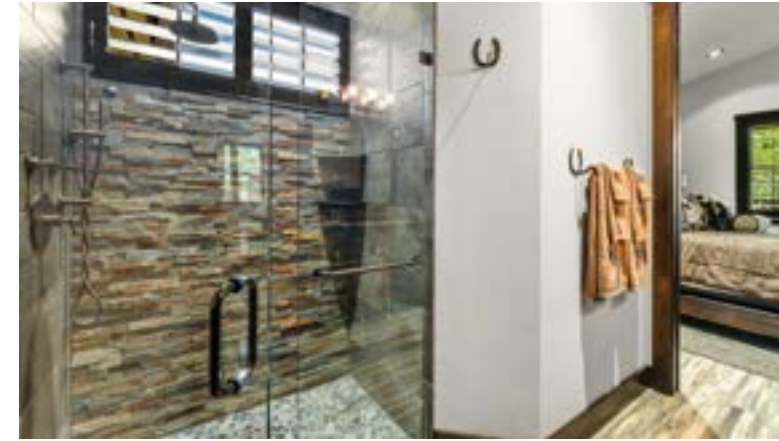
2

BATHS

1,945

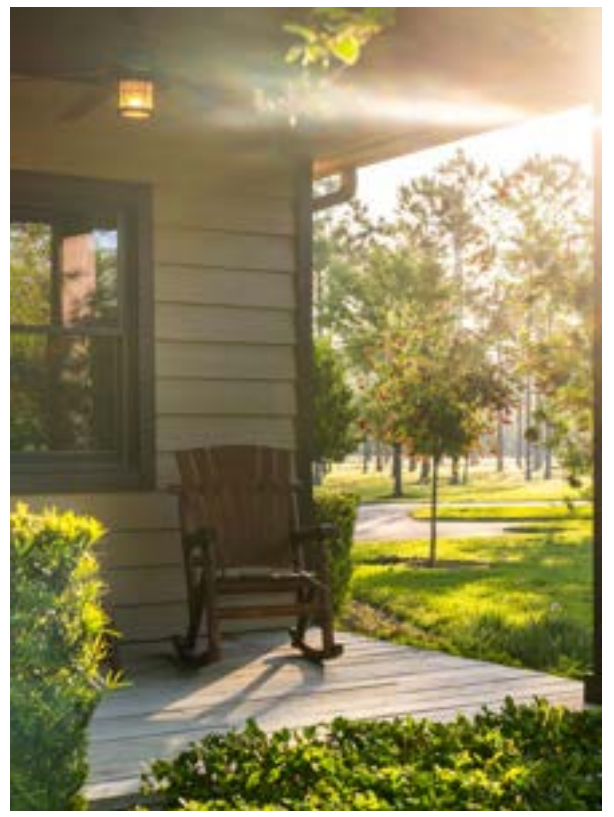
SQUARE FEET

Open-concept kitchen, living, and dining area  
Laundry room  
696± combined square feet of front & rear porches



THE RESIDENCES

# Three Classic Cabins



2

BEDS

2

BATHS

1,439

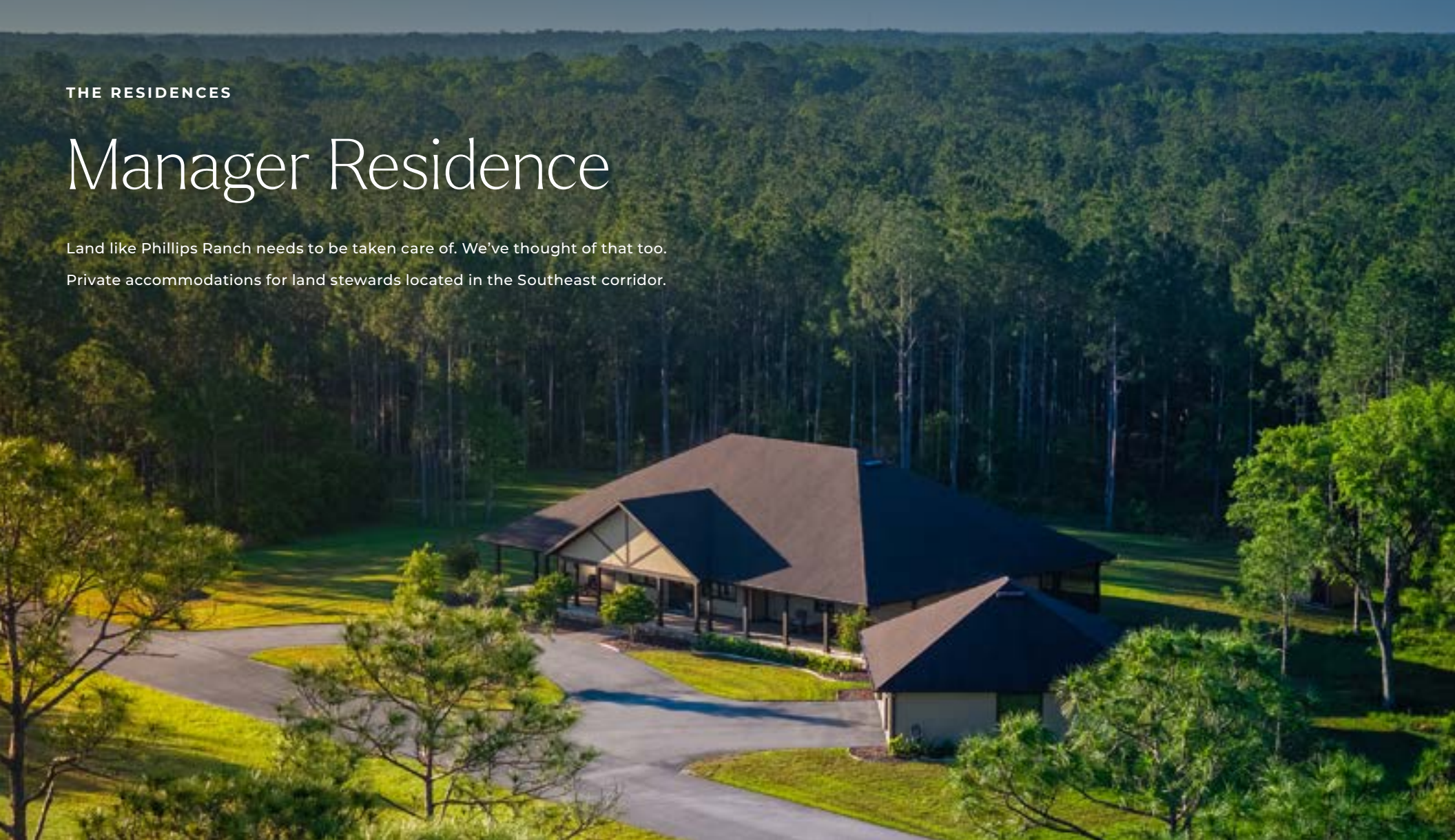
SQUARE FEET

Open-concept kitchen, living, and dining area  
Laundry room  
544± combined square feet of front & rear porches

THE RESIDENCES

# Manager Residence

Land like Phillips Ranch needs to be taken care of. We've thought of that too.  
Private accommodations for land stewards located in the Southeast corridor.



3

BEDS

2

BATHS

3,036

SQUARE FEET

Open-concept kitchen, living, and dining area  
Laundry room • Covered porches  
1,467± square foot three-car garage

EVERY ACRE HAS BEEN THOUGHTFULLY DEVELOPED  
TO SUPPORT THRIVING WILDLIFE POPULATIONS AND  
DELIVER A WORLD-CLASS SPORTING EXPERIENCE.





“Bucky” Trophy Breeder Buck of Phillips Ranch | Consistently Over 200”

# FEATURES & WILDLIFE

High-Fence Preserve • Premier Breeding Program • Potential Quail Hunting Operation  
Water Features • Osceola Turkeys

Phillips Ranch is widely recognized across the Southeastern United States as a premier wildlife property—defined not only by the sheer volume of game, but by the quality, genetics, and intentional management behind it. This is a true, purpose-built hunting preserve where every acre has been thoughtfully developed to support thriving wildlife populations and deliver a world-class sporting experience.

From native Florida species to carefully curated high-fence trophy genetics, the ranch offers a depth and diversity of wildlife that is rarely matched. The balance between managed habitat, supplemental feeding programs, and natural landscape creates an environment where game flourishes—resulting in consistent, high-quality hunting opportunities year after year.

At scale, and in execution, Phillips Ranch rivals the most elite sporting properties in the Southeastern United States..

# 3,500±

ACRES WITHIN AN 8-FT HIGH FENCE

13 established food plots strategically located throughout the property (ranging from 1 to 15 acres)  
Dozens of hunting stands, blinds, feeders, and associated equipment included



For the Osceola Turkey hunting enthusiast, Phillips Ranch offers world class Osceola Turkey hunting — hundreds upon hundreds of Osceola Turkey call Phillips Ranch home.



FEATURES & WILDLIFE

# Wildlife & Breeding Program

The combination of elite genetics, scale, habitat quality, and disciplined management creates a wildlife offering that is both rare and enduring. Phillips Ranch is not simply a place to hunt—it is a fully realized game preserve designed to produce, sustain, and showcase some of the finest wildlife opportunities in the Southeastern United States.

**750±** WHITETAIL DEER IN PREMIER BREEDING PROGRAM

On-site breeding facilities and pens • Elite genetics sourced from South Texas and Oklahoma  
Flagship breeder buck “Bucky” consistently exceeds 200” and has sired a significant portion of the herd  
Established program with both male and female genetic lines carefully introduced and expanded over time

## POTENTIAL QUAIL HUNTING OPERATION

Phillips Ranch presents a compelling opportunity to establish a premier quail hunting operation—supported by its scale, layout, infrastructure, and existing land management practices. With expansive upland acreage, a well-developed internal road network, and a proven foundation of wildlife stewardship, the ranch is exceptionally well positioned for the next owner to implement and grow a high-end quail program.

The property’s mix of improved pasture, open ground, and native habitat can be readily adapted into ideal quail environments through customary management practices such as prescribed burning, selective thinning, and strategic planting. Combined with the ranch’s existing infrastructure and luxury accommodations, Phillips Ranch offers the rare ability to deliver a fully integrated, destination-level quail hunting experience.

**100’s**  
OF OSCEOLA TURKEYS

**50±**  
ROCKY MOUNTAIN ELK

**10±**  
BLACKBUCK ANTELOPE

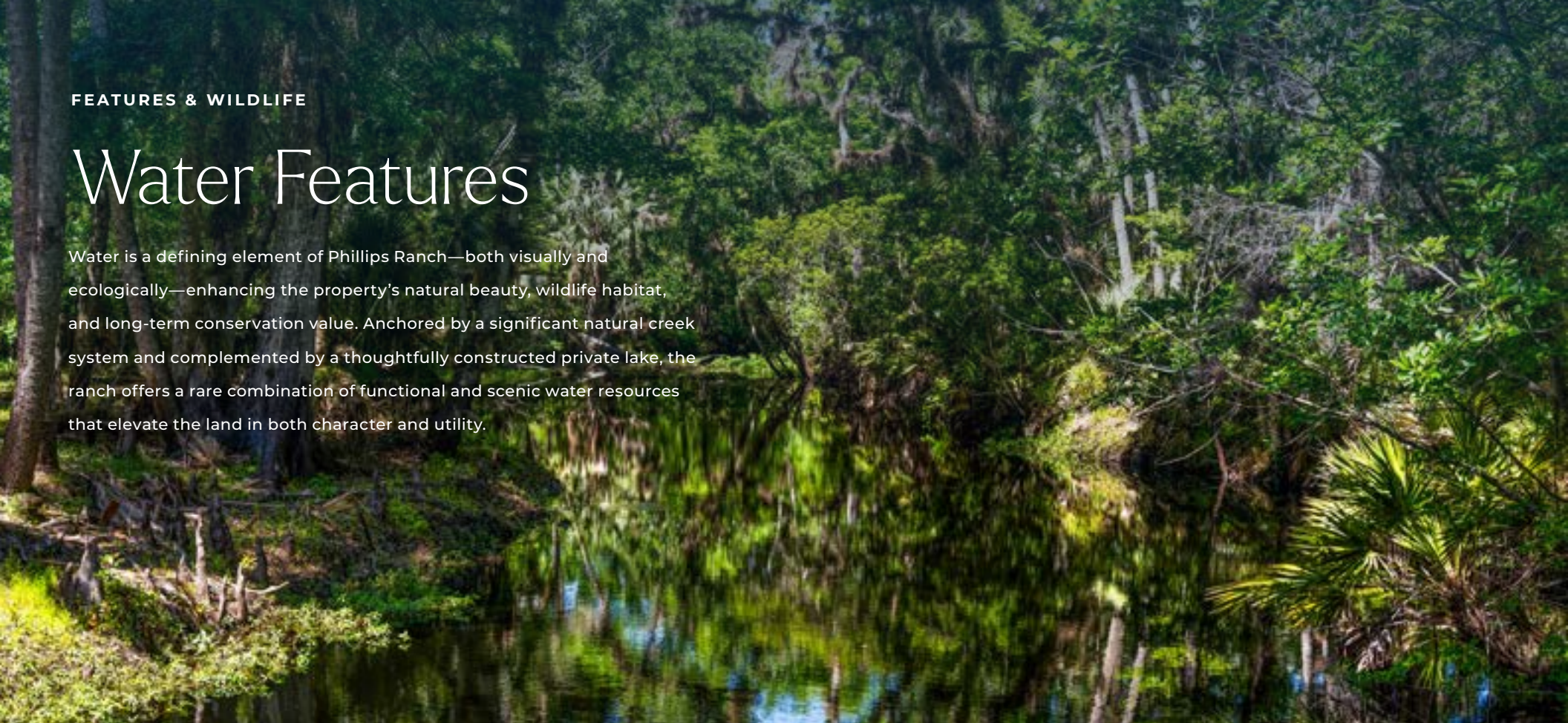
### OSCEOLA TURKEY POPULATION

Phillips Ranch supports a truly exceptional population of Osceola turkey, widely regarded as one of the most coveted subspecies in North America. Having operated across millions of acres throughout Florida, MoonBeam Land Company can confidently say this is the most abundant population of Osceola turkey we have ever encountered. Population density across the ranch is consistently strong, harvest is carefully managed to preserve long-term sustainability, and multiple flocks are commonly seen in a single outing. For the turkey hunter, this ranch is in a class of its own.



# Water Features

Water is a defining element of Phillips Ranch—both visually and ecologically—enhancing the property’s natural beauty, wildlife habitat, and long-term conservation value. Anchored by a significant natural creek system and complemented by a thoughtfully constructed private lake, the ranch offers a rare combination of functional and scenic water resources that elevate the land in both character and utility.



## LITTLE HAW CREEK

Little Haw Creek runs the entire eastern boundary of the property, flowing south to north before joining Middle Haw Creek, ultimately feeding into Crescent Lake and the St. Johns River system as it continues toward Jacksonville. This connected watershed is part of a larger, highly regarded wildlife corridor—recognized as one of the most intact ecological systems in the region.

The Haw Creek basin supports a rich and diverse ecosystem, providing natural habitat for native species including river otters, alligators, and a wide variety of freshwater fish. The surrounding landscape is quintessential “Old Florida,” defined by towering cypress, mature oak hammocks, and expansive pine flats. Beyond its visual appeal, Little Haw Creek adds meaningful conservation and environmental significance to the ranch, with the corridor widely considered pristine—offering both ecological integrity and enduring natural beauty.

## PHILLIPS LAKE (10± ACRES)

Constructed in 2016, Phillips Lake was originally created to provide fill material during the development of the ranch. Today, it stands as a well-established and vibrant water feature that enhances both recreation and wildlife use.

10±  
ACRES

Stocked with bass, bream, perch, catfish, and other native Florida species

Serves as a reliable water source for wildlife across the property





COMMITMENT TO  
QUALITY, DETAIL, AND  
EXPERIENCE.



# RECREATIONAL FACILITIES

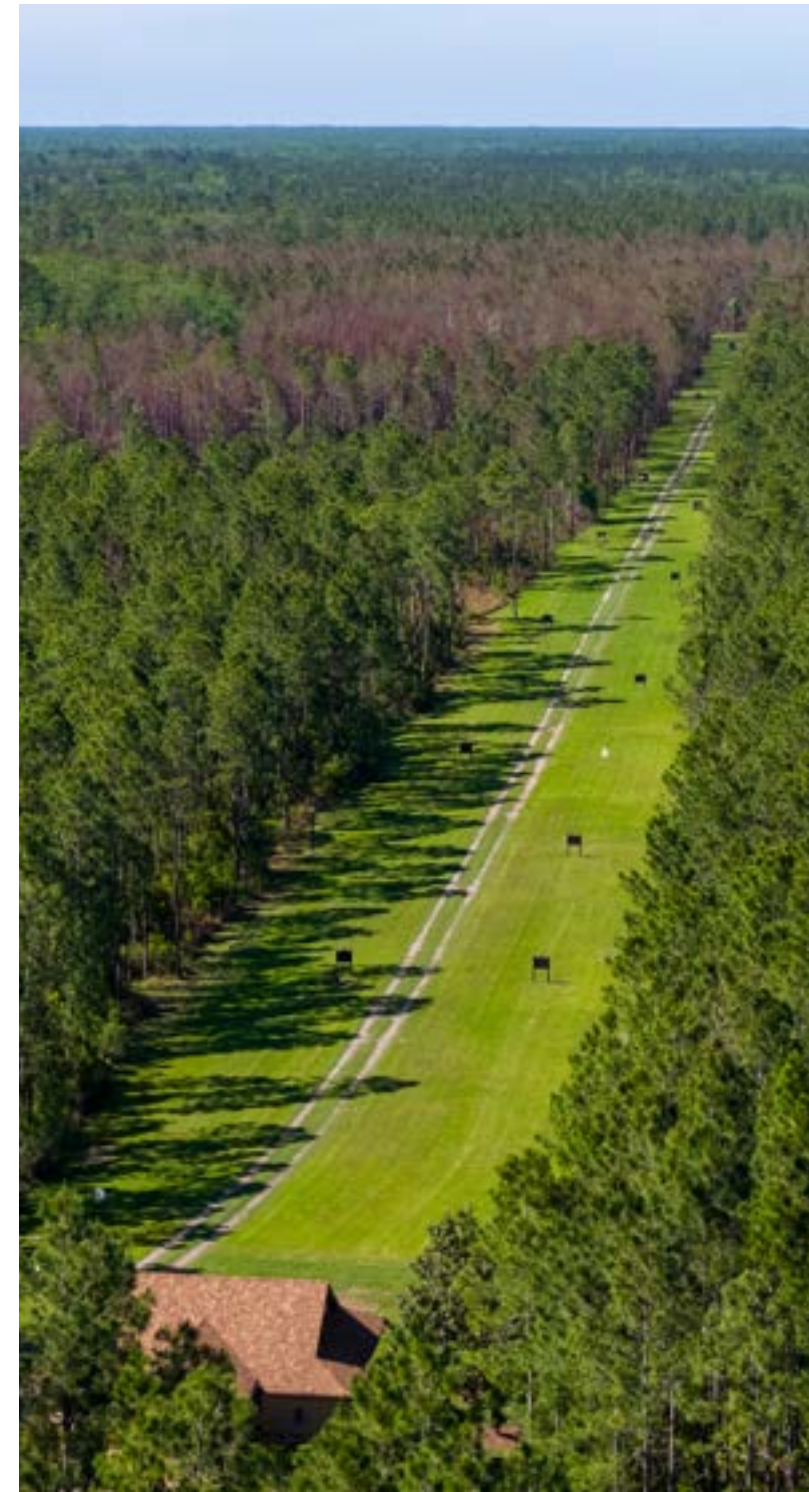
Long-range shooting facility • Equestrian & ranch facilities • State-of-the-art golf facility • Pole, event and golf barn • Indoor event barn

Phillips Ranch has been developed with a level of recreational and entertainment infrastructure that is simply unmatched at this scale. Every amenity has been designed and built with the same exacting standards found throughout the property, creating an environment that is equally suited for intimate private enjoyment and large-scale hospitality. From a golf facility inspired by Augusta National to world-class equestrian operations and expansive event venues, the ranch functions as a true destination in its own right.

# Long-Range Shooting Facility



- Extended range reaching out to 1,000 yards
- Targets positioned at every 100-yard increment for progressive shooting distances
- Integrated video system at each target, providing live-streamed shot placement back to the shooting house
- Dedicated shooting house offering a comfortable and controlled shooting environment
- Designed for precision rifle shooting, training, and recreational use
- Natural buffers and thoughtful orientation for safety and privacy
- Easily accessible via the ranch's extensive internal road network



Further elevating Phillips Ranch's standing as a premier sporting property is its state-of-the-art long-range shooting facility—designed for precision, performance, and an unmatched user experience. This is not a casual setup, but a thoughtfully engineered range that caters to serious shooters while remaining highly functional for recreational use and guest entertainment.

Positioned with safety, visibility, and accessibility in mind, the range integrates advanced technology with practical design—creating a controlled environment where shooters can train, compete, or simply enjoy the experience at the highest level.

This level of capability—combining long-range distance with real-time visual feedback—is rarely found on private properties, making the shooting facility a standout feature within an already world-class recreational offering.



# Equestrian & Ranch Facilities



## Indoor & Outdoor Arena • Indoor & Outdoor Stables Equestrian Center • Two 15± Acre Jiggs Bermuda Pastures

The equestrian improvements at Phillips Ranch reflect the same intentionality, scale, and quality found throughout the property. One would be hard pressed to find a ranch with equestrian facilities of this caliber—particularly those that seamlessly blend professional-grade functionality with a refined, turnkey presentation.

Designed to accommodate everything from serious training and rodeo-level performance to recreational riding and guest experiences, the facilities are both comprehensive and thoughtfully executed. The fully enclosed indoor arena, paired with outdoor riding areas, stabling, and supporting infrastructure, provides year-round usability and operational efficiency at the highest level.

Positioned in close proximity to the main lodge and guest accommodations, the equestrian component is fully integrated into the overall ranch experience—allowing owners and guests to move effortlessly between luxury living and hands-on ranch activity.

Whether for the dedicated horseman or as an extension of the ranch's broader lifestyle offering, these improvements rival top-tier equestrian properties and stand as a defining feature of Phillips Ranch.



# Indoor Arena & Equestrian Center



66,625±  
SQUARE FEET

- Rodeo regulation, fully insulated & lit • Sound system • Industrial ceiling fans
- 6" clay base + 2" sand top • Elevated viewing area
- 12 stalls, 3 wash bays • Tack, vet, and storage rooms
- 2 adjacent 15± acre Jiggs Bermuda pastures • Year-round usability



# Outdoor Stables & Arena



3,539±  
SQUARE FEET

8 stalls, 2 wash areas  
Adjacent regulation riding arena  
Elevated viewing • Tack + storage



# State-of-the-art Golf Facility



320 YARD DRIVER TARGET

- Augusta National-inspired driving range • Fully lit with stadium-style lighting for night play
- Three Custom Driving Holes on Range: 100 yards, 150 yards, 200 yards
- Equipped for TrackMan system integration (system not included in sale)
- Recently installed \$250,000 irrigation system with independently controlled rotating heads
- Fairways planted in Celebration Bermuda • World-class chipping and putting green planted in Paspalum
- Bunkers feature the same premium sand used at Augusta National, specially trucked in for Phillips Ranch



A rare and unexpected complement to the ranch's already world-class improvements, the golf facility at Phillips Ranch reflects the same commitment to quality, detail, and experience found throughout the property. Thoughtfully designed with inspiration drawn from Augusta National, this amenity offers a private, resort-caliber environment for both casual enjoyment and serious practice. Whether hosting guests or refining one's game, the facility delivers a unique blend of recreation and refinement—further elevating the ranch into a true lifestyle destination.

# Pole, Event & Golf Barn



## 250' x 110'

Concrete foundation • Equipment & vehicle storage

Used for weddings, concerts, events • Golf facility attached to this barn

# Indoor Event Barn



## 100' x 55'

Used for weddings, corporate events, and agricultural business/bull sales • \$50,000 sound system

Porches with an additional 120' x 15' and 60' x 15' sq ft • Large event room, 2 baths, pool table

INDOOR EVENT  
BARN

UTILITY BARN &  
FUEL DEPOT

POLE, EVENT  
& GOLF BARN

OFFICE

INDOOR  
EQUIPMENT  
SHOP

DRIVING  
RANGE

THIS IS NOT A PROPERTY BUILT FOR A  
DECADE OF USE, BUT ONE ENGINEERED  
FOR GENERATIONS.



# OPERATIONS & INFRASTRUCTURE

Indoor Equipment Warehouse • Fuel Depot • Utility/Game Processing Garage • Well-designed Utilities & Systems

One would be hard pressed to find a property improved to development-grade standards at the level of Phillips Ranch. Built by ownership with deep roots in paving, construction, and land development, the planning and execution throughout the ranch reflect a rare depth of expertise and attention to detail. Every component—roads, drainage, utilities, and structural improvements—was designed and constructed with long-term performance in mind. This is not a property built for a decade of use, but one engineered for generations.

Construction of all major improvements and infrastructure commenced in 2016 and was completed by the end of 2019. Today, the ranch benefits from systems and structures that are approximately a decade old, offering a unique combination of modern build quality and proven durability.

Ranch equipment is not included in the sale but may be negotiated separately outside of the real estate transaction



OPERATIONS & INFRASTRUCTURE

# Utility Barn & Fuel Depot

1,000

GALLONS OF OFF-ROAD DIESEL

1,000

GALLONS OF ON-ROAD DIESEL

500

GALLONS OF UNLEADED GASOLINE

3,875

SQUARE FEET

4-bay outdoor barn (vehicles, equipment, boats)  
Commercial game cleaning station (wench lifts, wash, drainage)  
Walk-in cooler • 400 lb commercial ice maker • 2 grain silos

65' x 130' enclosed structure

Five drive-through garage bays for equipment and vehicle access

Full concrete flooring for durability and ease of maintenance

8,450

SQUARE FEET

# Indoor Equipment Shop

# Utilities & Systems



## INFRASTRUCTURE

- Construction: 2016–2019
- 7.25 miles paved roads
- 21.5 miles asphalt millings
- 1.4 miles crushed concrete roads
- Extensive ditching + water control systems
- Dozens of concrete culverts
- Independent sewer/water systems
- 4 gated entrances off Hwy 305
- Package plant + sewer + freshwater system
- Drain-fill system for lodge & cabins
- Stormwater rerouted to adjacent fields
- Freshwater services all structures

## SOD, GRASS & IMPROVED PASTURE OPERATIONS

The ranch supports a meaningful and well-established agricultural component, with infrastructure and scale to continue or expand operations.

- 40-acre St. Augustine sod field, fully irrigated
- Irrigation capacity in place to expand an additional 40-acre sod field
- Approximately 700 acres of improved Bahia pasture
- Two Jiggs Bermuda fields utilized for high-quality horse feed:
  - Field 1: 40 acres
  - Field 2: 100 acres

## WELLS & IRRIGATION

- (2) 8-inch wells and (2) 4-inch wells servicing irrigation
- (3) electric pumps and (1) diesel pump providing operational flexibility and redundancy



Providing exceptional continuity, the current ranch manager—who has been with the property since its inception—is willing to remain with the next owner. His deep, institutional knowledge of the land, infrastructure, wildlife programs, and daily operations ensures a seamless transition and the ability to maintain the ranch at its current high standard without interruption



Every attempt is made to provide accurate information on properties offered for sale. MoonBeam Land Company, Inc. does not guarantee the accuracy. Offerings are subject to errors, omissions, prior sale or withdrawal without notice. Buyer should rely entirely on their own research, inspection of property, and records.

REPRESENTED BY JOHN A. EVANS

PRESIDENT & BROKER

Rooted in seven generations of Florida heritage, MoonBeam Land Company is a premier brokerage specializing in agricultural real estate, rural land transactions, and strategic investment advisory services throughout the state of Florida.

(407) 947-3335 | [john@moonbeamlandco.com](mailto:john@moonbeamlandco.com)