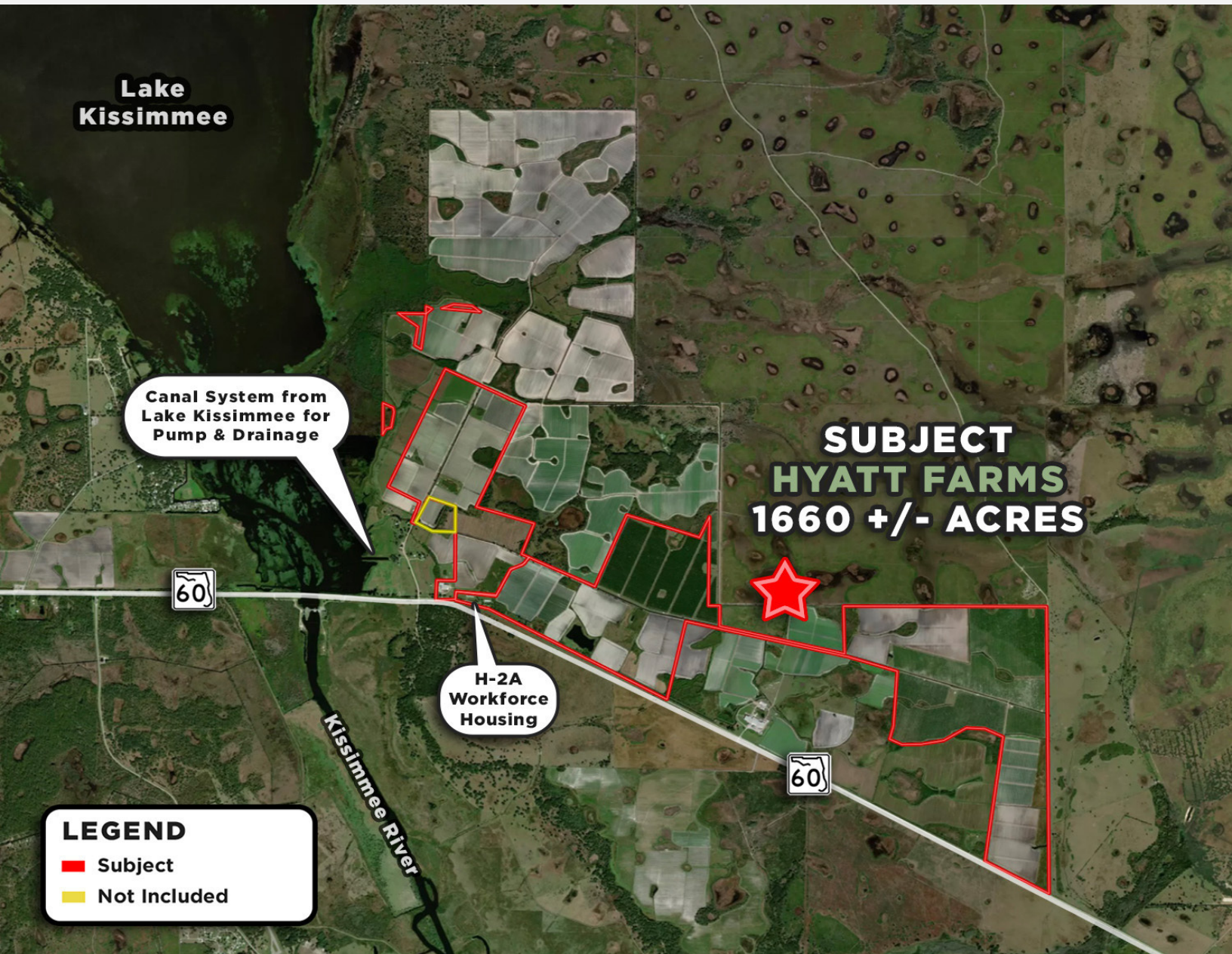




**FOR SALE
LAND
\$22,000,000**

HYATT FARMS AT LAKE KISSIMMEE 1,660 +/- ACRES

STATE ROAD 60, OKEECHOBEE, FL 34972



LEGEND

- Subject
- Not Included

LORENA@CROBYDIRT.COM
LORENA ALVAREZ CORDERO
863.412.9288



CROBYDIRT.COM
CORPORATE OFFICE
141 5TH ST. NW SUITE 202
WINTER HAVEN, FL 33881

Executive Summary



SALE PRICE **\$22,000,000**

OFFERING SUMMARY

Listing Price	\$22,000,000
Acres	1,660 Acres
Price Per Acre	\$13,253
County	Osceola
Zoning	AG
Utilities	wells and electric service
Coordinates	27.8033319, -81.1651146
Frontage	9,700 ft
Real Estate Taxes	\$42,709.63

PROPERTY OVERVIEW

Golden Opportunity to purchase a diversified farm operation with 739.45 row crop acres and 525.82 citrus acres. This proven warm micro-climate on the southeast side of Lake Kissimmee, at the headwaters of the Kissimmee River, provides excellent conditions for growing winter vegetables. The warm site, abundant water, and high-quality soil make this property an attractive replacement or complementary site to Immokalee, Homestead, or the Plant City/Manatee County winter vegetable areas.

The property successfully grows a wide variety of crops—including peppers, watermelons, cucumbers, squash, tobacco, strawberries, peanuts, tomatoes, cabbage, potatoes, lettuce, cantaloupe, citrus, and more—demonstrating its strong agricultural potential.

There are two H-2A approved labor camps with accommodations for up to 180 people, along with a custom commercial kitchen. Water resources are robust, with unlimited access to surface water from Lake Kissimmee, supported by a semi-closed/drip irrigation system that allows full farm irrigation simultaneously, without limitations.

A 30,000-square-foot vegetable packing house is included, with 12,000 square feet of cooler space and room to accommodate a second packing line. Access is convenient with three entrances from Highway 60.

Complete Highlights



PROPERTY HIGHLIGHTS

- High Visibility 9,700 feet of SR 60 road front
- Lake Kissimmee surface water permit for irrigation
- No Easements or encroachments on property
- 180 person capacity H-2A approved labor housing (2,400 sqft & 6,800 sqft)
- 10 Unit Apartment- 5,704 sqft
- **Included** on site 30,000 sf Packing House with 12,000 sf cooler
- Utilities & Services- well, septic, telephone and electric services
- I1 traffic light access to the Florida Turnpike/ I-75/ I-4 & I-95.
- 1- 24" Lift Station at Western end of canal system provides water to 12 surface pumps.

Additional Photos





HYATT FARMS AT LAKE KISSIMMEE 1,660 +/- ACRES

State Road 60, Okeechobee, FL 34972

Additional Photos

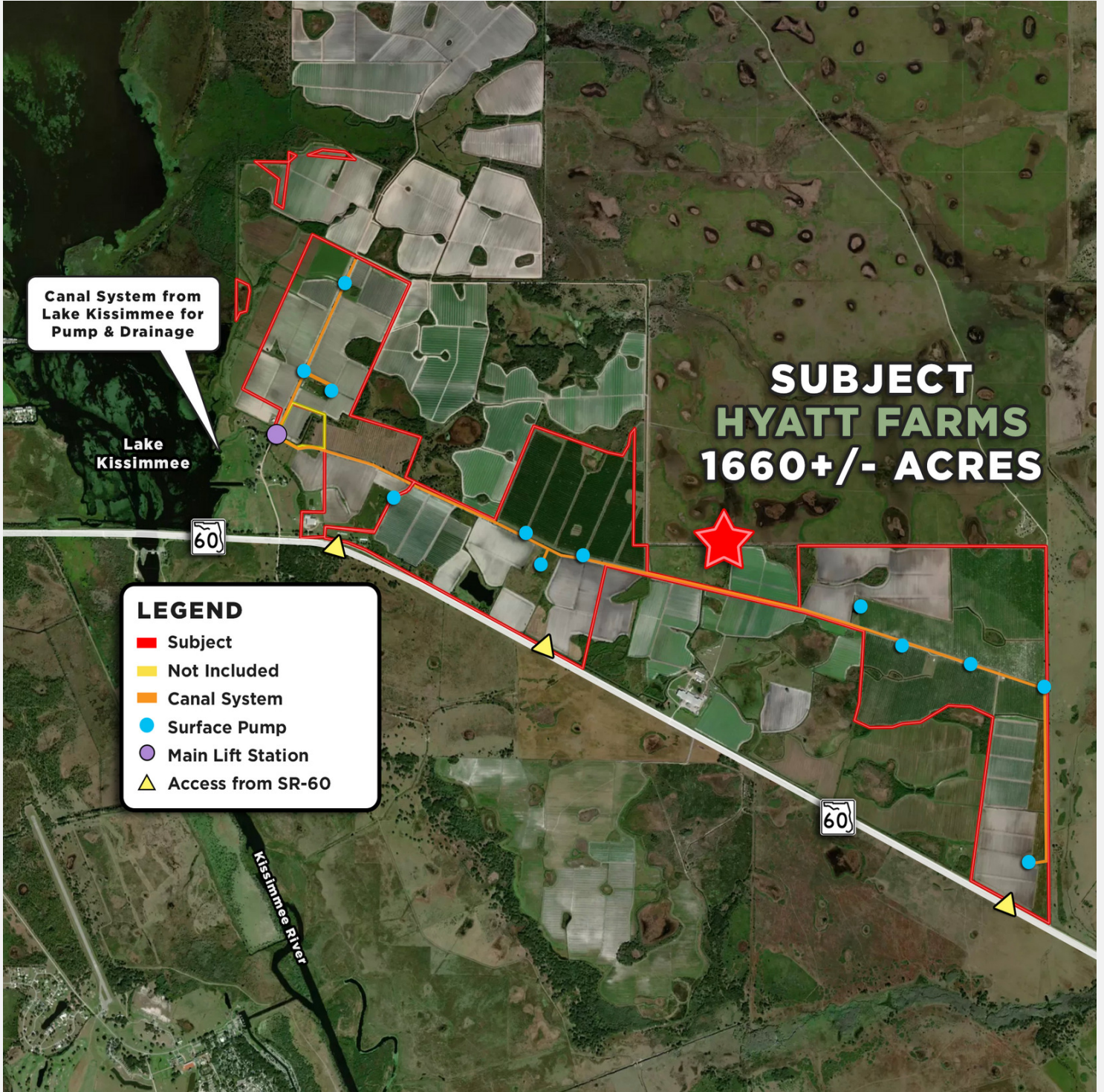


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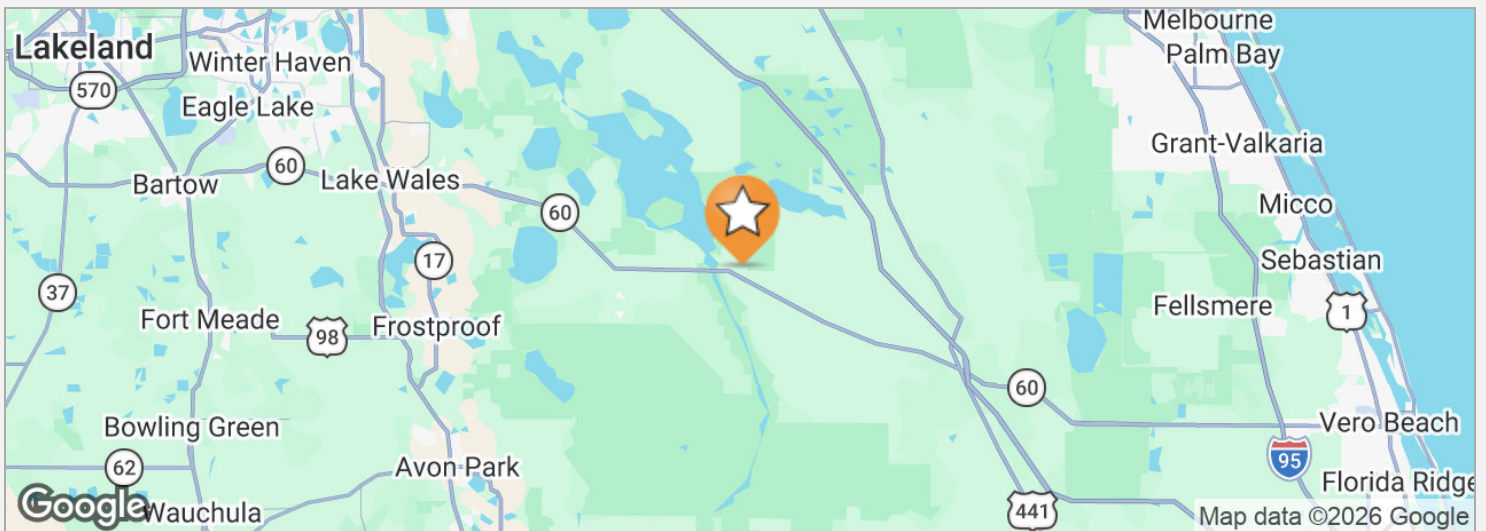
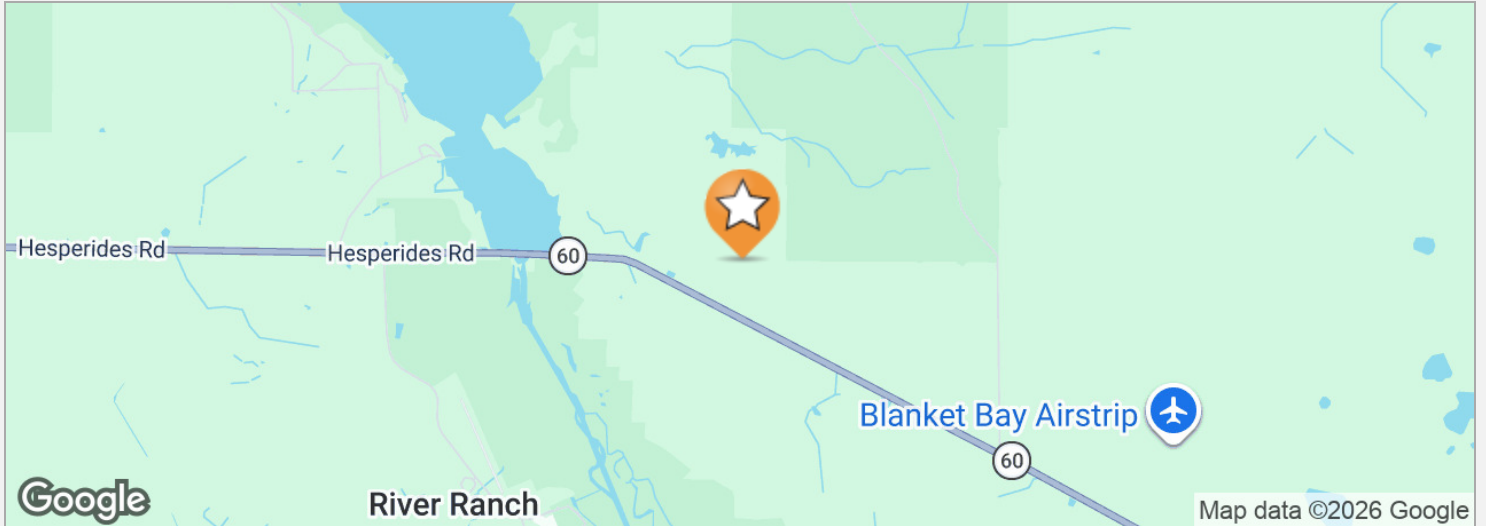


crosbydirt.com
Corporate Office
141 5th St. NW Suite 202
Winter Haven, FL 33881

Pump Station Map



Location Maps 2



DRIVE TIMES

- 30 mins to Lake Wales
- 20 mins to Florida Turnpike/ Yeehaw Junction
- 40 mins Lake Placid

From US 27 at SR 60, proceed east 26 miles to the Kissimmee River and Hyatt Farms
From Yeehaw Junction at the Florida Turnpike, proceed west on SR 60 15 miles to Hyatt Farms

Advisor Bio & Contact 1

LORENA ALVAREZ CORDERO

Broker



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FL #BK3480328

PROFESSIONAL BACKGROUND

Lorena Cordero is a seasoned commercial, industrial, and vacant land specialist at Crosby & Associates, bringing deep expertise and a personal touch to Florida's dynamic real estate market. Based in WinterHaven, she skillfully guides clients through complex transactions involving development land, industrial sites, and commercial investments.

At Crosby, Lorena has spearheaded a variety of high-profile listings—from shovel-ready subdivisions to retail and hospitality parcels. Her local market savvy and full-service approach ensure investors and developers alike receive tailored, strategic guidance.

A native Spanish speaker with strong local roots, Lorena is committed to serving a diverse client base across Polk and neighboring counties. Her career is defined by client-first service, transparent communication, and a deep understanding of market trends and entitlement processes.

Beyond her professional life, Lorena is a dedicated mother of two: Andrés, currently in high school, and Esteban, in elementary school. As the parent of a special-needs child, Lorena brings extra empathy, patience, and advocacy skills—qualities she channels into her work, ensuring each client feels truly heard and supported.

Lorena holds a real estate broker's license in Florida and maintains active involvement in community and professional circles. She also supports local education and inclusion initiatives, reflecting her commitment to giving back to the region she serves.

EDUCATION

A.A.- Polk State College

MEMBERSHIPS & AFFILIATIONS

Active Member with Lakeland Realtors Association
RLI APEX award
Awarded EPCAR's Rising Star Award 2022
Board Member at The Mission Winter Haven