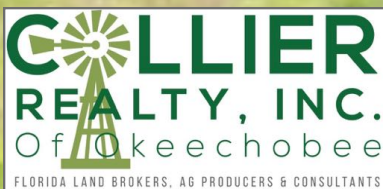


# **RICHARD SMITH RANCH**

**459.01+/- ACRES**

*“One of the finest ranches in Okeechobee”*

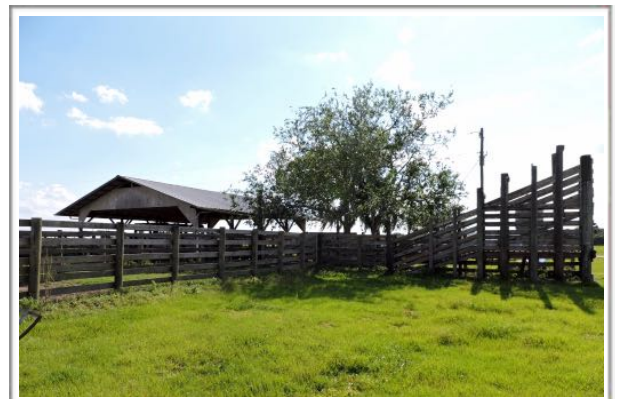
Okeechobee County, Florida





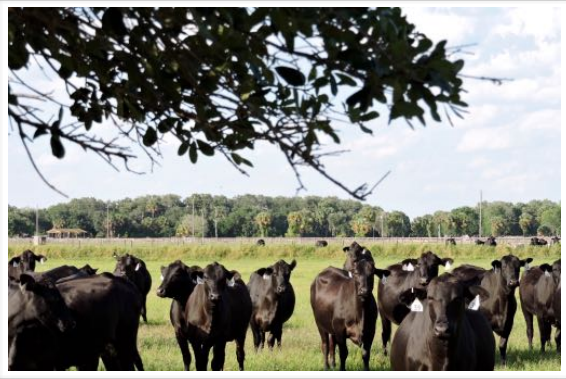
## RICHARD SMITH RANCH - OKEECHOBEE, FLORIDA

Highly maintained turnkey commercial cattle ranch with lush well established Bahia, Floralta, and Star grasses with oaks and cabbage tree hammocks for shade. The ranch consists of two parcels separated by a paved county road. Includes an updated and immaculate 3 bedroom 2 bath landscaped ranch house secured by an electric automated gated entryway, an equestrian barn with tack and storage rooms, covered cattle pens including electric cattle weighing scales and electric cattle squeeze chute all in excellent working condition. Includes two windmills, two feed silos, portable cattle feeder, portable molasses distributor, molasses feed tanks and concrete water troughs located on concrete pads. The well developed west parcel includes the ranch house, equestrian barn and cattle pens. It consists of 326.83+/- acres with a half mile of paved county road frontage and is separated in the middle by a permitted water quality/retention reservoir providing the ability during the wet season to drain the entire parcel via two Pelican withdrawal pumps. The east parcel consists of 132.18+/- acres with 267+/- feet of paved county road frontage. \*Brangus cattle and Charloais bulls are not included in the purchase price, but are available for purchase with the purchase of the property.



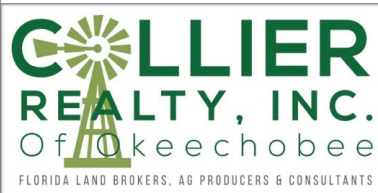


# RICHARD SMITH RANCH - OKEECHOBEE, FLORIDA



# RICHARD SMITH RANCH - OKEECHOBEE, FLORIDA

<b>Acreage/County:</b>	459.01+/- Acres (two parcels: West parcel 326.83+/- Acres - East parcel 132.18+/- Acres) Okeechobee County, Florida
<b>Site Address:</b>	17575 NW 144th Avenue - Okeechobee, Florida 34972
<b>Road Frontage:</b>	West parcel - 2,666.83+/- FT on NW 144th Avenue East parcel - 267+/- FT on NW 144th Avenue
<b>Soil Types:</b>	Predominately Myakka fine sand and Felda, Basinger-Placid, Elred fine sand, Parkwood fine sand, Placid fine sand, Pompano and Placid ponded soils and Delray fine sand
<b>Land Cover:</b>	Lush fertile pastures, 45+/- acres Floralta and Star grass hay fields, oak and cabbage tree hammocks, planted cypress trees, pine trees, aerated & stocked fish ponds
<b>Fencing:</b>	5 strand barbed wire and wood panel
<b>Uplands/Wetlands:</b>	406.12+/- acres uplands - 52.89+/- acres wetlands
<b>Grass Types:</b>	Argentine Bahia (pastures) Floralta, Star - (hay fields)
<b>Wells:</b>	West parcel: 8 two inch wells (4 wells in use with pumps/electric meters/4 wells not in use and capped, but were working when capped) 2 four inch wells (gravel packed with 2 hp submergible pumps ) *Supplies water to lakes East parcel: 1 four inch well with solar pump
<b>Infrastructure:</b>	Well-ditched with permitted water quality/retention reservoir on West parcel operated by 2 Pelican water withdrawal pumps, several concrete cattle watering troughs, 2 windmills
<b>Permits:</b>	South Florida Water Management Permits: Environmental Resource Permit #47-00492-P Water Use Permit #47-00550-W and Works of the District Permit #47-00417-Q
<b>Easements:</b>	Property comes with drainage and ingress/egress easements to NW 190th St. & East parcel
<b>Structures on site:</b>	Updated and immaculate CBS ranch style house w/central air/heat & all existing appliances, Equestrian barn with tack and storage rooms, covered cattle pens
<b>Utilities:</b>	Electricity: Glades Electric Cooperative Telephone: CenturyLink (landline) Water: Private well (house) Sewer: Septic system (house)
<b>Zoning/FLU:</b>	AGR (Agricultural)
<b>Current Use:</b>	Commercial Cattle Ranch
<b>Potential Uses:</b>	Cattle, Equestrian, Sod Farm, Family Retreat
<b>Game Population:</b>	Osceola turkeys, deer, quail, dove, and duck habitat
<b>Income Features:</b>	Cattle and Hay sales
<b>Cattle:</b>	Brangus cattle and Charolais bulls not included in sale; however, are available for purchase
<b>Property Taxes:</b>	2015 - \$3,807.16 (with Agricultural Classification)
<b>Parcel ID No:</b>	1-24-35-33-0A00-00002-0000 1-24-35-33-0A00-00003-0000 1-19-35-34-0A00-00003-0000 1-30-35-34-0A00-00001-A000
<b>Management:</b>	Highly knowledgeable ranch manager with 19 years experience managing the ranch available
<b>Sale Price:</b>	<b>\$5,200.00 Per Acre (\$2,386,852)</b>



107 SW 17th Street, Suite I  
Okeechobee, Florida 34974  
**(863) 763-5550 office**  
**(863) 634-8055 cell**

**Shown By Appointment Only:**

**Kim C. Collier, ALC**

Broker/President

(863) 634-8055 cell

kccollier@embarqmail.com

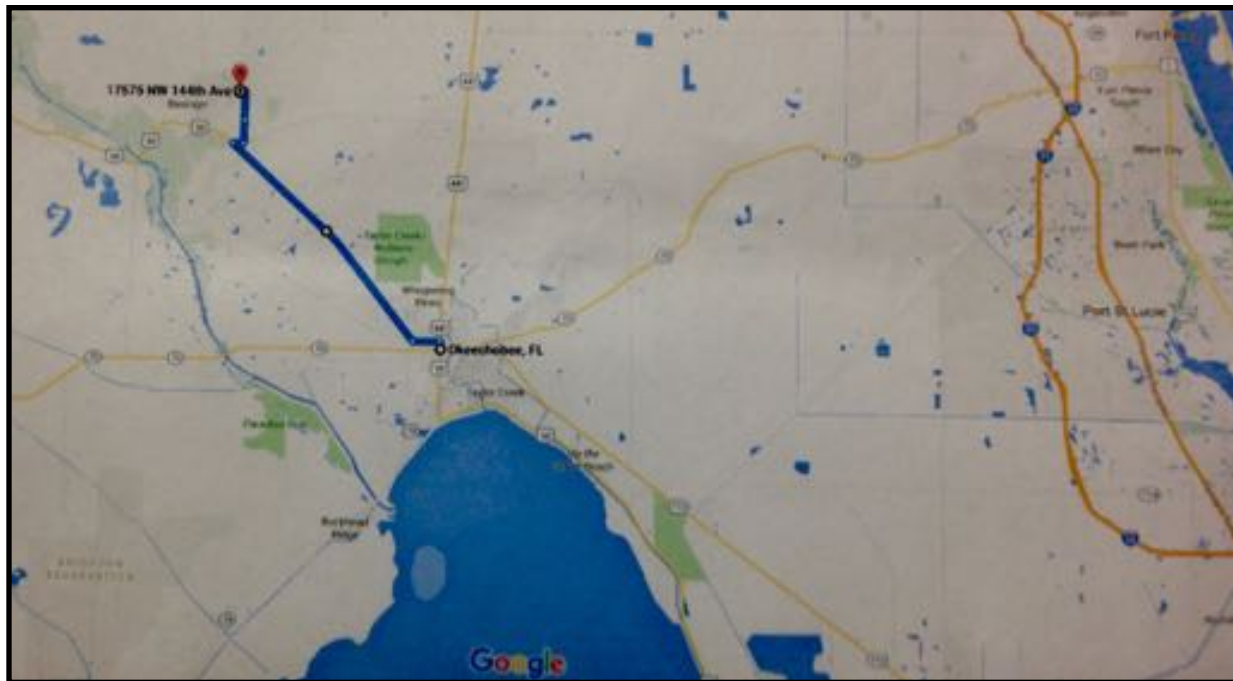


# RICHARD SMITH RANCH - OKEECHOBEE, FLORIDA

**GPS Coordinates:** 27.40955, -80.97968000000003

**Driving Directions to Property:** In Okeechobee from the intersection of US Hwy 441 and State Road 70, go West on State Road 70 to US Hwy 98 North; right on US Hwy 98 for approx. 13.9 miles; right on NW 160th Street; left onto NW 144th Avenue. Property is located approx. 2 miles from the intersection of NW 160 Street and NW 144th Avenue on the East and West sides of NW 144th Avenue.

**Driving Distances:** Palm Beach International Airport - 82+/- Miles (Approx. 1 hr 35 min)  
Orlando International Airport - 103+/- Miles (Approx. 1 hr 45 min)



Disclaimer: Every attempt has been made to provide accurate information on this property; however, COLLIER REALTY, INC. OF OKEECHOBEE does not guarantee the accuracy of any information concerning this property. Buyer should rely entirely on their own research, inspection of property and all records.