

# 4H Ranch Lake Marian

Kenansville, Florida • Osceola County

**7,050 +/- Acres**

**Will Divide**





Surrounded by 600,000 +/- Acres of State, Federal, County,  
and Water Management District Lands Within a 25-mile Radius



**Environmental Easement programs:**

- Entire Property is Ranked Tier II, 2016 Florida Rural & Family Lands Protection Program
- Northern half of the property is located within DEP Florida Forever (Adams Ranch BOT Program - less than fee simple)
- Entire Property is located within the proposed Federal Upper Everglades National Wildlife Refuge





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The 4H Ranch Lake Marian property offers wide-open spaces in 7,050 +/- acres used for cattle ranching, recreation, hunting, and farming. Sold as one total unit or individually in three separate tracts.

The property has 1.78 +/- miles of lakefront and over 2 miles of road frontage on SR 60. The property includes a hunting lodge and home. Teeming with wildlife, it is a nature-lover's paradise! Conveniently located only 15 +/- miles to Yeehaw Junction, Florida's Turnpike, and US 441 Interchange.

**Total Acreage:** 7,050 +/- acres

**Sale Price:** \$20,797,500 for all 3 tracts, based on \$2,950 per acre, or purchase individually (see map page 2):

- 2,955 +/- acres - northern tract - \$2,495/acre
- 1,858 +/- acres - southwest tract - \$3,595/acre
- 2,237 +/- acres - eastern tract with access to Lake Marian - \$3,795/acre (includes cowpens, barn, hunting lodge, foreman's house, power, entrance off SR 60, and more frontage on SR 60)

**County:** Osceola County

**Property Address:**

2001 W. State Road 60, Kenansville, FL 34739

**Nearest Intersection:** SR 60 and Three Lakes Wildlife Management Area Road

**Lake Frontage:** 1.78 +/- miles total on Lake Marian

- 1.1 +/- miles - northern tract
- 2,430 +/- feet - eastern tract (northern part)

**Road Frontage:** 2.1 +/- miles total on SR 60

- 2,360 +/- feet - southwestern tract
- 1.6 +/- miles - eastern tract

**Current Use:**

- Leased for cattle and hunting
- Sod harvesting

**Potential Uses:**

- Leases for cattle and hunting
- Sod harvesting
- Row crop farming (with ERP Exemption for 500 +/- acres)

**Fencing:** Partially fenced and cross-fenced

**Grass Types:** Bahia, Pangola, and Hemarthria grasses

**Land Cover:** Mix of primarily natural vegetation: Palmetto Flats, Oak and Palm Hammocks, Bahia and Hemarthria grass pastures, Cypress, and Wetland Recharge Areas

**Water on Site:** Over a mile of lakefront on Lake Marion, a beautiful 5,800 +/- acre freshwater lake with outstanding fishing

**Improvements:** Property is fenced for cattle

**Future Land Use:**

- Rural agriculture allowing one unit per 5 acres
- Allows transfer of density rights
- Agritourism Zoning district would allow future guest ranch or ecotourism development

**Structures:**

- On eastern tract: hunting lodge, cowpens, horse barn, manager's house
- FAA Licensed Grass Airstrip (FAA Airport ID Name: "Blanket Bay")

**SREland.com/4HRanch**

**Cattle Ranching, Excellent Hunting, Recreation, Farming,  
Family Ranch Retreat, Future Development**











**Driving Directions:**

**From the intersection of SR 60 and the Florida Turnpike**

- Travel west on SR 60 for 14.1 +/- miles west of Turnpike entrance, front gate is on the right

**From the intersection of US 27 and SR 60 in Lake Wales**

- Travel east on SR 60 for 32.5 +/- miles to front gate that is on the left



**15 +/- Miles to Yeehaw Junction, Florida's Turnpike, and US 441 Interchange!**

**GPS Coordinates: 27°49'24.31"N, 81° 7'27.24"W**

**Parcel IDs:**

- 02-31-32-0000-0020-0000, 03-31-32-0000-0010-0000
- 04-31-32-0000-0010-0000, 09-31-32-0000-0010-0000
- 10-31-32-0000-0010-0000, 11-31-32-0000-0020-0000
- 14-31-32-0000-0020-0000, 15-30-32-0000-0020-0000
- 15-31-32-0000-0010-0000, 16-30-32-0000-0010-0000
- 16-31-32-0000-0010-0000, 21-30-32-3840-0001-0010
- 21-30-32-3840-0008-0240, 21-30-32-3840-0010-0120
- 21-30-32-3840-0050-0010, 21-30-32-3850-0001-0010
- 21-30-32-3850-0064-0050, 22-30-32-0000-0010-0000
- 22-31-32-0000-0010-0000, 23-31-32-0000-0030-0000
- 27-30-32-0000-0010-0000, 27-30-32-0000-0020-0000
- 27-30-32-0000-0030-0000, 28-30-32-0000-0010-0000
- 28-30-32-5240-0023-0010, 28-30-32-5240-0040-0010
- 28-30-32-5250-0001-0650, 33-30-32-0000-0010-0000
- 34-30-32-0000-0010-0000



Hunting Lodge



# Wells and SFWMD Permits







## Irrigation Permit No. 49-02330-W Authorizes:

- Irrigation of 250 net acres (300 acre gross) of production turf sod (Northern parcel)
- Irrigation of 487 net acres (540 acre gross) of improved pasture (Southern parcels)
- Annual Allocation of 989 million gallons, with a Monthly Maximum of 147 million gallons
- Withdrawal of surface water from Lake Marian within specified lake stage envelope (authorizes a 8,450 gpm pump station installation)
- Withdrawal of groundwater from Floridan Aquifer (500-800 ft depth)(authorizes two - 12" diameter wells, estimated 800 ft depth producing 2,500 gpm each)
- Current permit renewed until 2030 (eligible for application for renewal)

## Cattle Watering Permit No. 49-02348-W (expires January 2034, eligible for renewal) Authorizes:

- Cattle livestock watering (1430 average head)
- Annual Allocation 6,272,200 gallons (12 gallons/head/day)
- Withdrawal from groundwater (Surficial Aquifer)  
(authorizes six 4" diameter wells, estimated 100 ft depth producing 20 gpm each)



Symbol Key	
	300 acre proposed sod field (permitted for irrigation) (Northern)
	540 acres irrigated improved pasture (permitted) (Southern)
	Irrigation Surface Water 16" dia. Withdrawal Pump (8,450 gpm) (proposed & permitted)
	Irrigation Groundwater Withdrawal Well (12" dia. x 500'-800') (proposed & permitted)
	Cattle Watering Groundwater Withdrawal Well (4") (shallow) (existing & permitted)
	Cattle Watering Groundwater Withdrawal Well (4") (shallow) (proposed & permitted)

**Note:**

- Base image December 2014
- Delineated boundaries for planning purposes only, subject to boundary survey and title review

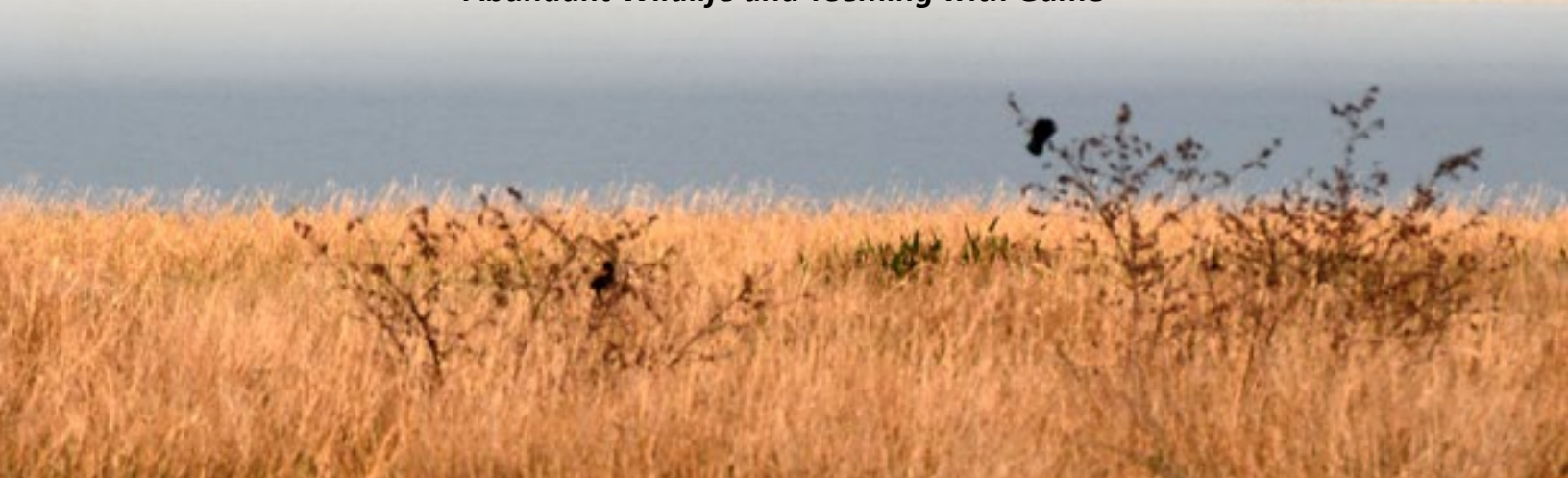




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***Excellent Hunting!***  
***Abundant Wildlife and Teeming with Game***





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Additional Maps & Details Online

[SREland.com/4HRanch](http://SREland.com/4HRanch)



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