



# GREEN MEADOW 445 ACRES

OKEECHOBEE, FL | OSCEOLA COUNTY

445.75 ± ACRES TOTAL



## SPECIFICATIONS & FEATURES

**Acreage:** 445.75 ± AC

**Sale Price:** \$2,500,000

**Price per Acre:** \$5,605 AC

**County:** Osceola

**Site Address:** 5200 S. Kenansville Road, Okeechobee, FL 34972

**Road Frontage:** 4,950 ± FT on US-441 & 2850 ± FT on SR-60

**Soil Types:** Smyrna Fine Sand 118 AC, Tavares Fine Sand 56 AC

**Grass Types:** Bahia Grass

**Uplands/Wetlands:** 119 ± acres wetlands

**Structures:** 2400 ± SF Pole Barn

**Game Populations:** Abundance of deer, turkey & hogs

Easily accessible from the Orlando and South Florida markets, Green Meadow is ideal for a recreational getaway. Featuring interesting topography that includes elevation changes of more than 10 feet, this property also has a creek that leads to Blue Cypress Lake, an active wildlife population, deep well-drained soils, and improved pasture lands.

A one-acre confederate cemetery is located on a small out parcel of the property.

**Land Cover:** Ranges from hardwood wetlands, to improved pastures, to well-drained pinelands

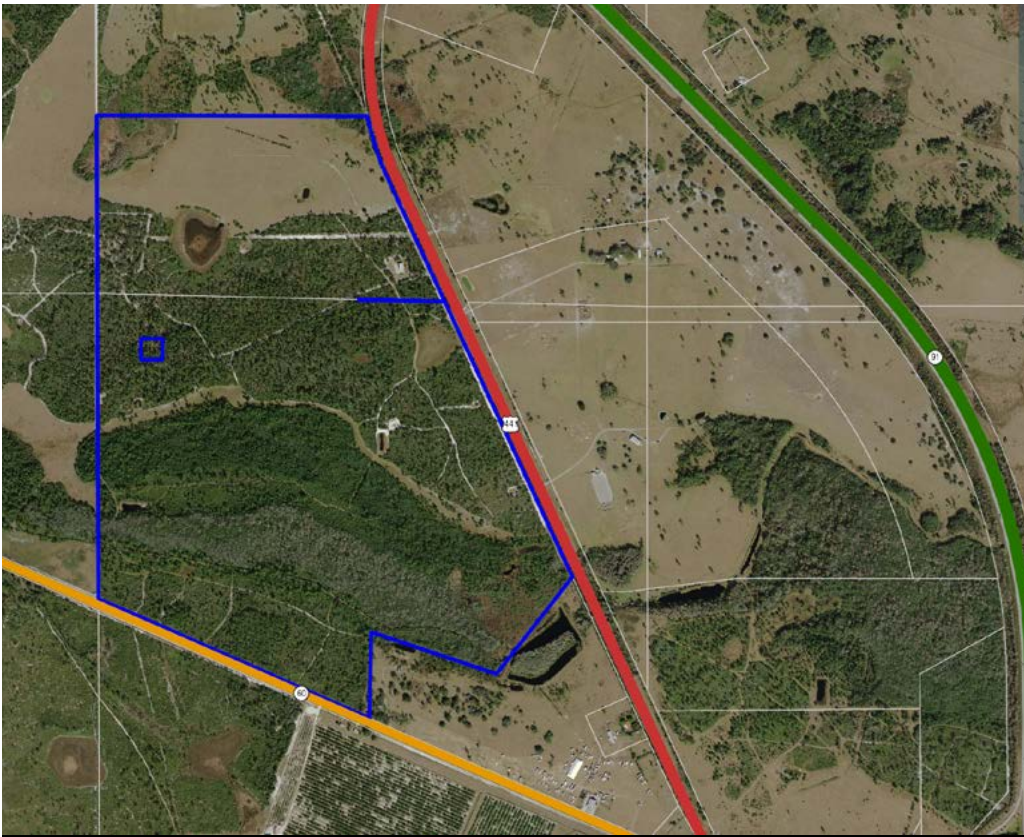
**Zoning:** Agriculture & Rural Settlement / AC & A1-M

**FLU:** 325 acres allow 1 unit per 5 acres, 120 acres allow 2 units per acre

**Fencing:** Completely fenced and cross fenced

**Taxes:** \$630.37 (2016)

**Current Use:** Cattle and recreation



## LOCATION & DRIVING DIRECTIONS

### Parcel IDs:

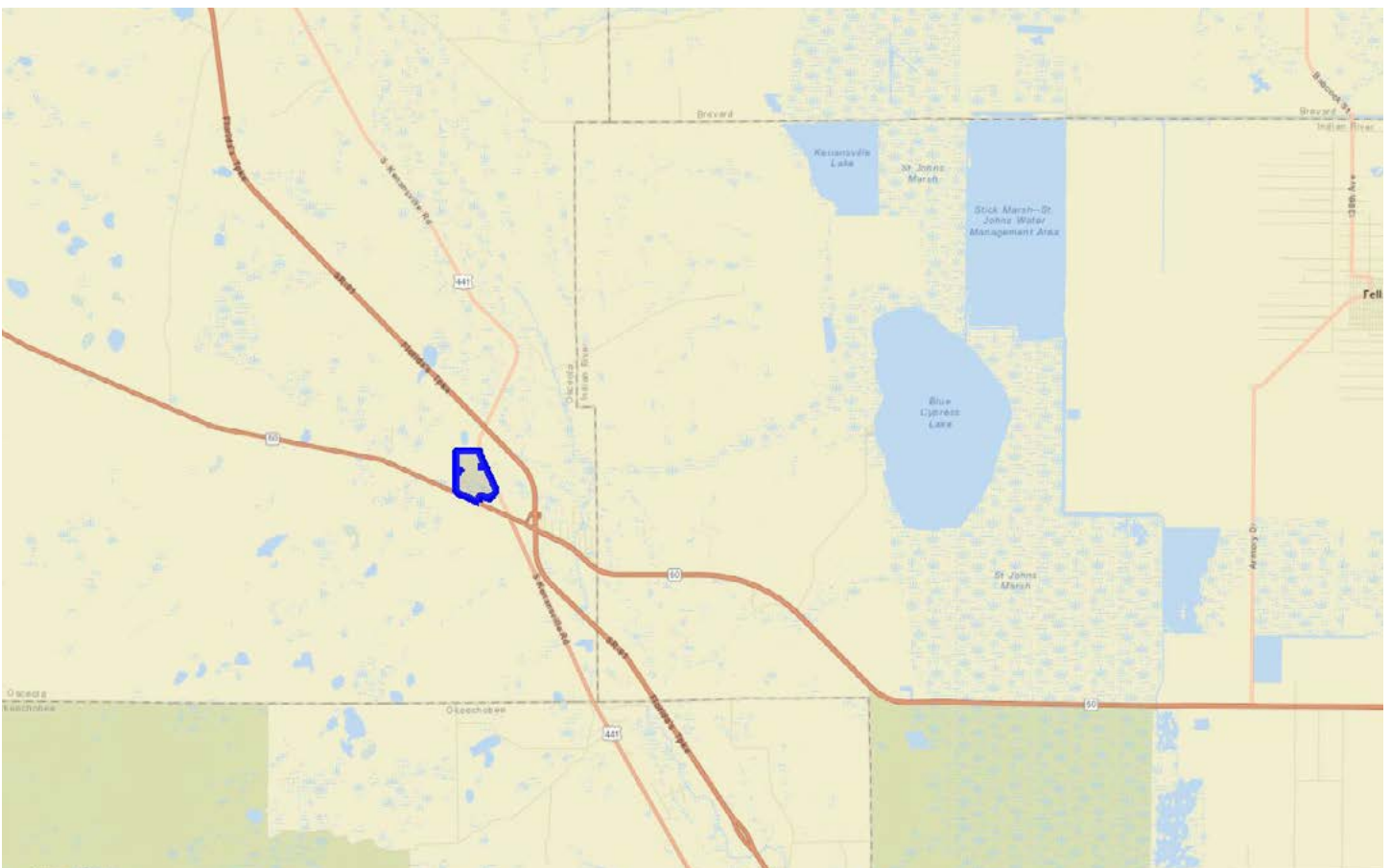
- 03-32-34-0000-0020-0000
- 10-32-34-0000-0020-0000

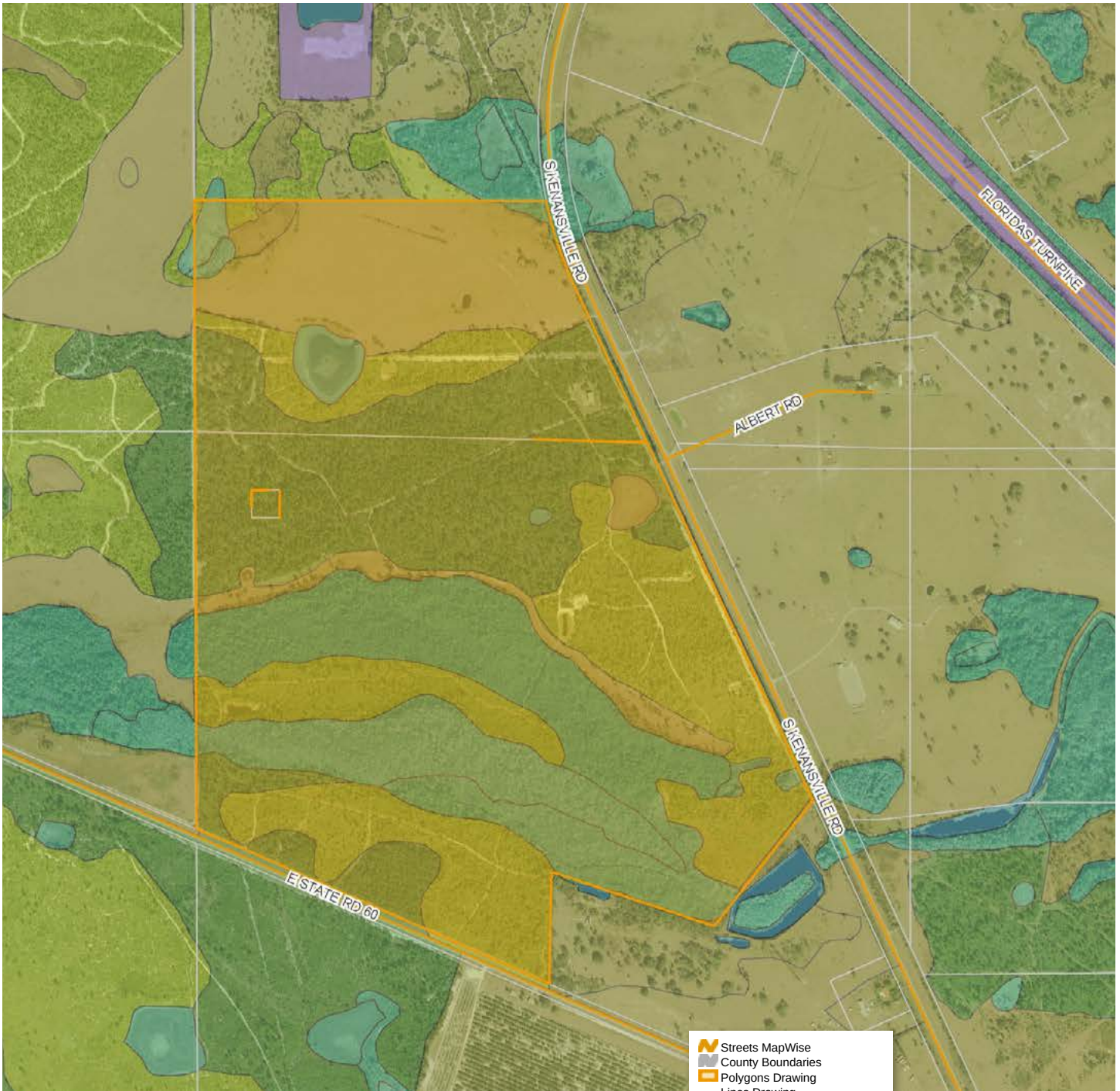
**GPS Location:** 27.715223,  
-80.912570

### Driving Direction:
















- From the intersection of SR 60 and US 441 in YeeHaw Junction, travel north on US 441, the entrance is 1.1 miles ahead on the left.

**Showing Instructions:** Call listing agent for showing instructions.





## GREEN MEADOW LAND COVER MAP

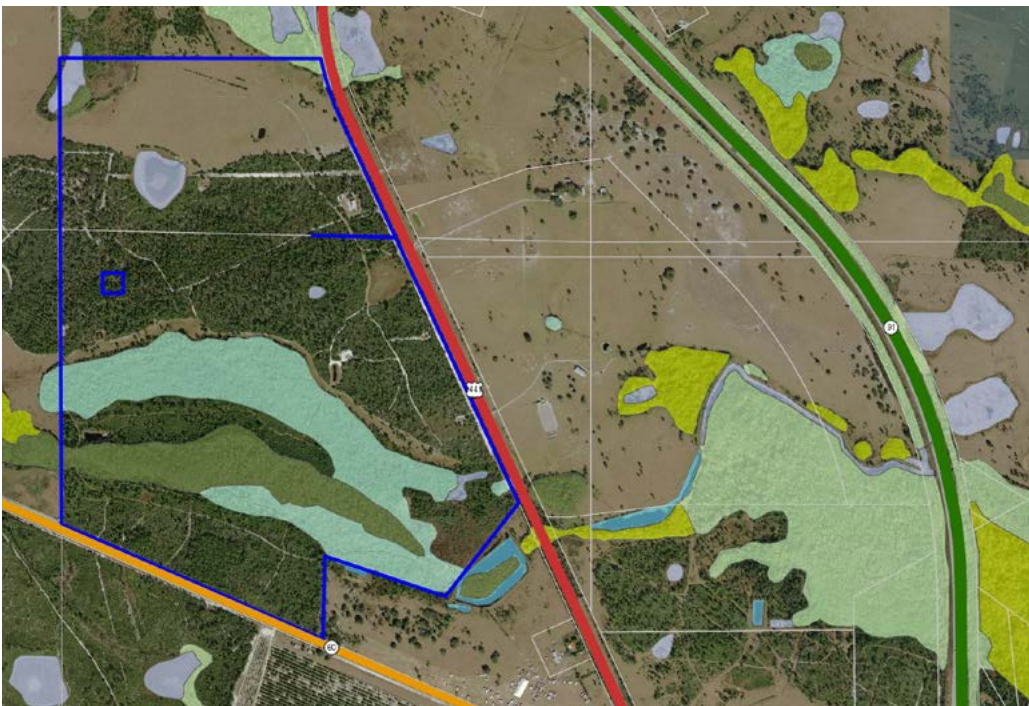
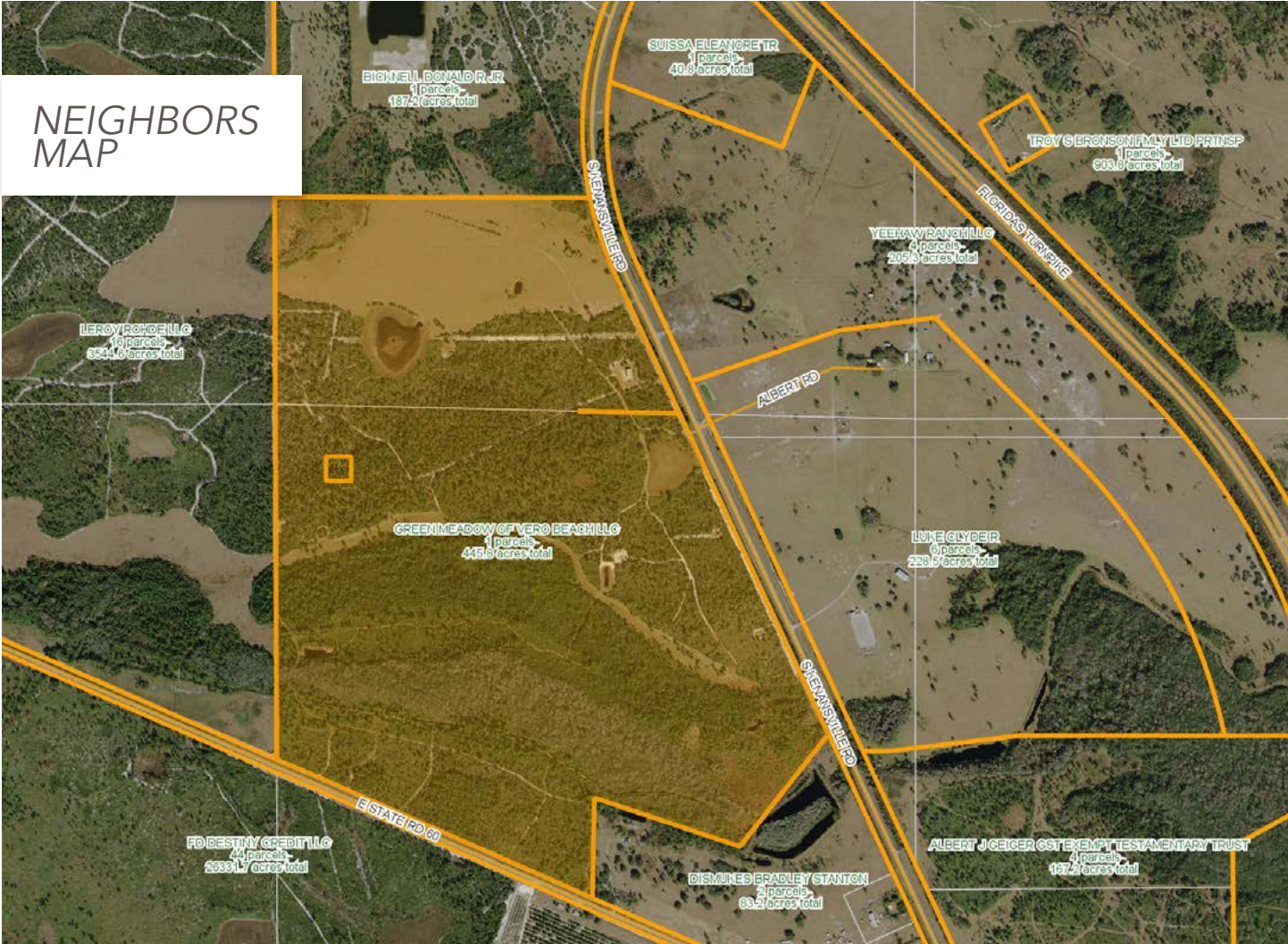
-  Streets MapWise
-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Parcel Outlines
-  Urban
-  Agriculture
-  Rangeland
-  Forest
-  Water
-  Wetlands
-  Barren
-  Transport and Utilities



Extensive  
Road  
Frontage!

Less than 2  
miles from  
the SR 60  
Florida  
Turnpike  
Interchange!





### WETLANDS MAP

- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines
- 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
- Non-Vegetated Wetlands

CODE	DESC	ACRES
6300	Wetland Forested Mixed	75.5
6210	Cypress	33.9
6410	Freshwater Marshes	8.7
6460	Mixed Scrub-Shrub Wetland	.9
5300	Reservoirs	.0
<b>TOTAL WETLANDS</b>		<b>119.1</b>
<b>TOTAL UPLANDS</b>		<b>326.8</b>
<b>TOTAL ACRES</b>		<b>445.9</b>



**Saunders**

REAL ESTATE

863.648.1528  
114 N. Tennessee Ave.  
3rd Floor  
Lakeland, FL 33801

**445.75 ± Acres • Easily Accessible Recreational Property**  
2400 ± SF Pole Barn, Extensive Road Frontage on US 441 & SR 60  
Well-Drained Soils, Improved Pasture Land

## SREland.com/GreenMeadow

Jeff Cusson, CCIM 772.332.9070 | Jeff@SREland.com



LAKELAND OFFICE:  
114 N. Tennessee Ave. 3rd Floor  
Lakeland, FL 33801  
863.648.1528 - Main Office

HIGH SPRINGS OFFICE:  
P.O. Box 809 (32655)  
18622 NW US 441  
High Springs, FL 32643

©2017 Coldwell Banker Commercial Saunders Real Estate. All rights Reserved, Worldwide. Every attempt is made to provide accurate information on this property, however, COLDWELL BANKER COMMERCIAL SAUNDERS REAL ESTATE (CBCSRE) does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records.  
©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.



113017-A