

KISSIMMEE PRAIRIE RANCH

OKEECHOBEE, FL | OKEECHOBEE COUNTY

6,255.8 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 6,255.8 ± acres

Sale Price: \$28,000,000

Price per Acre: \$4,476

Site Address: 31201 NW 280th Street, Okeechobee, FL 34972

County: Okeechobee

Road Frontage: 2 miles on Micco Road

Predominant Soil Types: Myakka Fine Sand 3,953 ± acres; Valkaria Fine Sand 634 ± acres; Floridana, Riviera & Placid Soils, Depressional 543 ± acres; Immokalee Fine Sand 432 ± acres; Basinger & Placid Soils, Depressional 307 ± acres; Basinger Fine Sand 294 ± acres; Okeelanta Muck 51 ± acres; Parkwood Fine Sand 30 ± acres; Pindea Fine Sand 6 ± acres

Uplands/Wetlands: Freshwater marshes 1,010.3 ± acres, mixed wetland hardwoods 15.2 ± acres

Zoning/FLU: Agricultural allowing 1 unit per 10 acres

Irrigation/Wells: Permits through SFWMD

Water Source/Utilities: 10 watering holes provide water for the cattle

Game Populations: Abundant wildlife - deer, turkey hogs

Taxes: \$9,161.03 in 2017

Property is composed of 525 ± acres of improved pasture, 1,678 ± acres of semi-improved pasture, 3,036 ± acres of native pastures, and 1,016 ± acres of wetland. The property is surrounded by over 200,000 ± acres of state and federally protected lands. It is just a half a mile from the Kissimmee River, providing potential uses for water storage and treatment along with other environmental uses.

Fencing: Completely fenced and cross fenced

Land Cover: Semi-improved and improved Bahia Grass pastures and native Florida prairie lands consisting of palmetto and pines, along with scattered oak hammock lands

Income Features: Property generates income from cattle, hunting lease, and palmetto berries

Conservation Easement: Approximately 40 ± acres is encumbered by a conservation easement. Property is more than 99% unencumbered.

Amenities: Electric power to the site, an established hunting camp, cattle pens, fence and cross fenced

Infrastructure: Good network of perimeter roads and internal field roads

Current Use: Cattle ranch and recreation lease

Potential Use: Property has a current hunting/recreation lease which generates \$60,000/yr in income

General Points of Interest: Adjacent to the 54,000 acre Kissimmee Prairie State Park. .

LOCATION & DRIVING DIRECTIONS

Parcel IDs:

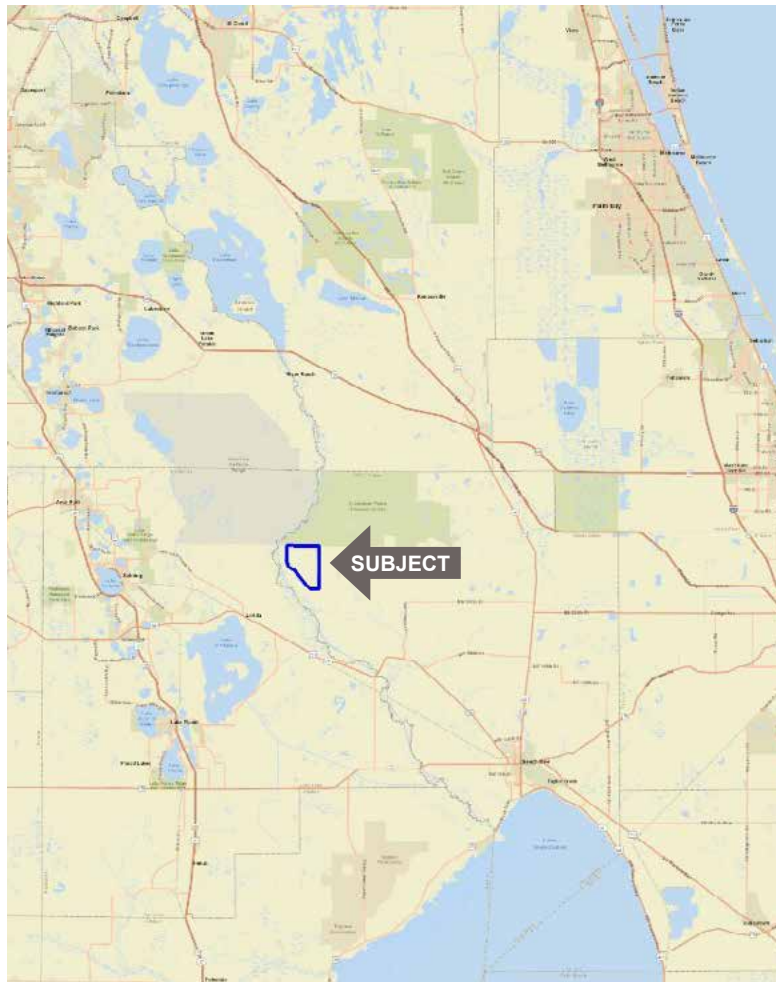
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1-12-34-31-0A00-00001-0000	1-24-34-31-0A00-00001-0000
1-13-34-31-0A00-00001-0000	1-29-34-32-0A00-00001-0000
1-17-34-32-0A00-00001-0000	1-30-34-32-0A00-00001-0000
1-18-34-32-0A00-00001-0000	

GPS Location: 27degrees 28' 54"N, 81 degrees 09' 12" W or 27.481829, -81.153603

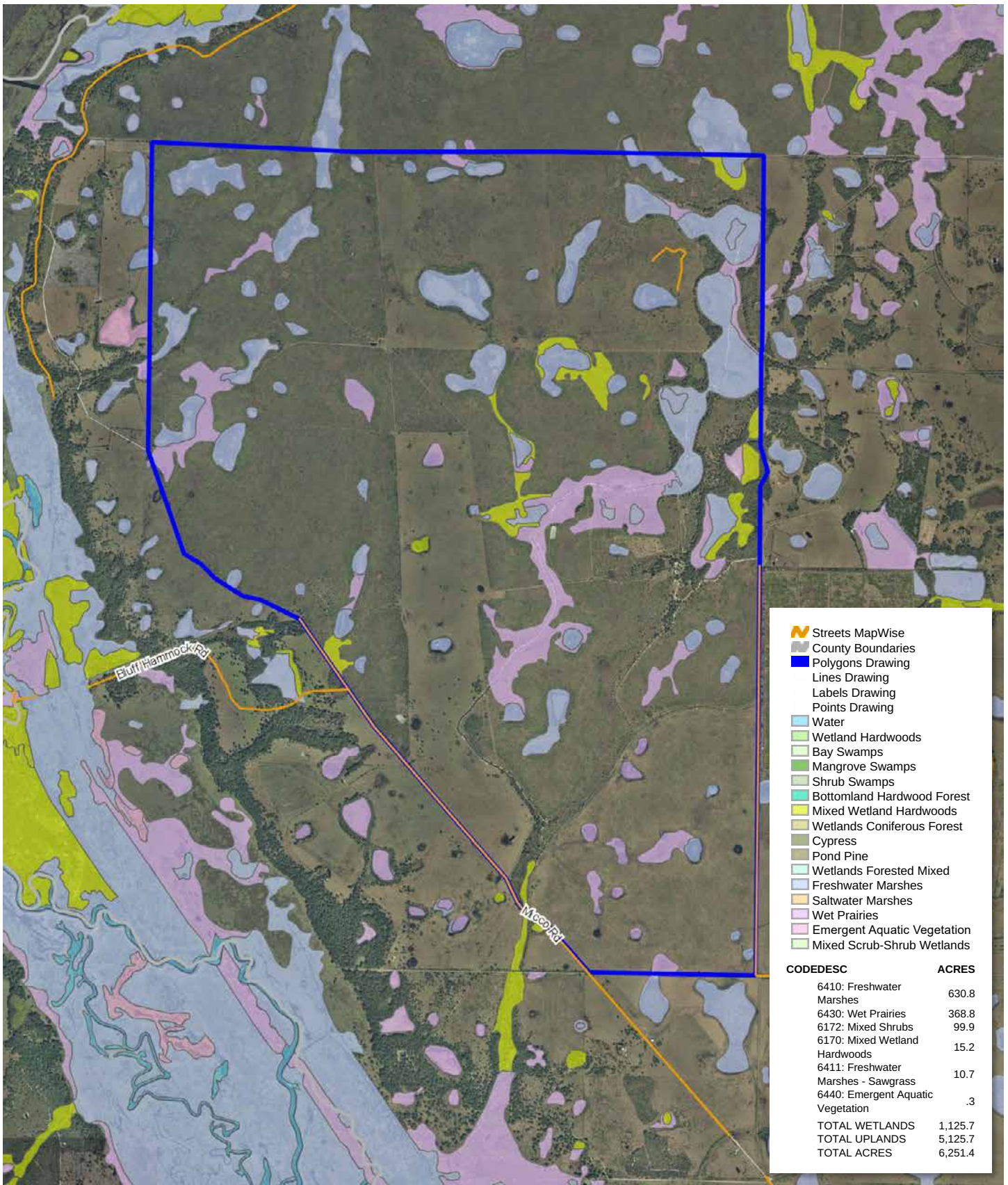
Driving Direction:

- From US 98 at the Kissimmee River bridge, travel east on US 98 1.8 miles to NW 203rd Ave.
- Turn left (north) and travel 1,000 ft to NW 160th Rd.
- Turn left on 160th Rd and travel 6.2 miles to the fork with 285th Dr (Micco Rd).
- Travel north 4.2 miles to the intersection at the SW corner of the property.

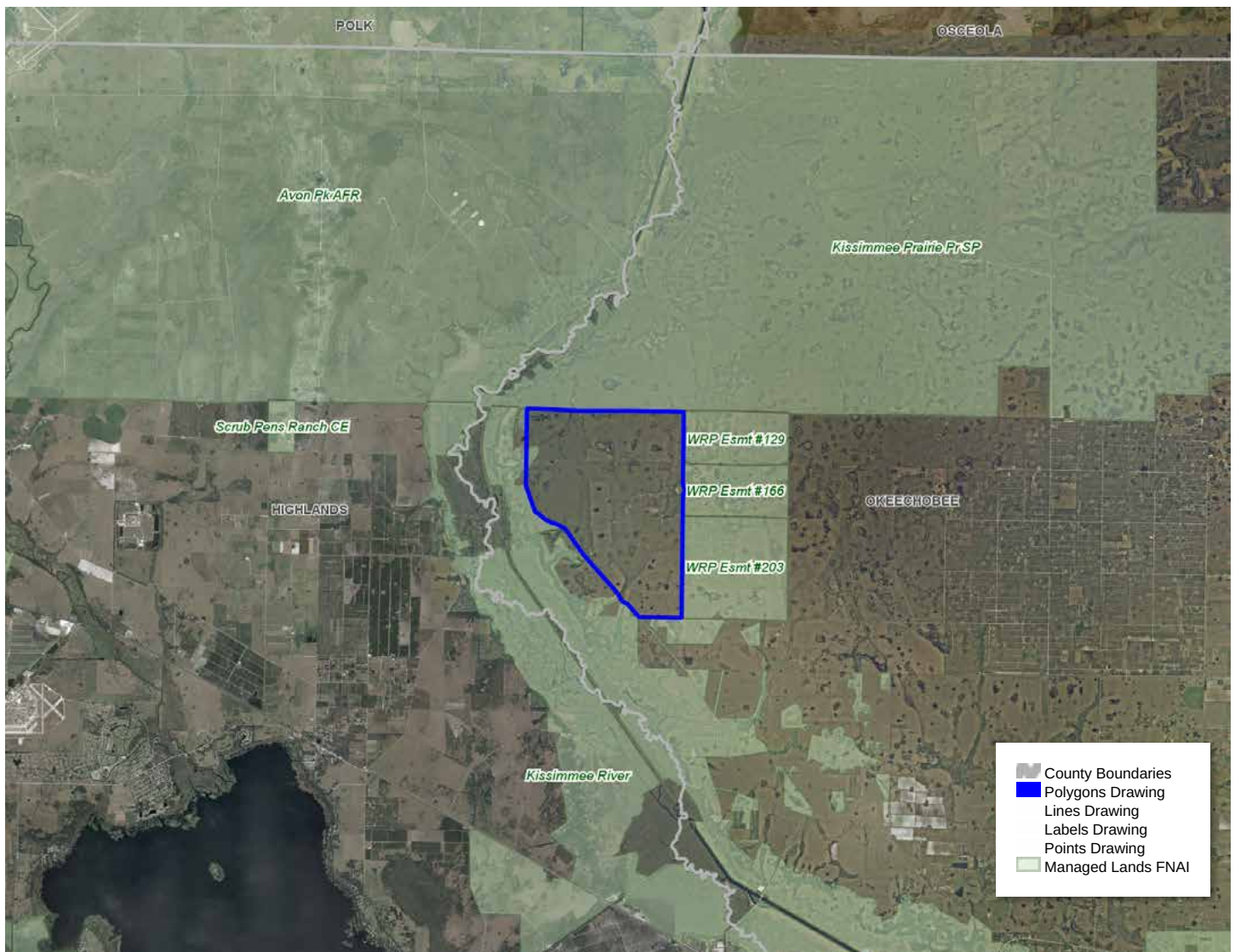
Showing Instructions: Call listing agent for showing instructions.



WETLANDS



CONSERVATION EASEMENTS /STATE & FEDERAL LANDS

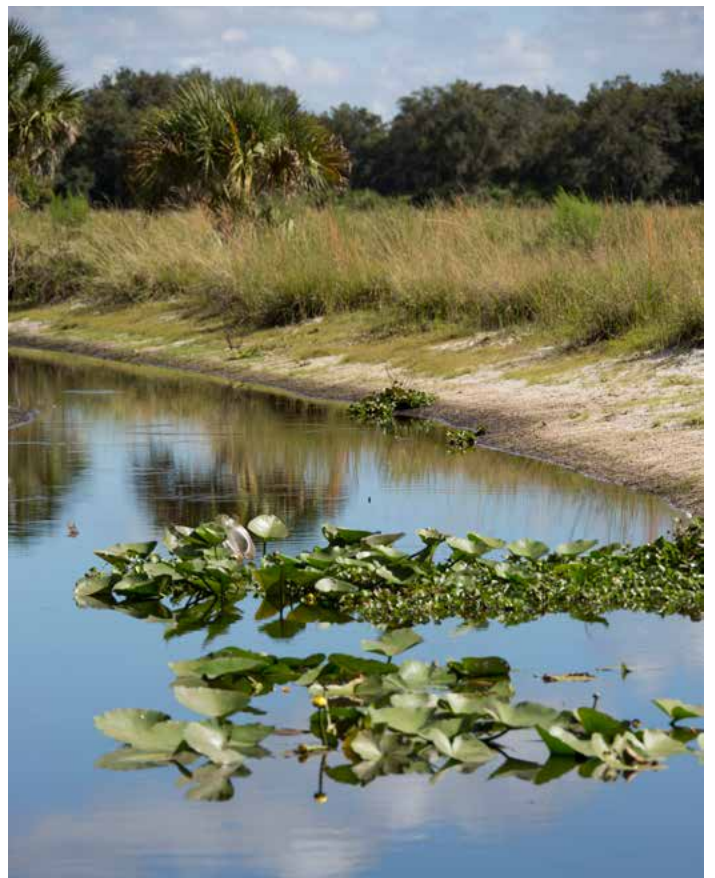
















Saunders

REAL ESTATE

863.648.1528
114 N. Tennessee Ave.
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Lakeland, FL 33801

6,255.8 ± Acres • Cattle Ranch & Recreation

Income producing hunting and recreation lease
Improved and native pastures • Surrounded by conservation land

SREland.com/PrairieRanch

Jeff Cusson, CCIM 772.332.9070 | Jeff@SREland.com



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