

# LAKEPORT RANCH & RECREATION

*MOORE HAVEN, FL | GLADES COUNTY*

85 ± AC TOTAL





## SPECIFICATIONS & FEATURES

**Acreage:** 85 ± AC

**Sale Price:** \$840,000

Cattle and equipment not included in the sale price

**Price per Acre:** \$9,882

**Site Address:** 1887 Old Lakeport Road, Moore Haven, FL 33471

**County:** Glades County

**Road Frontage:**

- 1,865 ± FT on Old Lakeport Road
- 1,440 ± FT on Ted Beck Road

**Lake Frontage:** Lake Okeechobee Canal Frontage

**Predominant Soil Types:** Malabar Fine Sand, Felda Fine Sand, Basinger Fine Sand, and Pople Fine Sand

**Uplands/Wetlands:**

- 83 ± AC uplands
- 2 ± AC wetlands

**Grass Types:** Native grasses - Bahia

**Irrigation/Wells:** There are four 2" wells on premises. Two of the wells were drilled in 2015 and the other two were drilled in 2017.

**Water Source:** Well and septic are on site. Electric, phone, and internet are all available.

**Fencing:** Perimeter fencing as well as cross-fencing is in place. There are seven pastures currently being utilized for rotational grazing.

**Surveys:** Survey performed in 2015

**Structures:**

- 3 BR/1.5 BA home plus an attached studio apartment with a full bath, bedroom, and kitchen
- Storage shed with attached lean-to structure
- Cow pens

**Zoning/FLU:** There are six parcel ID's involved with varying zoning and future land use.

**Current Use:** Agricultural, cattle grazing

**Taxes:** 2020

- A28-40-32-A00-009A-0010 - \$16.19
- A28-40-32-A00-009D-0000 - \$118.89
- A28-40-32-A00-0090-0000 - \$581.67
- A28-40-32-A00-009B-0000 - \$4.15
- A28-40-32-A00-009C-0000 - \$36.88
- A28-40-32-A00-010B-0010 - \$60.82

Total Taxes: \$818.60

**Points of interest:** Drive times to nearby cities:

- Lakeport: Less than 5 minutes
- Moore Haven: 15 minutes
- Clewiston: 30 minutes
- Okeechobee: 35 minutes
- Labelle: 35 minutes
- Miami: 2 hours 35 minutes
- Orlando: 2 hours 15 minutes



Lakeport Ranch and Recreation is a turn-key cattle operation with ample infrastructure in place. This property features numerous wells, cross-fencing, a storage shed with an attached lean-to structure, and cow pens. The three-bedroom home with one and a half baths on-premises includes an attached studio apartment with a full bathroom, bedroom, and kitchen.

There are currently seven pastures utilized for rotational grazing, with many beautiful cabbage palms scattered throughout. Lakeport Ranch and Recreation has many recreational aspects,

including 480 feet of frontage on the Okeechobee canal. The canal allows for boat access to Lake Okeechobee to find some of the best fishing in Florida.

Ample yard space is available for enjoying time with friends and family, with beautiful landscaping scattered across the yard. The property has over 3,300 feet of frontage on two paved roads and is only 3/4 of a mile from State Road 78, allowing for a short 35-minute drive to the Okeechobee Livestock Market.



3 Bedroom, 1.5 Bathroom Home





480 FT of frontage on the Okeechobee canal





## LOCATION & DRIVING DIRECTIONS

**Parcel IDs:** A28-40-32-A00-009A-0010, A28-40-32-A00-009D-0000, A28-40-32-A00-0090-0000, A28-40-32-A00-009B-0000, A28-40-32-A00-009C-0000, and A28-40-32-A00-010B-0010

**GPS Location:** 26.97393, -81.12996

### Driving Directions:

- Head south on US HWY 27
- Turn Left onto SR-70
- 15 miles turn right onto CR-721
- 16 miles turn right onto SR-78
- 3.5 miles turn right onto Old Lakeport Road
- 1 mile the property will be on your left

**Showing Instructions:** Contact the listing advisor, Keat Waldron, 863.225.1231.







2006 John Deere 6415 with 12 FT Bush Hog Mower



Utility Trailer



Stock Trailer

























SVN | Saunders Ralston Dantzler  
1723 Bartow Rd  
Lakeland, Florida 33801

**85 ± AC • Turn-key cattle operation**  
3 BR/1.5 BA home on premises with attached studio apartment  
Canal frontage allows direct boat access to Lake Okeechobee

Visit [SVNsaunders.com](http://SVNsaunders.com) and search for: **Lakeport Ranch**

Keat Waldron, 863.225.1231 | [keat.waldron@svn.com](mailto:keat.waldron@svn.com)



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