

LAND FOR SALE

# COOKS HAMMOCK RANCH

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307 SE CR 357

Mayo, FL 32066

**PRESENTED BY:**

**GREGORY DRISKELL**

C: 386.867.2736

greg.driskell@svn.com

**JOHN A. " TONY" WALLACE**

C: 352.538.7356

tony.wallace@svn.com







**PROPERTY DESCRIPTION**

The Cooks Hammock Ranch features lush pastures, beautiful old oak hammocks plus barns, equipment, and furnished home. This property is an excellent hunting tract with abundant deer, wild turkeys, feral hogs, and small game. It would also make an exceptional equestrian tract with abundant grass for grazing and plenty of land for riding trails. There are also unlimited possibilities for ATV/UTV riding and hiking trails with the many unimproved trails running through the interior of the property.

The residence is a restored and furnished historic 2,070 SF home built in 1944. It features a detached garage with an office. There is also an enclosed in-ground pool and hot tub, equipment sheds, and covered cattle working pens.

The timber on the property is natural, old-growth with huge live oaks, white oaks, loblolly, and spruce pine, and cypress. There is also a small fishing pond with a wooden footbridge for recreational enjoyment.

**PROPERTY HIGHLIGHTS**

- Beautifully restored and tastefully furnished historic home
- Enclosed pool and hot tub
- Large garage/shop with office
- Covered cattle working pens, two equipment sheds
- Fishing pond with footbridge

**OFFERING SUMMARY**

<b>ACREAGE:</b>	663 Acres
<b>SALE PRICE:</b>	\$1,950,000
<b>PRICE/ACRE:</b>	\$2,941
<b>CITY:</b>	Mayo
<b>COUNTY:</b>	Lafayette
<b>PROPERTY TYPE:</b>	Ranch, Timberland

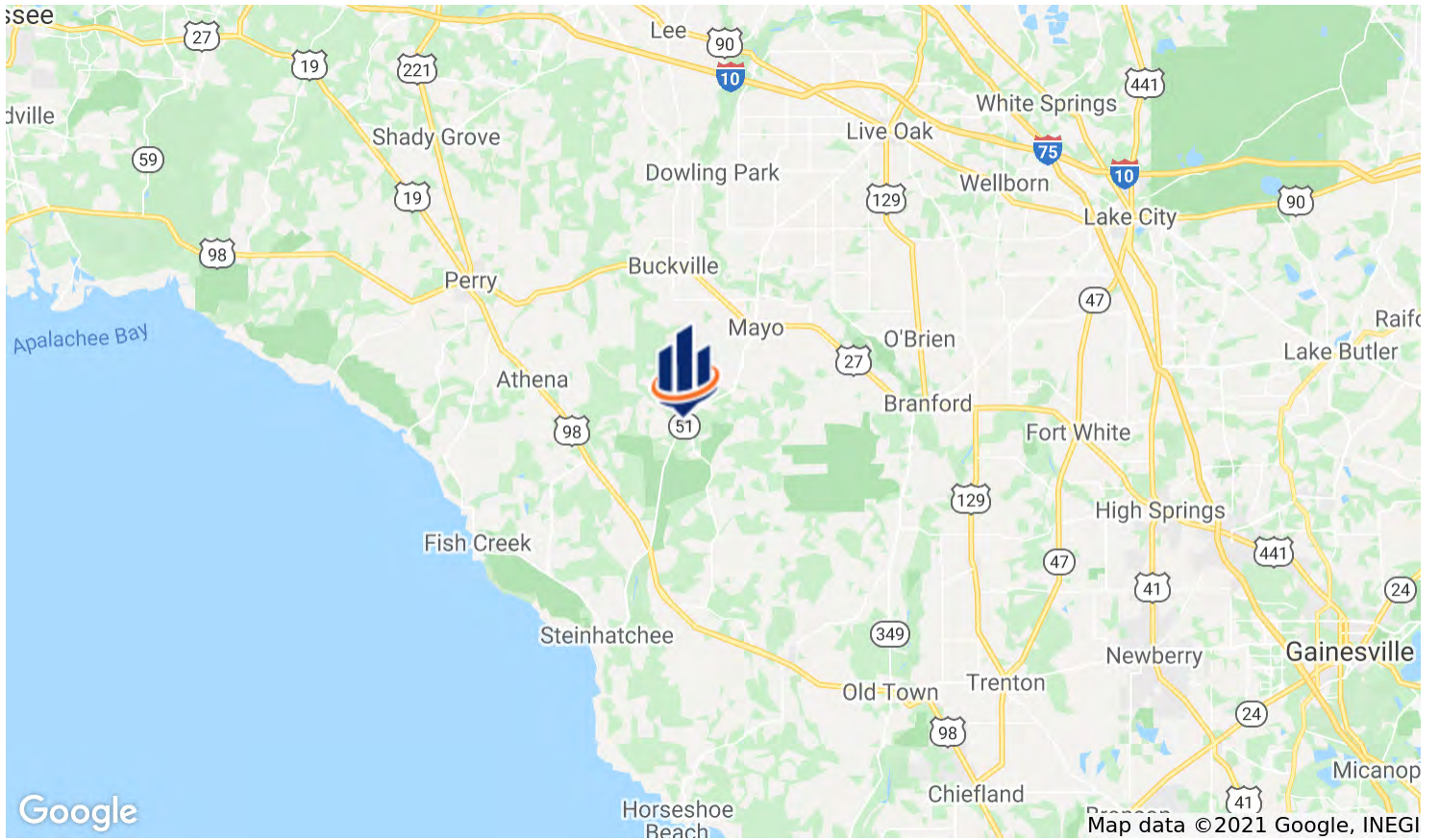
## SPECIFICATIONS & FEATURES

<b>LAND TYPES:</b>	<ul style="list-style-type: none"> <li>Ranch</li> <li>Timberland</li> </ul>	<b>POTENTIAL RECREATIONAL / ALT USES:</b>	Excellent hunting tract with very abundant deer, wild turkeys, feral hogs, and small game. Would make exceptional equestrian property with abundant grass for grazing and plenty of land for riding trails. Almost unlimited possibilities for ATV/UTV riding and hiking trails.	<b>SPECIES:</b>	Natural hardwoods, pine and cypress.		
<b>UPLANDS / WETLANDS:</b>	26% Uplands / 74% Wetlands		<b>LAND COVER:</b>	185 ± acres of improved pasture, 17-acre homesite and yard area, balance in old-growth hardwood hammock.	<b>ON SITE ROAD ACCESS:</b>	Good network of unimproved interior roads and UTV trails.	
<b>SOIL TYPES:</b>	Primarily Mouzon-Rawhide and Harbeson			<b>STRUCTURES &amp; YEAR BUILT:</b>	<ul style="list-style-type: none"> <li>Restored and furnished historic 2070-SF residence; 1944</li> <li>Detached Garage with Office</li> <li>Enclosed in-ground pool and hot-tub; Equipment sheds</li> <li>Covered cattle working pens</li> </ul>	<b>AGE OF STAGES OF TIMBER:</b>	Timber is natural, old growth with huge live oaks, white oaks, loblolly and spruce pine, and cypress.
<b>TAXES &amp; TAX YEAR:</b>	\$3,580.22 - [2020]				<b>MAIN INFRASTRUCTURE:</b>		185 ± acres of improved pasture, fenced and cross fenced, covered working pens, 2 equipment sheds
<b>ZONING / FLU:</b>	FLU: Agriculture 1 and Agriculture 3, Zoning: A-1 and A-3	<b>GAME POPULATION INFORMATION:</b>					Very abundant deer, turkey and feral hogs.
<b>LAKE FRONTAGE / WATER FEATURES:</b>	Small fishing pond with wooden footbridge						
<b>WATER SOURCE &amp; UTILITIES:</b>	Well, septic system						
<b>ROAD FRONTAGE:</b>	400' on CR-357, 750' on SE Turtle Road						
<b>NEAREST POINT OF INTEREST:</b>	5 minutes to 2500-acre R.O. Ranch Equestrian Park						
<b>FENCING:</b>	Fenced and cross-fenced for cattle						
<b>CURRENT USE:</b>	Residence, cattle operation, hunting and other outdoor recreation						
<b>GRASS TYPES:</b>	Bahia						





## LOCATION & DRIVING DIRECTIONS

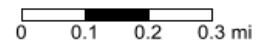
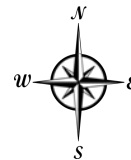
<b>PARCEL:</b>	25-06-10-0000-0000-00800 (partial); 30-06-11-0000-0000-00400; 29-06-11-0000-0000-00200
<b>GPS:</b>	29.9289304, -83.2743033
<b>DRIVING DIRECTIONS:</b>	From Mayo, travel south on SR-51 11.3 miles, Turn left onto CR-357 and go 2/10 mile to entrance; look for sign.
<b>SHOWING INSTRUCTIONS:</b>	Contact Greg Driskell or Tony Wallace to arrange a showing.





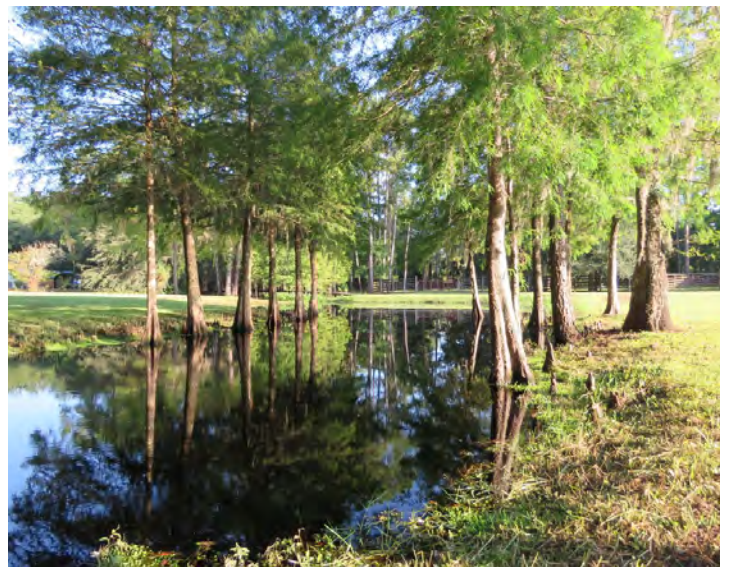
## Cooks Hammock Ranch

-  County Boundaries
-  Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing

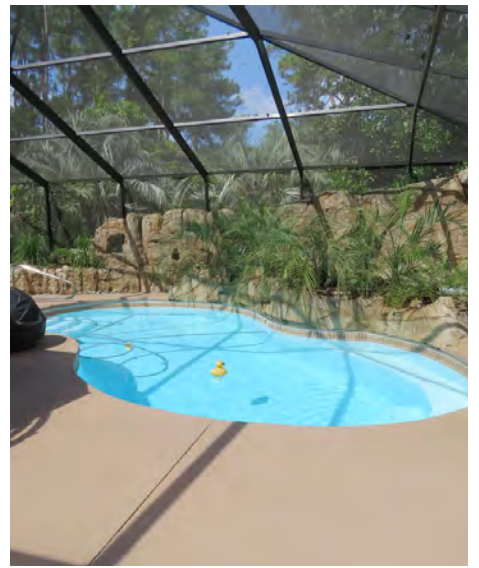


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1723 Bartow Rd  
Lakeland, Florida 33801  
863.648.1528

125 N Broad Street, Suite 210  
Thomasville, Georgia 31792  
229.299.8600

356 NW Lake City Ave  
Lake City, Florida 32055  
386.438.5896

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