



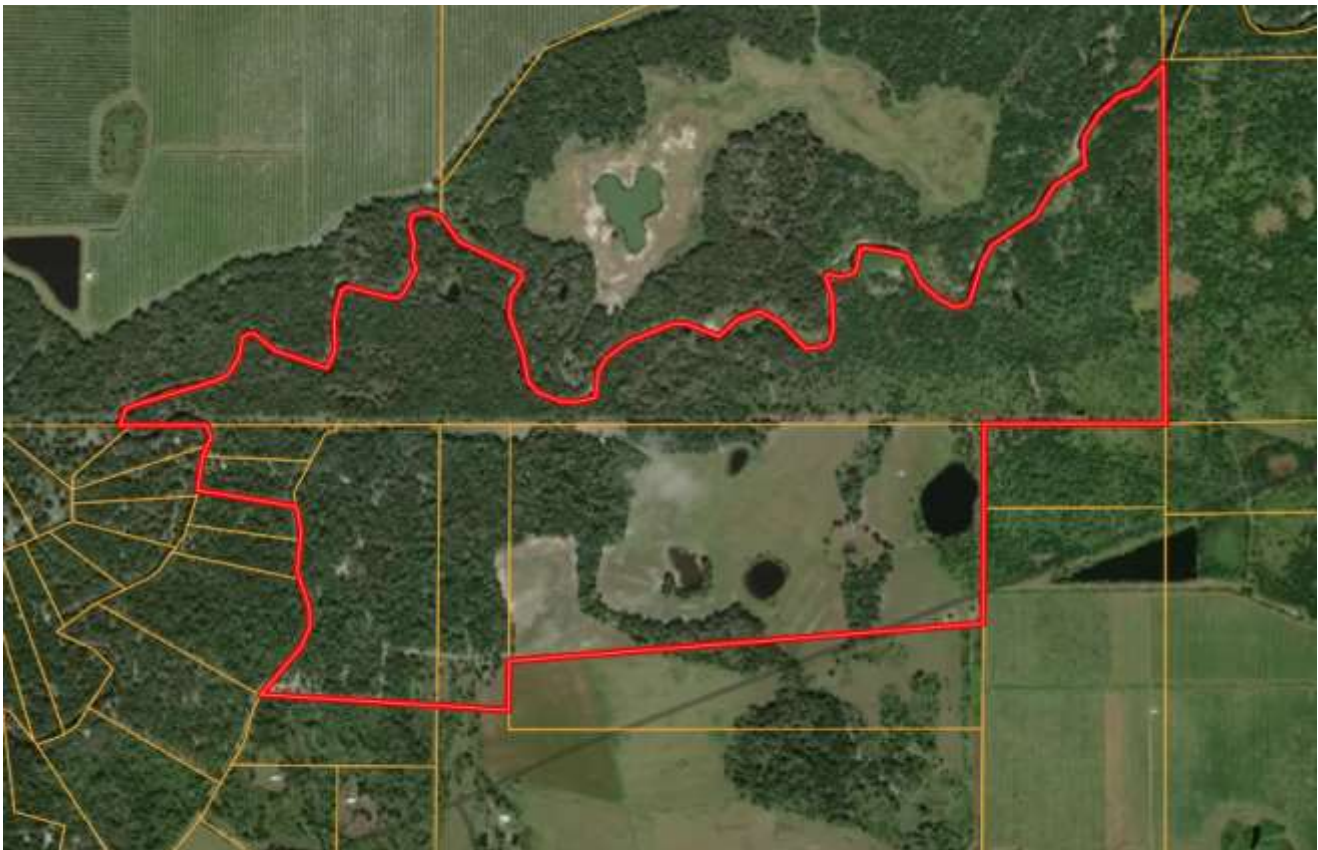
Gulfland Real Estate



Razzor Ranch

World-Class Commercial Hunting Preserve

370 +/- Acres on Charlie Creek



Mac Martin, ALC

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Reliance Disclaimer Information presented is deemed reliable, but is not warranted.



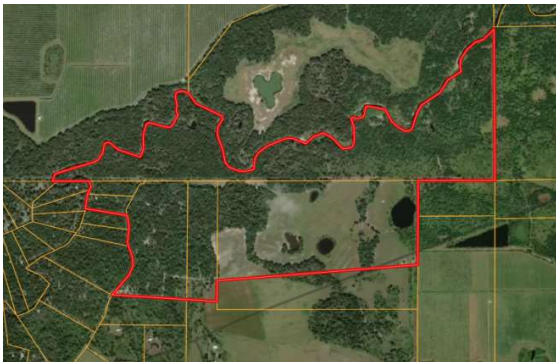
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370 +/- Acres World-Class Commercial Hunting Preserve

on Charlie Creek



FLORIDA HOG HUNTING, BOAR,
QUAIL, WHITETAIL AND EXOTIC
GAME HUNTS

Razzor Ranch has oak hammocks, native Pine Flatwoods, palmetto patches open savannahs, and food plots which all are excellent habitat for an exciting hunt. Lots of food and water means a ton of game!

Razzor Ranch is one of the best free range native whitetail deer, wild boar & Osceola turkey hunting operation in this area. Other hunting game available are Quail, black-buck, fallow, axis deer and other exotics.

Ranked as one of the best hunting outfitters in Florida with over 300 Five-star Google reviews, this very high profit commercial hunting property is a hunter's dream at making money at what he loves:

Hunting!

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The Land

Razzor Ranch is comprised of 370+/- Acres, near Zolfo Springs, a rural community located in Southern Hardee County, Florida. Never before has such a property, specifically developed as a Commercial high-fence exotic and free-range sportsman's dream-land, become available. Recreational pursuits are endless in this beautiful and unique native Florida Land with outstanding qualities. Asking price \$6,250,000.00

Private Hunting Preserve Operation

Razzor Ranch is an established licensed commercial hunting preserve. Dozens of hunting blinds are nestled amongst the woods and open savannahs with numerous watering holes, and nutrition stations. Sustains a solid and dependable income stream with impressive cash flow, should one wish to continue the operations. An amazing mix of vibrant and healthy ecosystems and habitats teaming with both imported Exotic game including Blackbuck Antelope, Red Stag, Pere David and Axis Deer, Rams, Bison, Water buffalo and native Florida wildlife like Whitetail Deer, Osceola Turkey, Wild Hogs, Bobwhite Quail and Gator.

Charlie Creek

Charlie Creek is an ancient natural creek which meanders along the northern boundary of Razzor Ranch. This picturesque waterway provides opportunities to explore and play. Fishing, canoeing, alligator hunting, fossil hunting and more. The creek is major part of the ecosystem, it is the life-force that is the heart and soul of the Razzor Ranch.

Pine Flat Woods, Oak Hammocks and Savannahs

The property has a predominance of dense Oak Hammocks, Cypress Strands, Native Pine Flatwoods and uplands comprised of grassy open Savannahs. This variety of ecosystems supports an abundance of game.

Lodge, Cabins and Camping

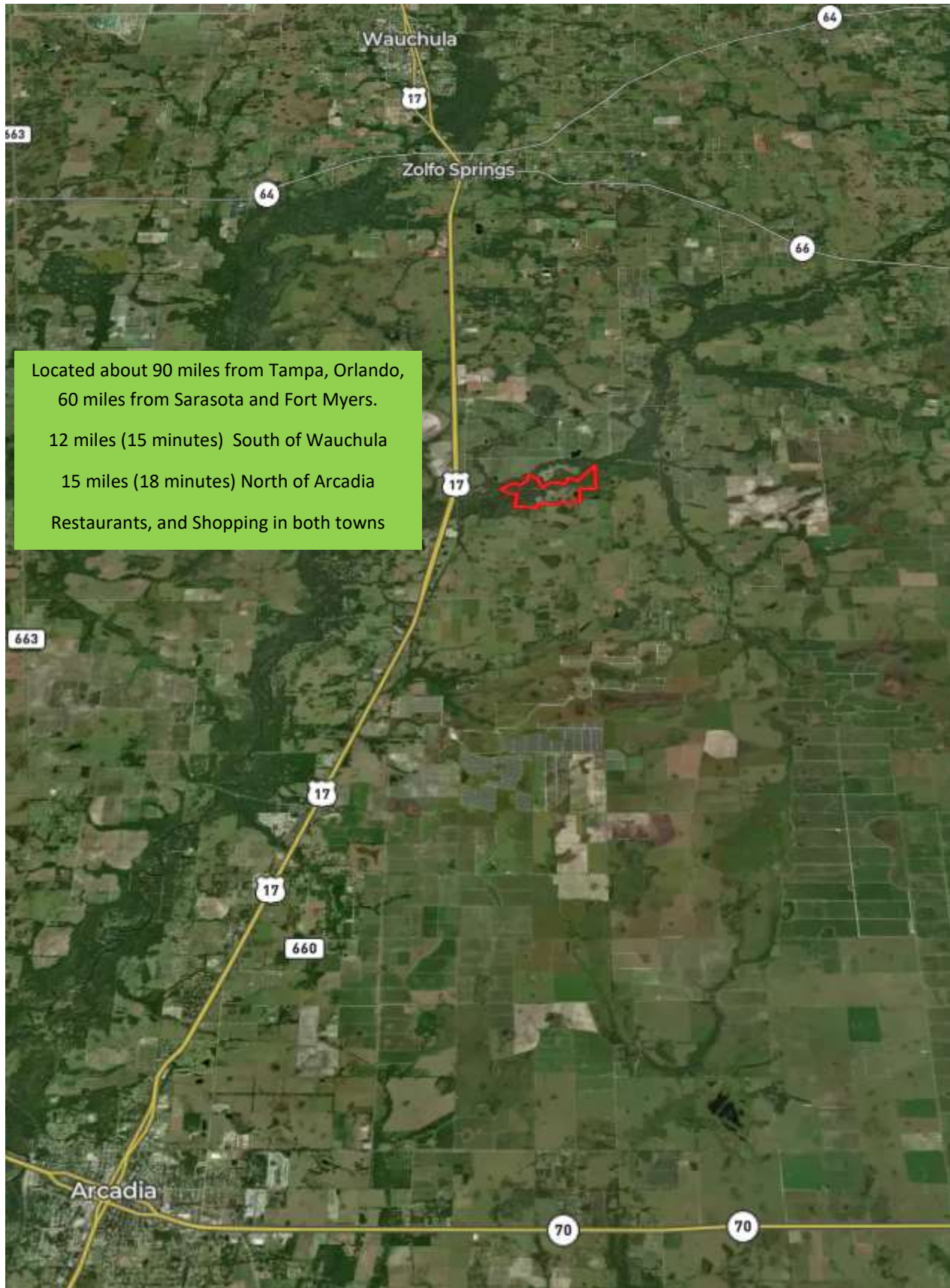
The Lodge is located on high and dry land, in a private setting with gate access. The Lodge is well appointed with a full kitchen and dining facilities. Four (4) luxurious Cabins have overnight accommodations for up to 20 guests with air conditioning, kitchenettes, full baths and large screen TVs. "Camp David" is a isolated area for RV's and primitive camping. Enjoy starry evenings sitting by the fire ring, or on the porches enjoying the solitude and peace and quiet.

The Recreation

Unlimited opportunities for rifle and bow hunting, fishing, four-wheeling, canoeing, target shooting- including black powder, guns, targets and clays.

The Features

Game cleaning station with walk-in cooler, huge fire ring, 8-foot high game fencing with 16' remote gates. A truly beautiful paradise. Excellent 40x60 Metal building with parking and storage facilities. Farm equipment and tools available.



The Land



Oak Hammocks



Open Spaces



Watering Holes



Charlie Creek



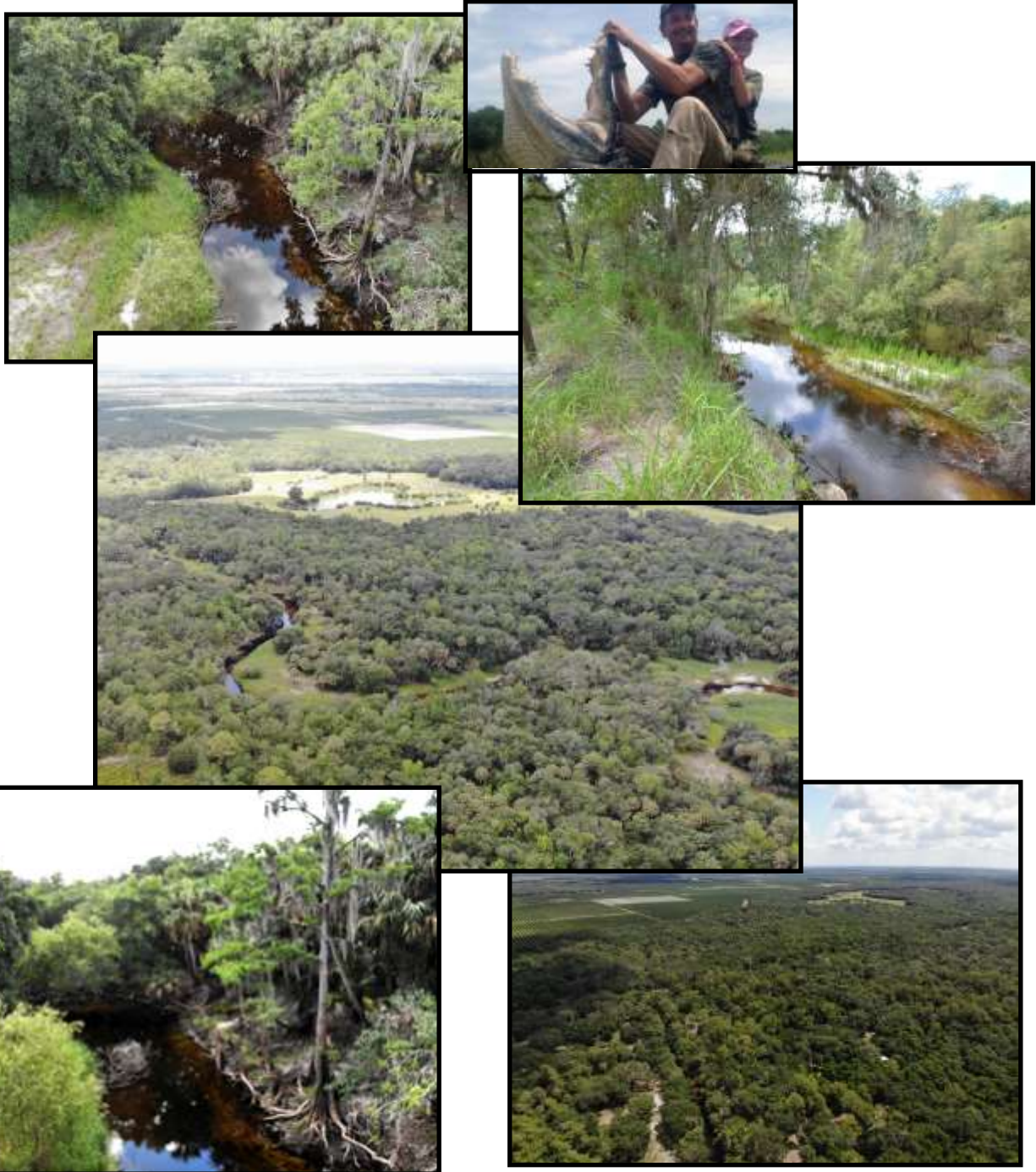
Heavily Wooded

The Hunting Operation

Numerous Hunting Stands and Blinds, High Game Fencing, both Free Range and Exotics



Charlie Creek



The Lodge and Cottages



The Pine Flatwoods, Oak Hammocks and Open Space Savannah



Included Features



Caterpillar Tractor, Cleaning Station, Walk-In Cooler, Two Large Storage Sheds, 200 Yard Shooting Range with Targets, Excellent 60x40 Metal Bldg. with Kitchen, Cover Parking, Swamp Buggy, Two Polaris Rangers side by sides, 200-yard Gun&Bow Target Range, Bird Dog Trailer... much more!!