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OSCAR CLEMONS RANCH



3,000+ ACRES
HIGHLANDS COUNTY

PROPERTY INFORMATION

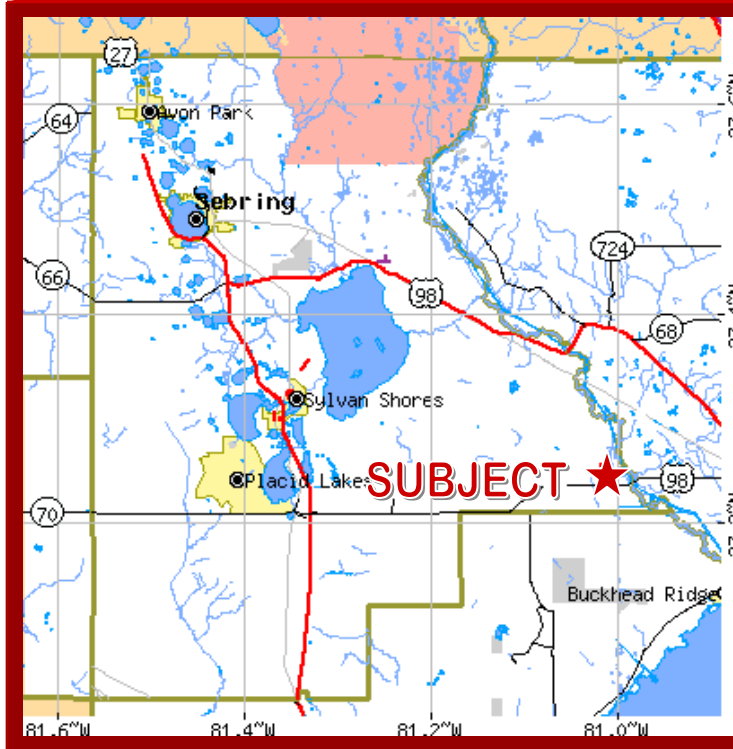
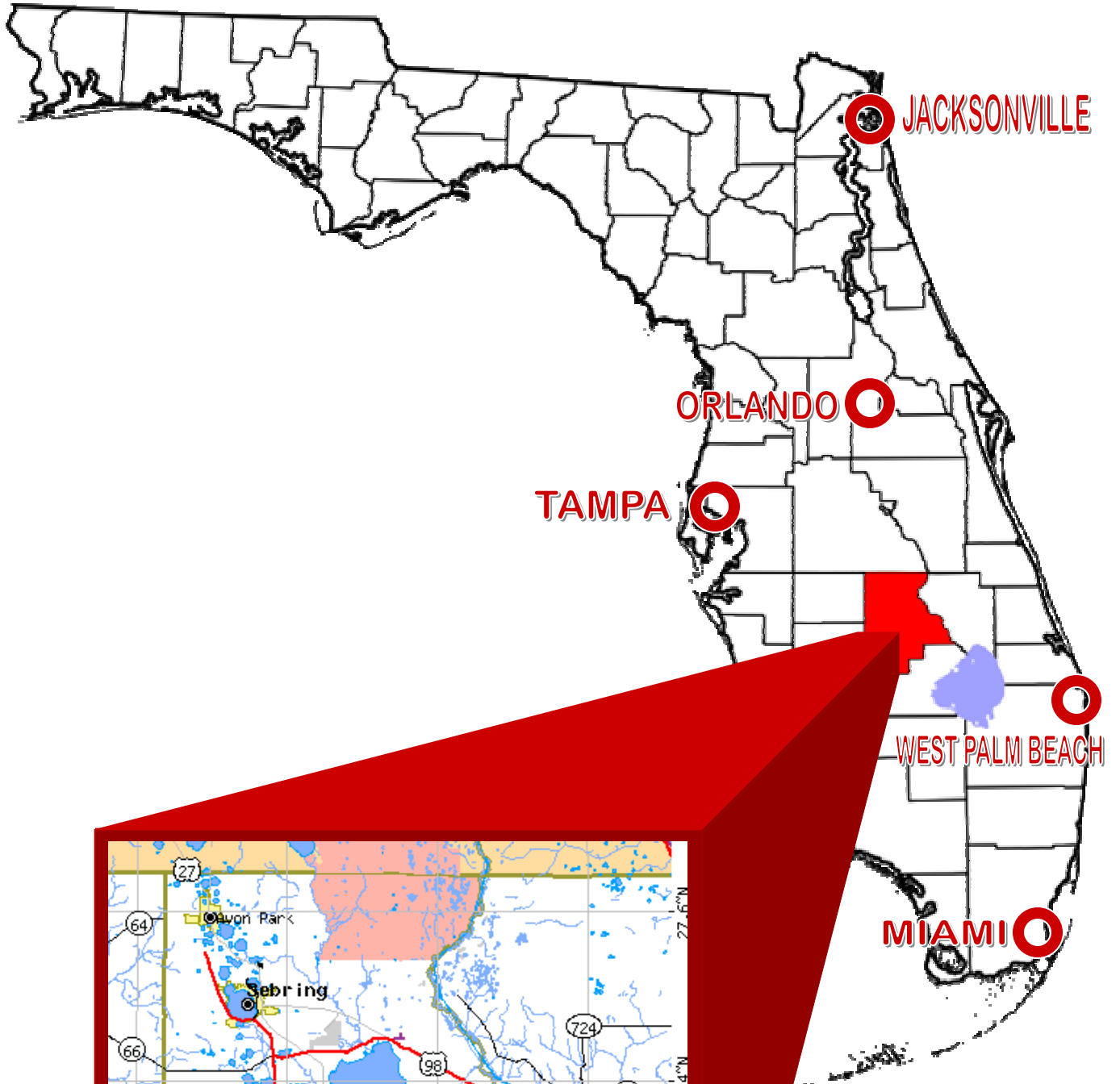
LOCATION:	6 miles South of Hwy. 98 on County Road 721 Highlands County, Florida
SIZE:	3,081.52± Acres Larson Dairy Road – 2.5± miles Nine Mile Grade Road (County Road 721) – 1.5± miles Kissimmee River - 1± mile
IMPROVEMENTS:	<u>Single Family Residence</u> 3 Bedrooms, 3 Bath, CBS, Built 1965 2,937± sq. ft. under air ~ 1,258± sq. ft. enclosed porch 728± sq. ft. detached utility ~ 576± sq. ft. detached garage ~ 624± sq. ft. detached carport 30'x17' pool <u>Single Family Residence</u> 2 Bedrooms, 1 Bath, Aluminum/Vinyl Siding, Built 1955 528± sq. ft. under air ~ 150± sq. ft. enclosed porch 100± sq. ft. storage area ~ 200± sq. ft. carport <u>Equipment Storage</u> Prefinished metal building, Built 1975 548± sq. ft. enclosed area ~ 3,310± sq. ft. canopy <u>Industrial Building</u> CBS, Built 1959 4,088± sq. ft. enclosed area ~ 1,296± sq. ft. enclosed area separated by a 288± sq. ft. porch Cattlepens
ZONING:	AU (Agricultural District)
FUTURE LAND USE:	AG (Agriculture)
TAXES:	\$15,298.35 (2009)
PRICE:	\$11,555,700.00 (\$3,750.00 per acre)
REMARKS:	Beautiful Kissimmee River ranch, nearly all improved pasture, supporting 1,500 head of brood cows, plus bulls and calves. Cattle herd may be purchased separately. Also a navigable canal on property connected to the river. Property can be split.

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Oscar Clemons Property - 3148 acres
Highlands County, Florida

