

# 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:**

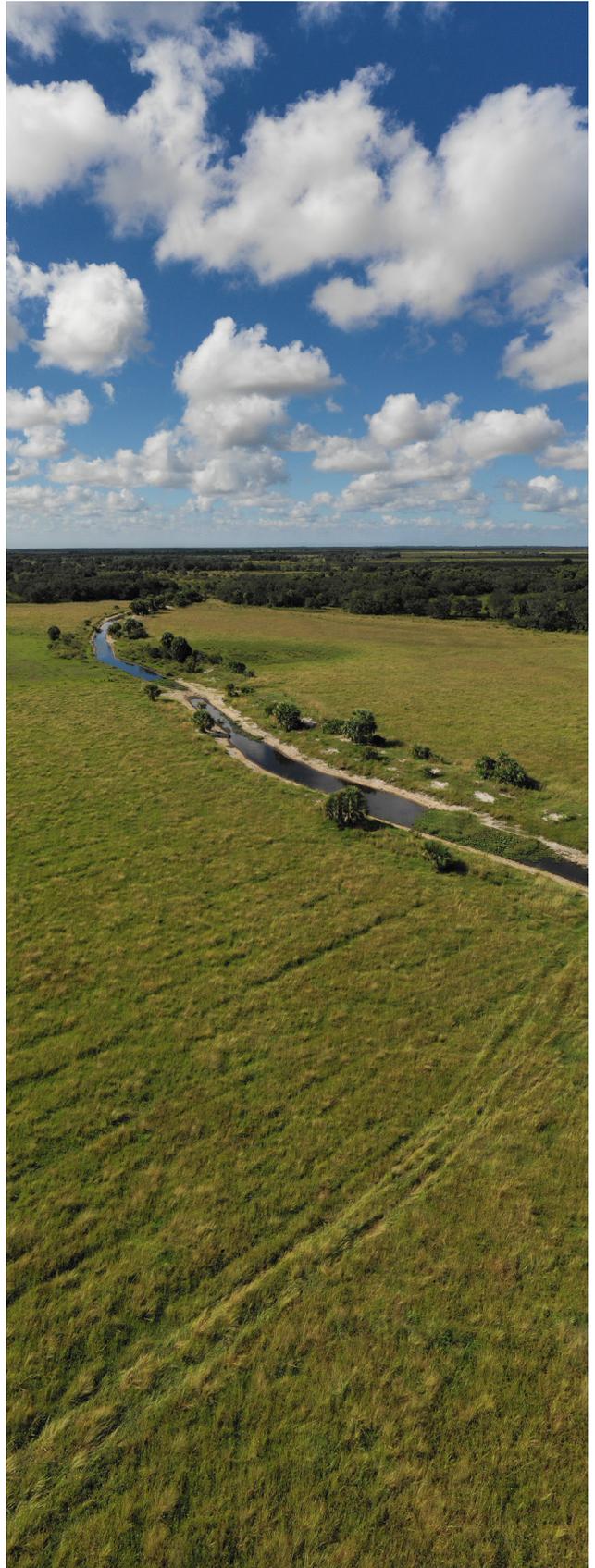
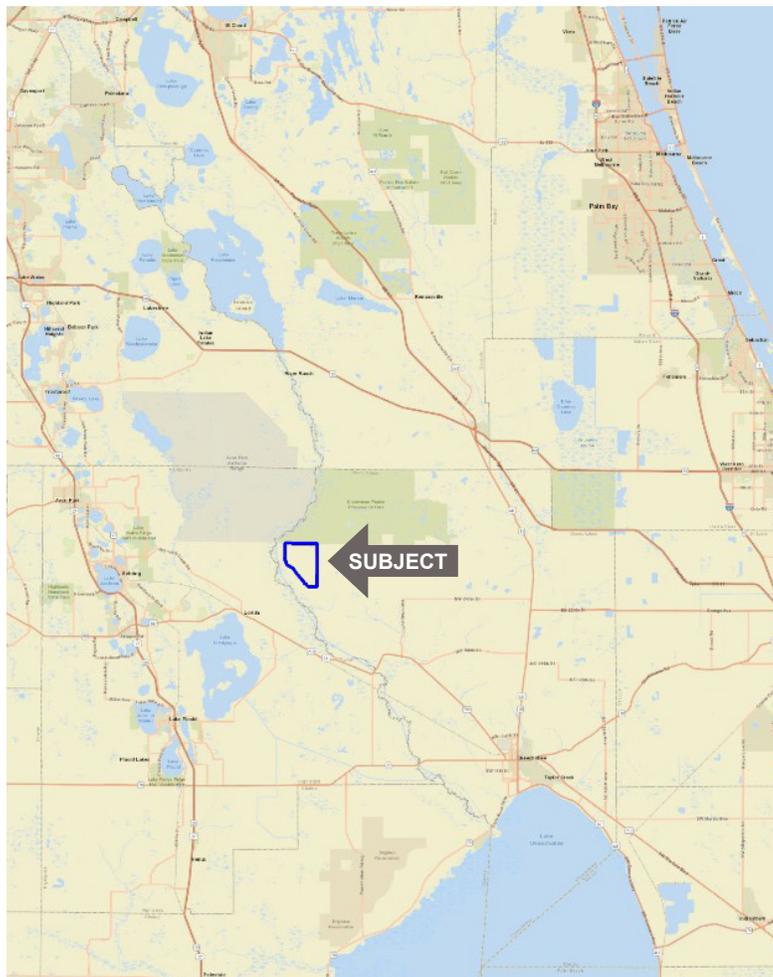
1-07-34-32-0A00-00001-0000	1-19-34-32-0A00-00001-0000
1-08-34-32-0A00-00001-0000	1-20-34-32-0A00-00001-0000
1-12-34-31-0A00-00001-0000	1-24-34-31-0A00-00001-0000
1-13-34-31-0A00-00001-0000	1-29-34-32-0A00-00001-0000
1-17-34-32-0A00-00001-0000	1-30-34-32-0A00-00001-0000
1-18-34-32-0A00-00001-0000	

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

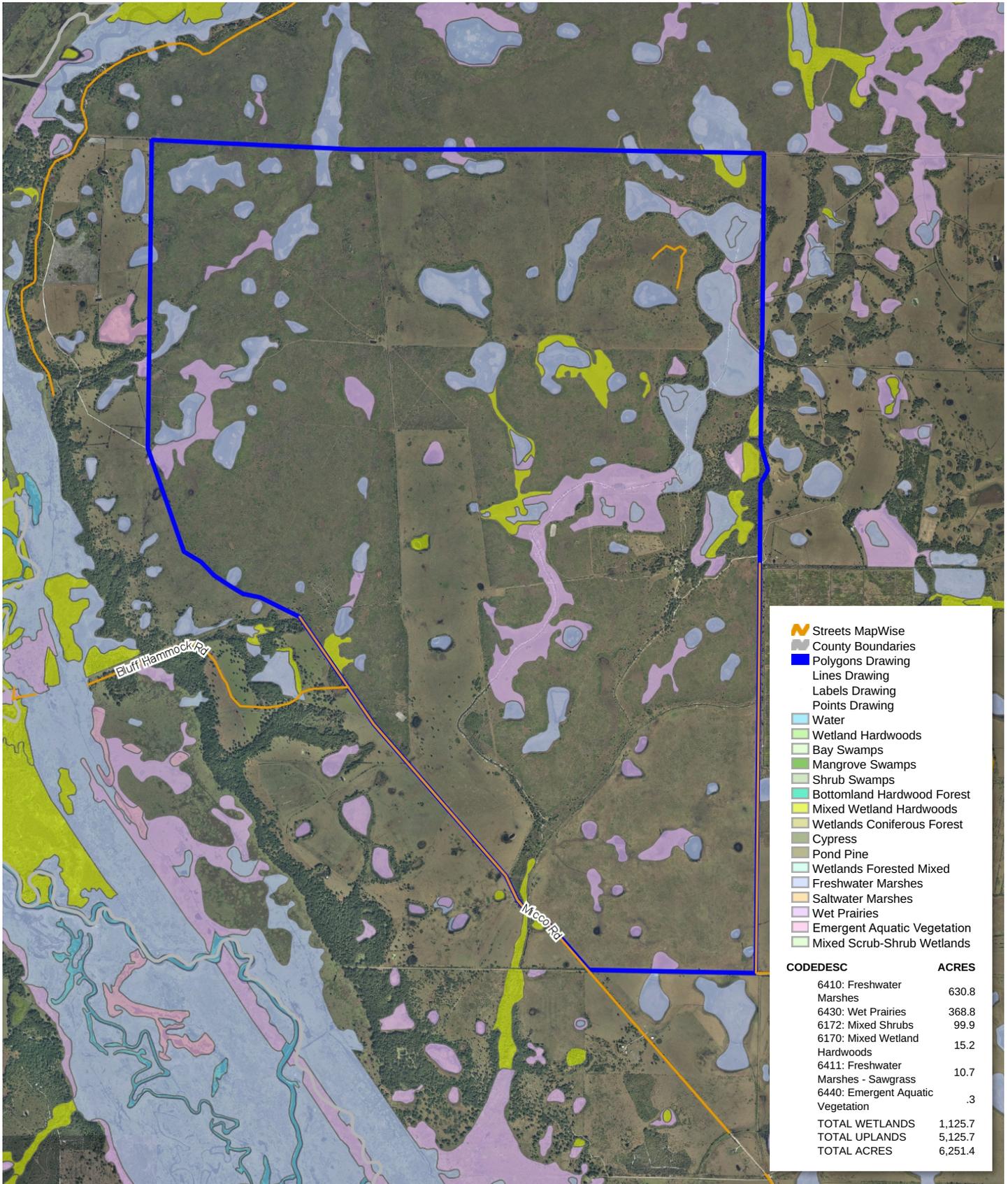
**Driving Direction:**

- 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.

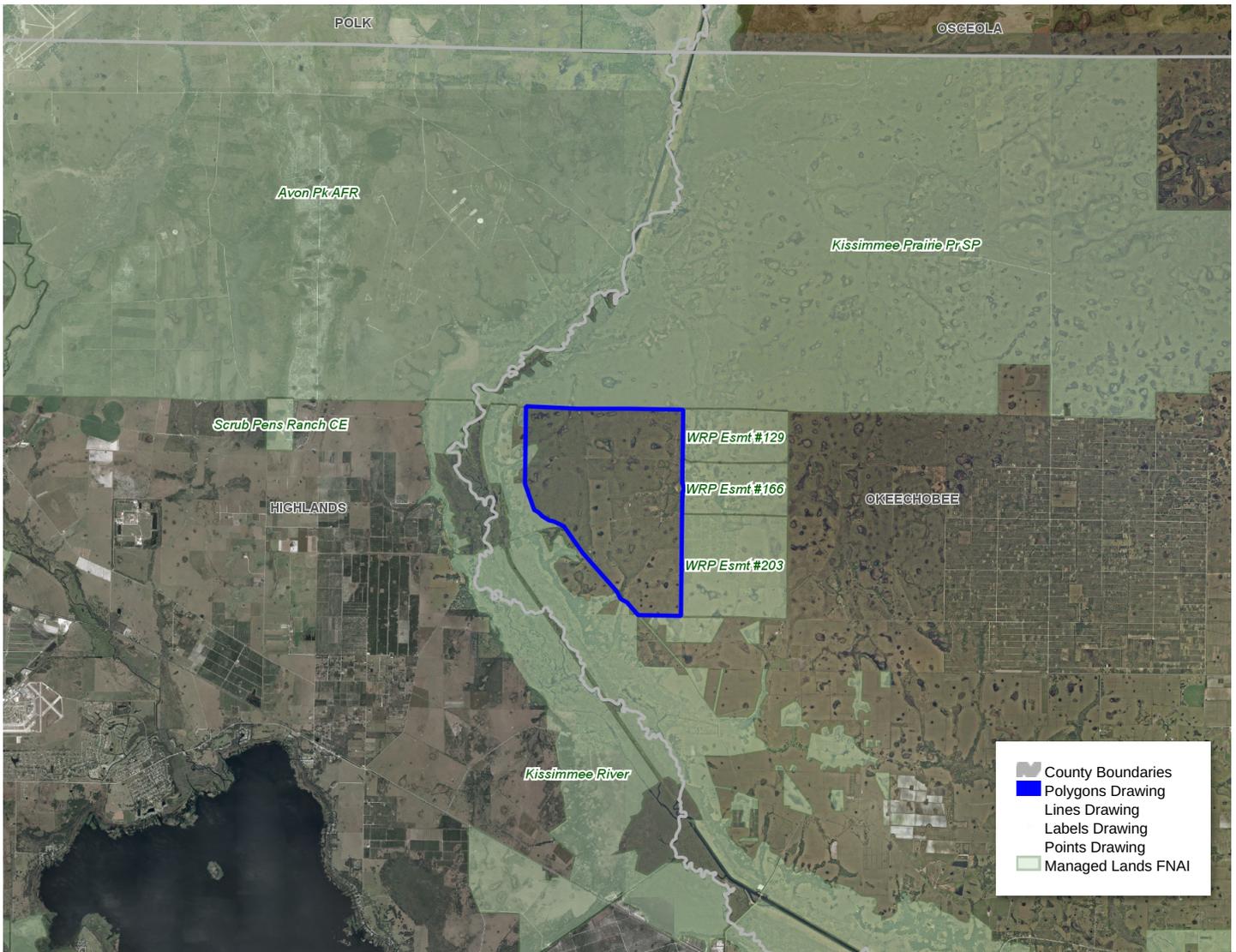
**Showing Instructions:** Call listing agent for showing instructions.



# WETLANDS



# CONSERVATION EASEMENTS / STATE & FEDERAL LANDS

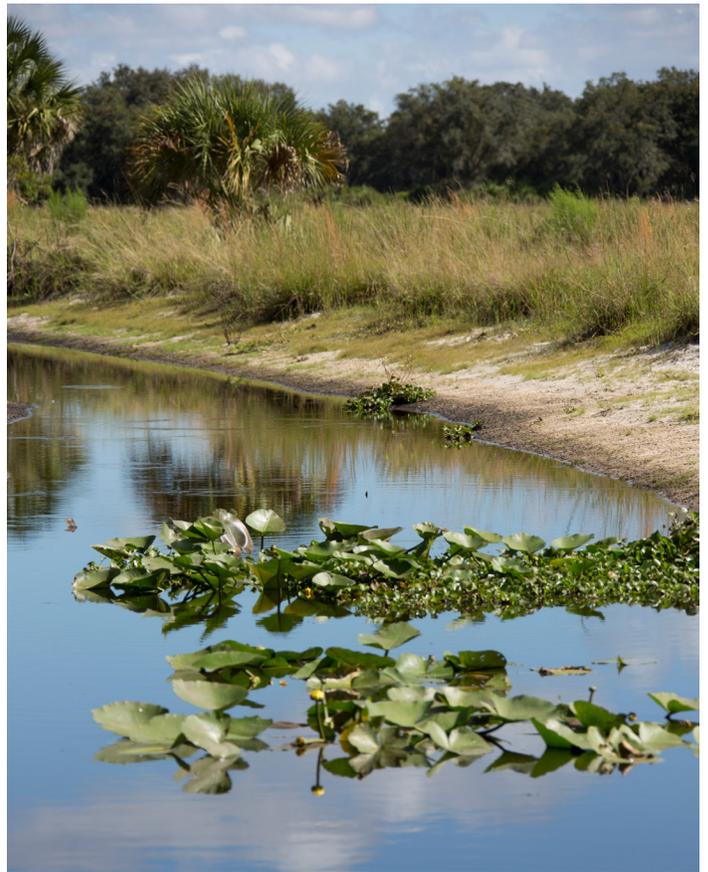
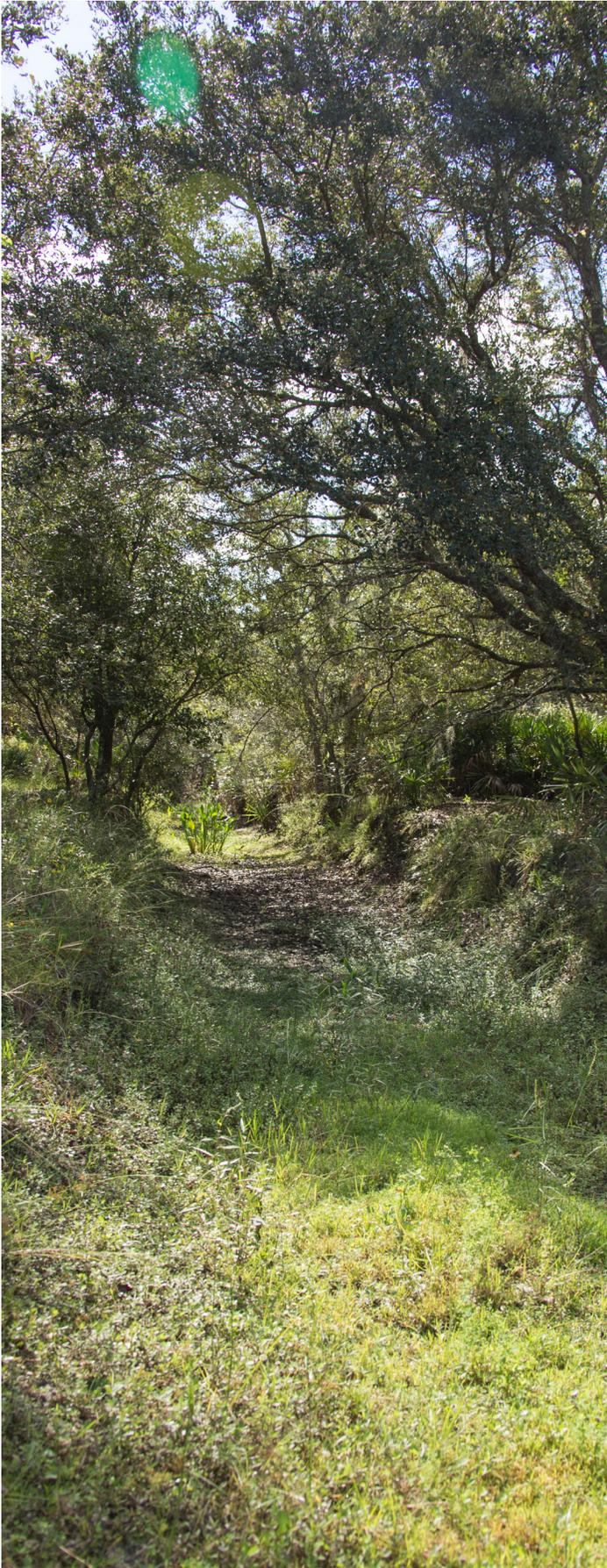














# Saunders

REAL ESTATE

114 N. Tennessee Ave.  
3rd Floor  
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](mailto:Jeff@SREland.com)



**LAKELAND OFFICE:**  
114 N. Tennessee Ave. 3rd Floor  
Lakeland, FL 33801  
863.648.1528 - Main Office

**LAKE CITY OFFICE:**  
356 NW Lake City Avenue  
Lake City, FL 32055  
386.438.5896

©2019 SVN | Saunders Real Estate. All SVN® Offices Independently Owned and Operated. Saunders Real Estate is regarded as an authority on all types of Florida land and conservation easements, transacting over \$2.5 billion in sales since 1996. Offering land, forestry, and conservation easement real estate services through Saunders Real Estate and the Saunders Real Estate Forestry Group, the Saunders team of land professionals offers advisory and transactional services through their home office in Lakeland, FL, the North Florida office in Lake City, FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients through both SRE and our commercial real estate brokerage, Saunders Ralston Dantzler Realty.



061319-A