

SUNSET TRAILS FARM

LORIDA, FL | HIGHLANDS COUNTY

1,342.4 ± ACRES TOTAL







SPECIFICATIONS & FEATURES

Acreage: 1,342.4 ± acres

Sale Price: \$6,705,288

Price per Acre: \$4,995

Site Address: 6216 County Road 721, Lorida, FL 33857

County: Highlands

Fencing: Barbed wire, fenced and cross-fenced

Road Frontage: 1.5 ± miles of frontage on CR721 (paved); 2,600' ± on Butlers Bluff Road (paved); 1.4 ± miles on Larson Dairy Road

Uplands/Wetlands: 1,133.4 ± acres uplands; 209 ± acres of designated wetlands

Irrigation/Wells: Five existing 16" wells (1,200' depth, cased to 510'); Seven proposed 16" wells

Water Use Permits: Permitted for 709 acres of grain corn; annual allocation of 1,121.85 million gallons

Structures: Four CB Tenant houses

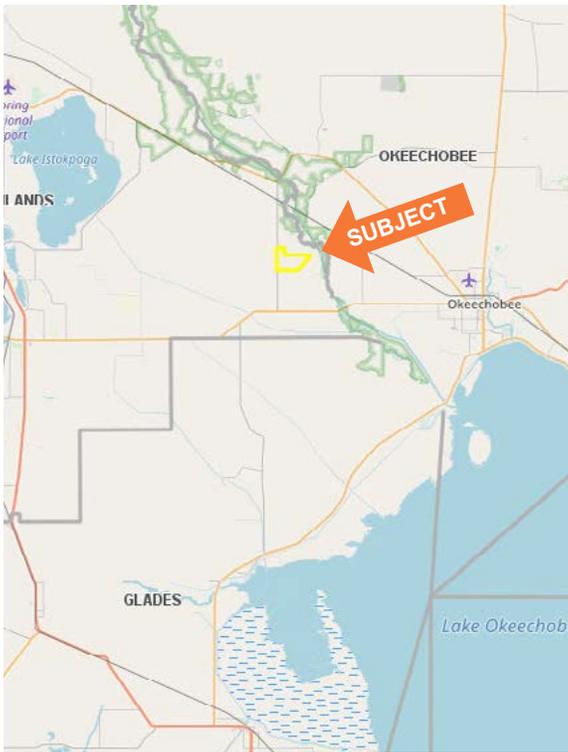
Zoning/FLU: AG - Agriculture, 1 dwelling per 10 acres

Utilities: Electric

Current Use: Farming and cattle grazing

Sunset Trails an engineered intensive farming operation, five existing 16" wells and seven proposed 16" wells with two diked reservoirs





LOCATION & DRIVING DIRECTIONS

Parcel IDs: C-03-37-33-A00-0020-0000; C-04-37-33-010-0020-0000; C05-37-33-A00-0020-0000; C08-37-33-A00-0010-0000; C09-37-33-A00-0010-0000

GPS Location: 27.278754, -81.053417

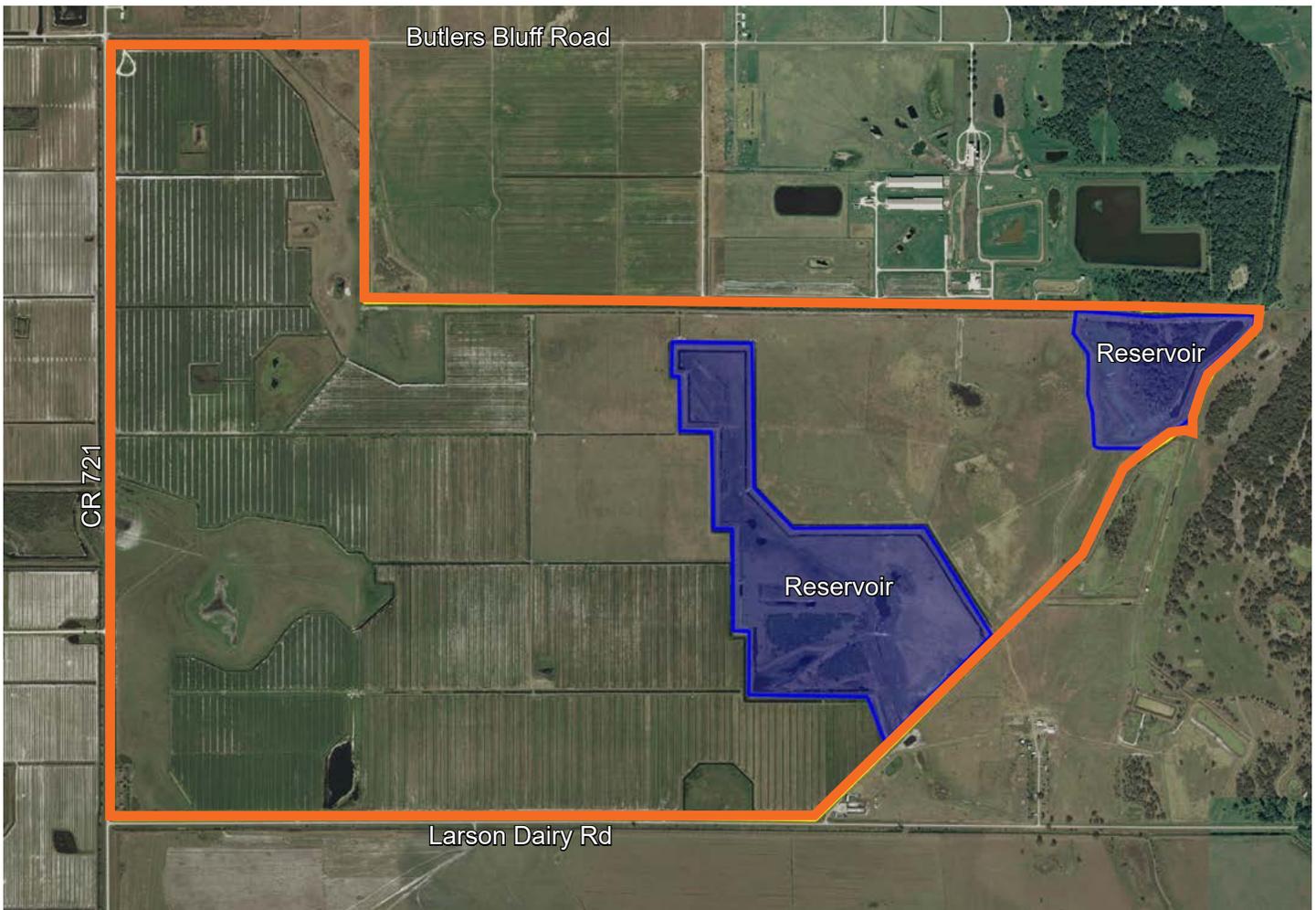
Driving Directions:

From Okeechobee:

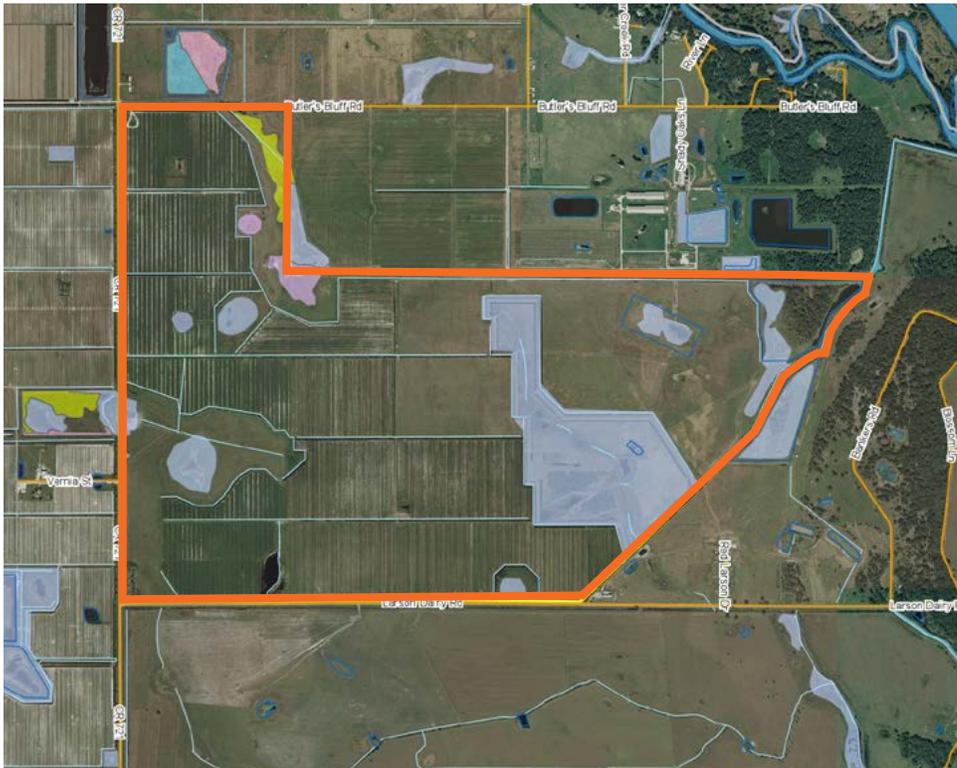
- Head west on SR 70 13 miles to CR 721 and turn north.
- The property is 2.7 miles north on the right

Showing Instructions: Contact, Richard Dempsey (863.774.3548), to learn more or schedule a showing time.

- 949 Gross Farmable Acres
- 170 acres - 2 Diked Reservoirs
- 223.4 acres - Wetlands & Winter Pastures



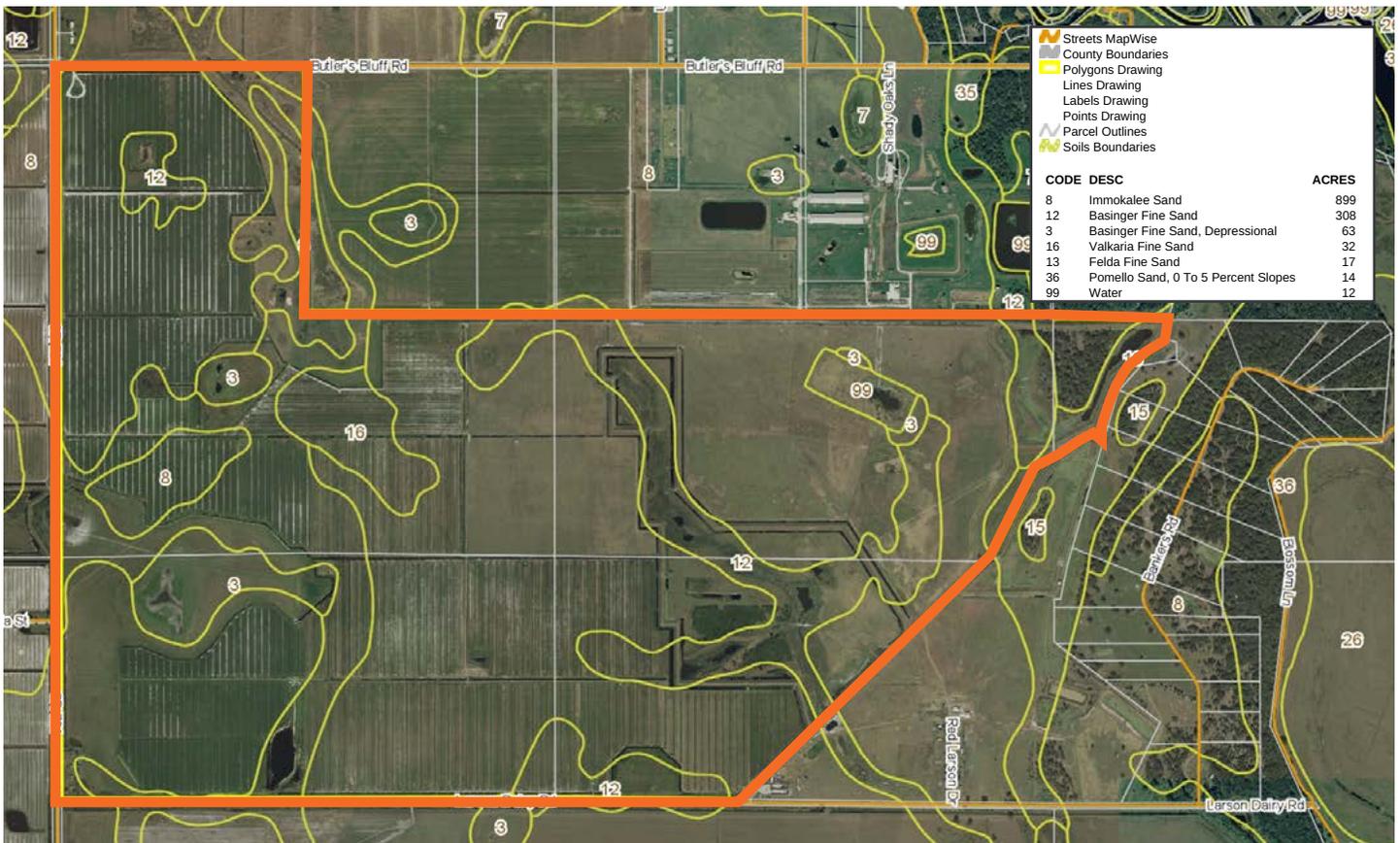
WETLANDS MAP



- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

	ACRES
Freshwater Marshes	
Wet Prairies	185.1
Mixed Shrubs	10.1
Channelized Waterway	9.6
	.0
TOTAL WETLANDS	204.8
TOTAL UPLANDS	1,141.1
TOTAL ACRES	1,346.0

SOILS MAP



- Streets MapWise
 - County Boundaries
 - Polygons Drawing
 - Lines Drawing
 - Labels Drawing
 - Points Drawing
 - Parcel Outlines
 - Soils Boundaries
- | CODE | DESC | ACRES |
|------|-------------------------------------|-------|
| 8 | Immokalee Sand | 899 |
| 12 | Basinger Fine Sand | 308 |
| 3 | Basinger Fine Sand, Depressional | 63 |
| 16 | Valkaria Fine Sand | 32 |
| 13 | Felda Fine Sand | 17 |
| 36 | Pomello Sand, 0 To 5 Percent Slopes | 14 |
| 99 | Water | 12 |





RESERVOIR AERIAL



RESERVOIR AERIAL

Saunders

REAL ESTATE

114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

1,342.4 ± Acres • Farmland
Excellent Water Source & Drainage for Intensive Farming
Five Existing Wells • 7 Proposed Wells

SREland.com/SunsetTrails

Richard Dempsey, ALC 863.774.3548 | Richard@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

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