



**MAURY L. CARTER
& ASSOCIATES, INC.**
LICENSED REAL ESTATE BROKER

Cow Hammock Ranch

2,825± Acres | Oklawaha, Florida

*Florida's Most Exclusive &
Premier Recreational Land Opportunity*



**Trophy Property | Whitetail & Exotic Herd
Lodging | Entertainment | Landscapes | Fellowship | Fun**

Exclusive Opportunity Offered by Maury L. Carter & Associates, Inc.
Showings to Qualified Prospects by Appointment Only

Maury L. Carter & Associates, Inc. is honored to announce the listing and offering of **Cow Hammock Ranch**

Our firm has sold several hundred thousand acres of land during our 45-year history, and during that time, we have sold some of the most exclusive properties in the state. Simply put, Cow Hammock Ranch is in its own class.

Every aspect of Cow Hammock has been designed, constructed, managed, and maintained with the utmost attention to quality, detail and craftsmanship. Pristine, premier, breathtaking, magical and unique are all words to describe this property, but even these words fall short when describing Cow Hammock Ranch.

Nestled on the eastern bank of the Ocklawaha River, Cow Hammock Ranch provides pristine, well managed habitat for wildlife. Old Florida landscapes of pine flats woods, ancient oak hammocks and lush green fields for wildlife make this property aesthetically pleasing in all ways. Due to its close proximity to Ocala (located five miles east of Ocala's city limit), Cow Hammock Ranch is uniquely located and allows owners to experience both seclusion, and the ability to enjoy the amenities of modern society (grocery stores, airports, dining, etc.). This is a rare characteristic of such properties, and Cow Hammock Ranch fits this description.

For wildlife enthusiasts, recreationalists, and hunters, this property is designed as a world class high fenced big game operation. 2,250± acres of Cow Hammock is high fenced and is a fully licensed hunting preserve. Inside the boundaries of the high fence are hundreds upon hundreds of animals that freely roam the property and call it

home. Cow Hammock Ranch is home to 19± exotic game species, globally imported from all corners of the earth. In addition to the exotic species, the current owner and his staff have grown a whitetail deer herd that is unmatched in both the quality of deer and size. This has all occurred on site with a fully functioning and operational breeding facility. Hundreds of trophy whitetail deer roam this property. In addition, the famed Osceola Turkey is extremely abundant on Cow Hammock Ranch. All animals are free to roam on the property and behave like wild animals and are not tame.

Purchasers for a trophy property of this caliber desire to have a turn-key scenario of immediate use of and enjoyment. Cow Hammock has been professionally managed for over a decade, and the management team that has crafted, built and maintained this property would be willing to stay in place for new ownership. Cow Hammock Ranch has all the facilities needed to continue operations; large shops, barns, fuel tanks, etc. Management can run the entire operation, soup-to-nuts.

From a landscape and recreational standpoint, Cow Hammock Ranch provides all of the desirable traits of a trophy property and that includes the facilities that have been constructed. The list of buildings on the property include: owner's private home, 6,000SF lodge for dining and entertaining, bunk house (4-bedroom), state-of-the-art game cleaning station and cooler, two large shops for equipment and storage, and more.



If you were ever
searching for the right
property for you and
your family to enjoy,
*look no further than
Cow Hammock Ranch*

Cow Hammock Ranch Property Details

Size: 2,825± acres (2,250 acres high fenced).

Property could potentially be divided, inquire with Maury L. Carter & Associates, Inc. for details. See division map included herein.

Location:

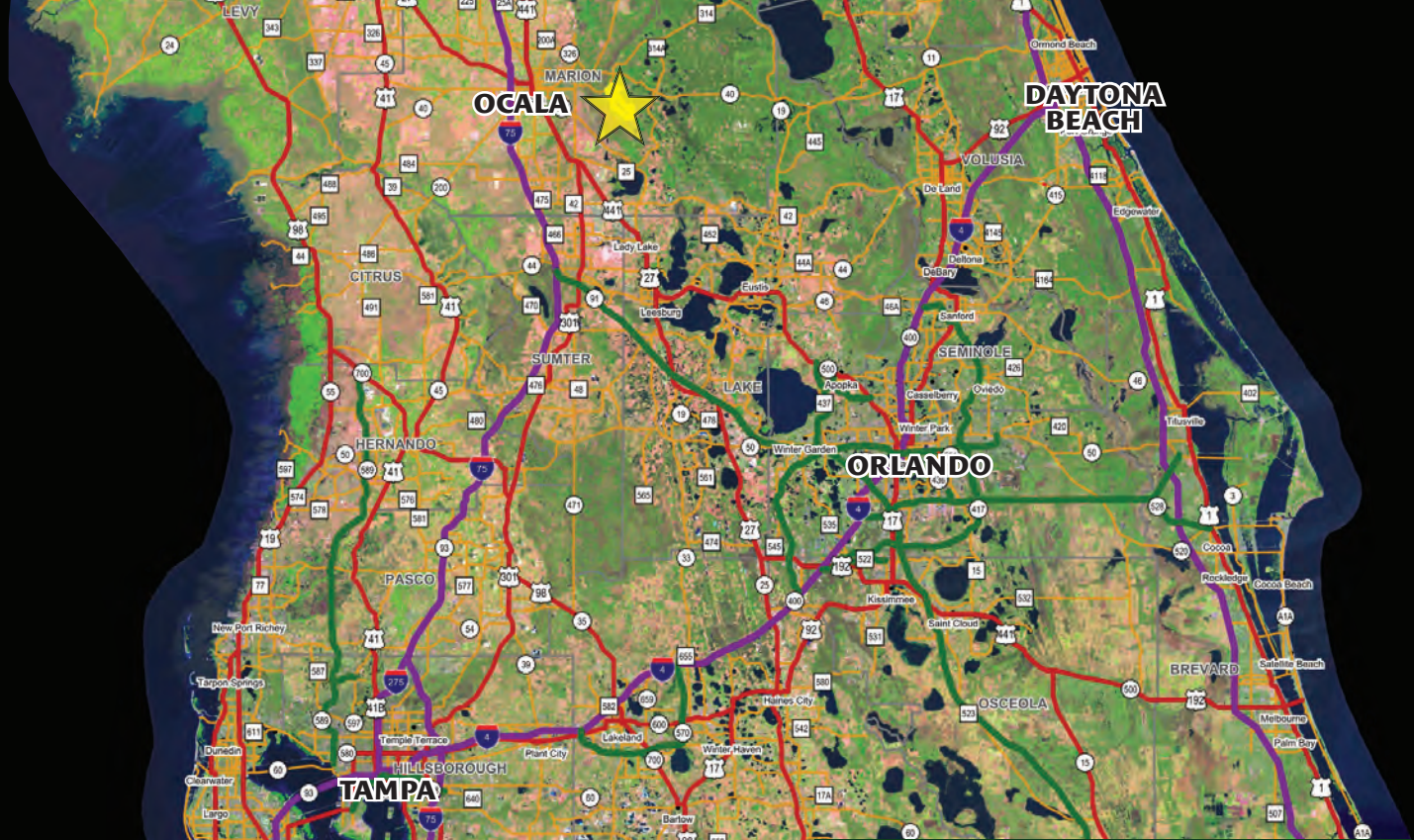
3418 SE 137th Avenue Road
Marion County, Ocklawaha, FL 32179

Price: Call for Pricing. Proof of funds required, showings to qualified individuals by appointment only.



Ocklawaha River Frontage

1,300± feet of frontage on the Ocklawaha River with boat ramp and access included.



Cow Hammock Ranch Potential Uses

Not Exclusive of Each Other

- **Luxury Trophy Property and Retreat for High Net Worth Individuals**
- **Corporate Retreat and Entertainment Property for Businesses**
- **Private or Commercial Hunting Preserve. Seller estimates a hunting operation could be a potential profit center.**
- **Ocklawaha River Recreational Opportunities**
- **Family Retreat**
- **Permanent Residence or Vacation Ranch**
- **Timber**

*Easily Accessible to
Major Florida
Metropolitan Areas*

Orlando: 1.5 hours

Tampa: 1.5 hours

Jacksonville: 2 hours

Ocala: 5 minutes

Ocala Int'l Airport:
15 miles west of property

Gainesville: 45 minutes

Miami: 4.5 hours

Tallahassee: 3 hours

Daytona: 2 hours

**Walt Disney World
& Attractions:** 1.5 hours

Cow Hammock Ranch

Infrastructure Overview

The existing infrastructure on Cow Hammock Ranch is unmatched by other recreational tracts of its size. Both residential and utility improvements are located on the property. Not only can the property provide overnight accommodations for dozens, but the quality of the buildings constructed is the highest in its unique class. The current owner has significant experience in construction and development, and no expense was spared in the quality of construction on site.

On Site Infrastructure Improvements List

Owner's Home: 1,300 SF – 1 bedroom/1 bath

Lodge: 6,000 SF of the finest entertaining space you will find, includes commercial kitchen and bar, several rooms in the lodge that are used as lounge areas for relaxing and watching TV

4 Bedroom Bunk House: One building with four separate rooms, 1 bedroom, 1 bath, with lofts.

Cleaning Station and Cooler: State-of-the-art game cleaning house and walk-in cooler.

Utility Building at Main Lodge: Includes an armory/gun room, laundry and loft with extra space for sleeping.

Commercial Shops: Two large commercial, fully insulated, state-of-the-art shops: 60'x200' and 60'x100'. One of the shops has a 2 bedroom, 1 bathroom apartment with kitchen. The areas where the shops are located are surrounded by a two acre paved pad. *See photos.*

Fuel Tanks: 2 – 10,000 gallon fuel tanks (1 – gasoline, 1 – diesel)



Paved Roads: There are currently 6 miles of paved roads throughout the property.

Potential Equipment Purchase: Ample equipment available to new owner for the purpose of property management (outside of purchase). This machinery is essential for the upkeep and management of the property.

Hunting Equipment: All hunting stands and feeders stay on site post purchase; turn-key hunting operations in place.

Shooting Range: 900-yard, custom-built shooting range and shooting house.

Two Additional Homes on Site: 1) 4 bedroom/3 bath modular home on northeastern boundary and 2) 4 bedroom home with barn on north end of property.

Wells: 14 shallow, solar powered, water wells on site to provide adequate drinking water for the game located on the property. At the main lodge, there are 2 – 4" wells, electric powered, available for all lodging and utility structures. Additional wells located at other residences as well.



Utility Shops



Barn



Lodge at Main Camp



4 Bedroom Bunk House



Shooting Range House



Owner's Private Residence



Overhead Look at Deer Breeding Facilities & Pond



Example of Food Plots on Site



Main Lodge



Main Lodge Bar



Main Lodge Kitchen



Main Lodge Game Room



Main Lodge Cleaning Area



4 Bedroom Guest Efficiencies



Night View Aerial of Compound



Main Lodge Dining Room

Living, Lodging, Relaxing & Working Spaces



Utility Shop 1



Utility Shop 2

Cow Hammock Ranch Hunting & Recreational Opportunities

Covid-19 has taught our society much, but one consequence of the pandemic is travel restrictions. For the most part, international travel, and many times, domestic travel was severely restricted. Cow Hammock Ranch fully mitigates any of those ongoing concerns. In effect, Cow Hammock can provide safari type hunting, trophy white tail hunting, Osceola Turkey hunting, and freshwater fishing opportunities that one would normally have to travel great distances to experience. All of these activities are offered on site.

There are 15± food plots on site, as well as feeders located throughout. Nearly every food plot has a well to provide ample drinking supplies to the animals.

Trophy Whitetail Herd

The current owner has bought, bred, managed, and produced some of the finest genetics in the Whitetail Deer industry. While on site, we have seen many 200+ inch deer and they are not uncommon on Cow Hammock Ranch. There is a specific deer on site, appropriately named "Einstein," that is well over 300 inches in horn size. Einstein has become the primary breeder for Cow Hammock Ranch. The Whitetail herd at Cow Hammock Ranch has been managed by an on site game biologist that brings about the quality of deer discussed herein. The game biologist has interest in staying on with new ownership. In addition, the game biologist maintains the health and well being of all exotics on site.

Whitetail Breeding Facility & Pens

On site at Cow Hammock Ranch are state-of-the-art Whitetail breeding facilities and pens, in order to ensure the continuation of excellence in animal husbandry and trophy herd management for the property.

Species Inventory of Exotics & Domestic Animals on Site

TYPE	#	VALUE	TOTAL
Audard	10	\$500	\$5,000
Axis	10	\$500	\$5,000
Black Buck	60	\$500	\$30,000
Blesbok	2	\$500	\$1,000
Bongo	5	\$20,000	\$100,000
Eland	7	\$2,500	\$17,500
Elk	25	\$2,000	\$50,000
Fallow	25	\$1,000	\$25,000
Impala	2	\$4,000	\$8,000
Kudu	12	\$12,000	\$144,000
Lechwe	10	\$1,000	\$10,000
Muflon	5	\$500	\$2,500
Nilgai	25	\$500	\$12,500
Oryx	10	\$2,500	\$25,000
Red Deer	3	\$500	\$1,500
Sable	20	\$12,000	\$240,000
Sitatunga	5	\$1,000	\$5,000
Sika	20	\$1,000	\$20,000
Water Buck	6	\$2,000	\$12,000
Whitetail	250	\$1,500	\$375,000
Total Animal Value Included			\$1,089,000

OSCEOLA TURKEY



AUDAD



AXIS



BLACK BUCK



BLESBOK



BONGO



ELAND



ELK



FALLOW DEER



IMPALA



KUDU



LECHWE



MUFLON



NILGAI



ORYX



RED DEER



SABLE



SITATUNGA



SIKA



WATER BUCK



WHITETAIL



"Einstein"

★ Indicates stock photos used when on-site animals were unable to be photographed.

Cow Hammock Ranch Timber

Cow Hammock Ranch has significant timber value on site. Most of the pine located at Cow Hammock are mature and harvestable now. Seller estimates that there is \$800 to \$900/acre in timber on site. Detailed timber information can be available upon request. Timber cruise report available upon request.

Management, Costs, Taxes

Management: Current ownership has a full management staff in place. These professionals are available and would be interested in staying on with the property with the new owner. This is invaluable for new ownership. This management staff has been with the property for the entire transformation and can continue the management and stewardship of this property. Includes a game biologist and Ranch Manager.

Annual Operation Costs: Annual operating costs of the property are estimated to be approximately \$250,000. This can fluctuate with how intense of a management plan is in place.

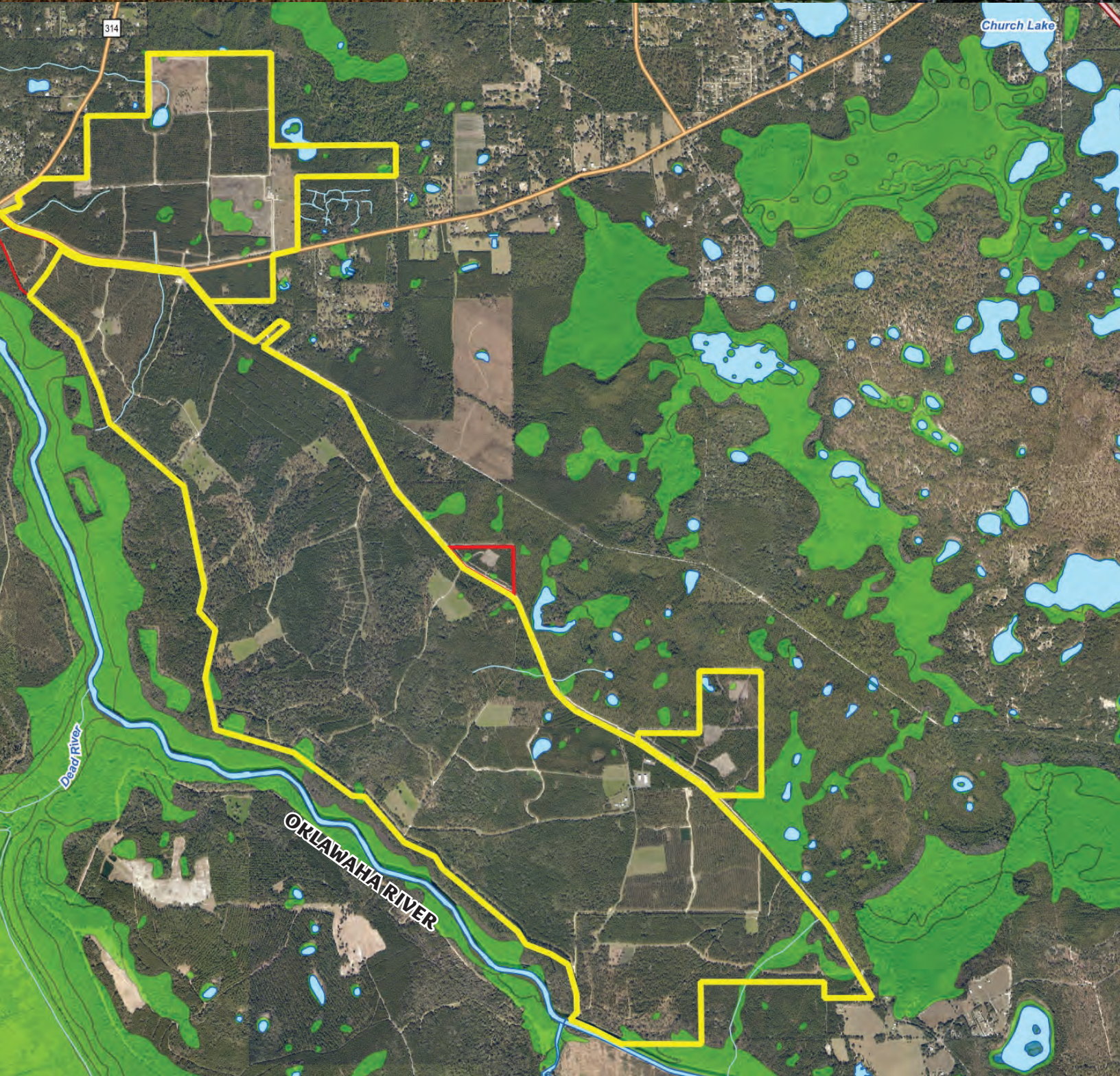
2020 Taxes: 2020 taxes totaled nearly \$28,000. Property is currently under Green Belt Agricultural Exemption.

Fee Simple: Cow Hammock is fee simple. There are no conservation easements on site.

Fire Management: Cow Hammock has been under a prescribed burning management plan in order to ensure the highest quality of habitat.

Uplands/Wetlands:
Cow Hammock Ranch is approximately 95% uplands.





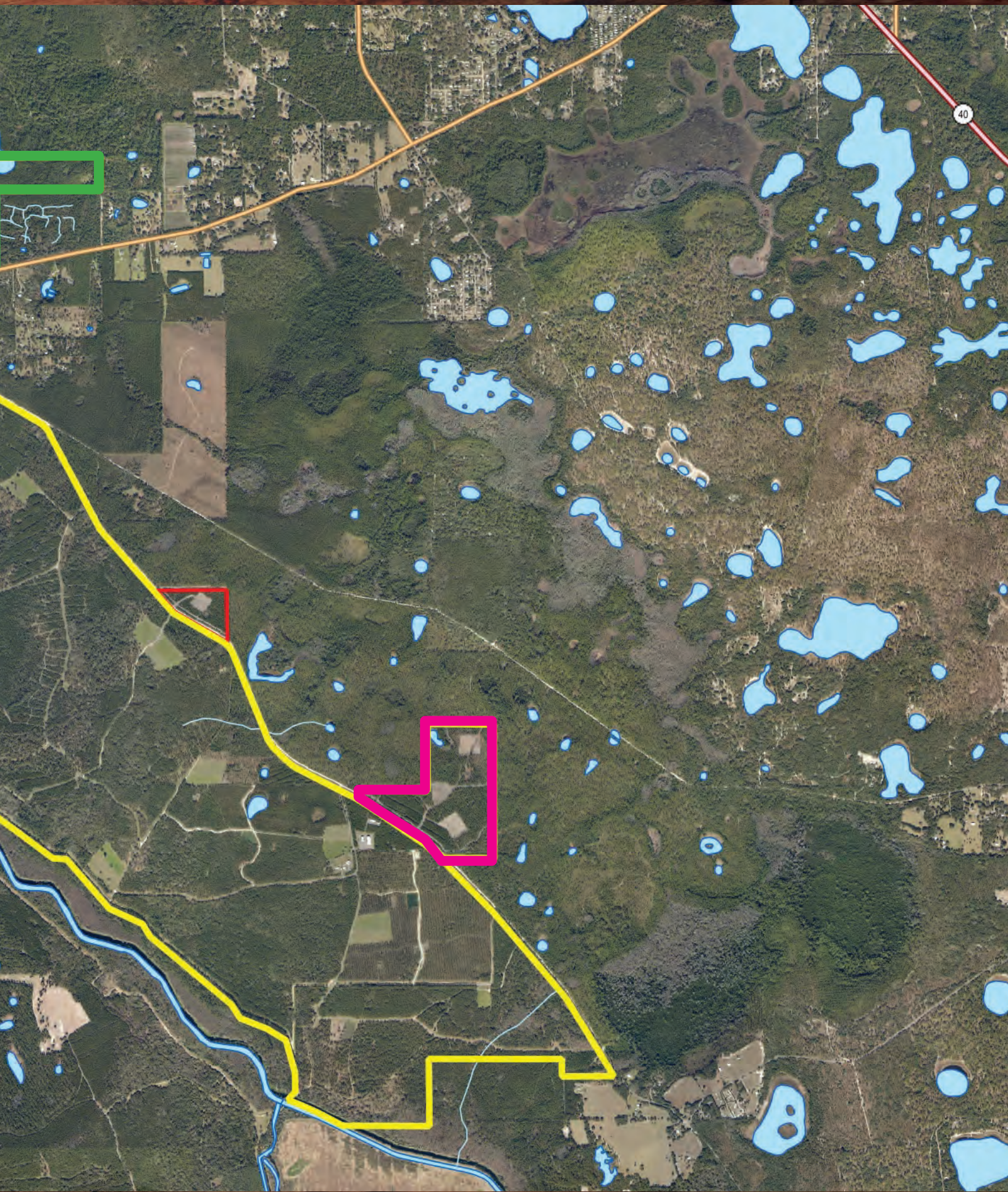
Cow Hammock Ranch Potential Division Map

-  2,220± acres*
-  507± acres*
-  98± acres*
-  *Excluded from sale*

*Seller may consider selling these parcels separately.

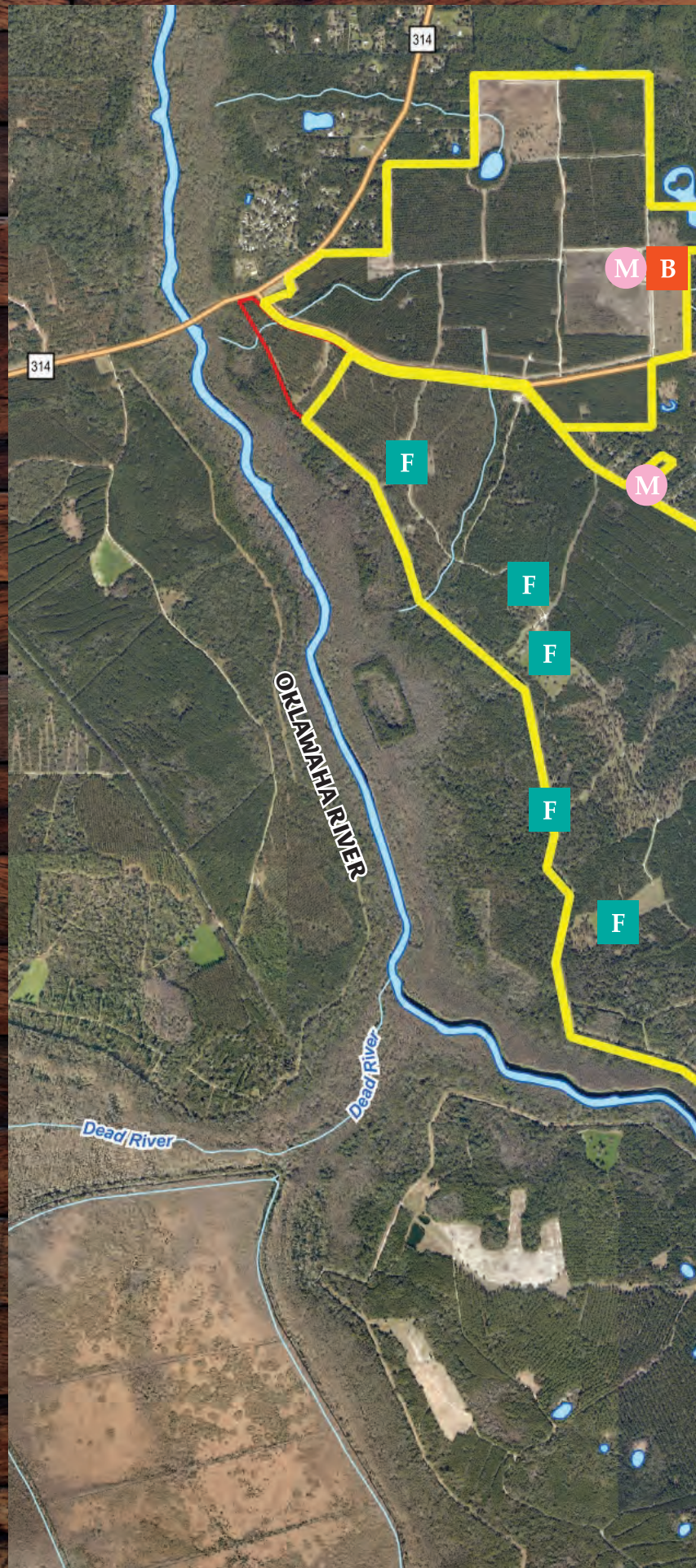
Bulk transaction is preferred for entire 2,825± acres.

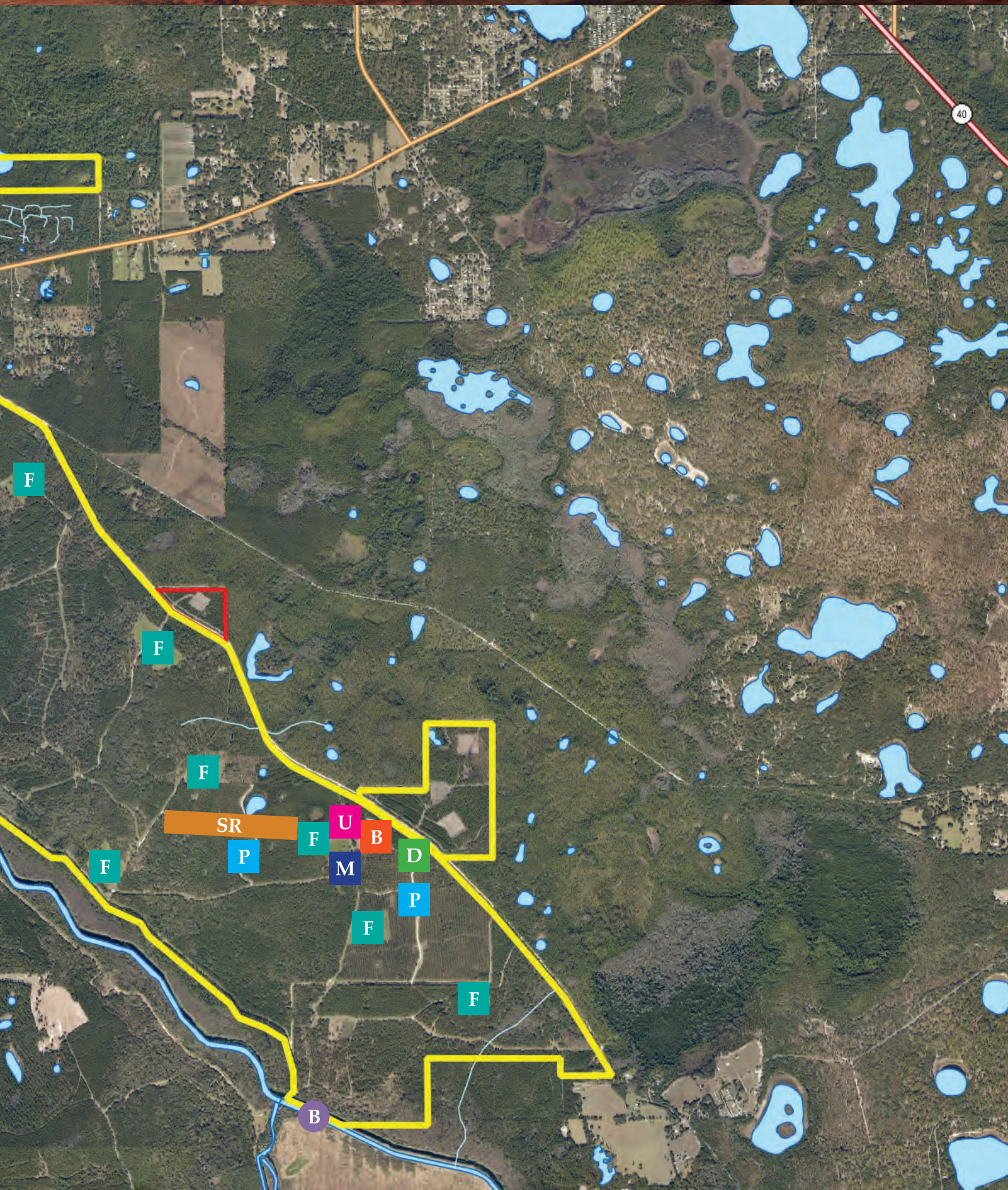




Cow Hammock Ranch Residential, Lodging, Utility Infrastructure

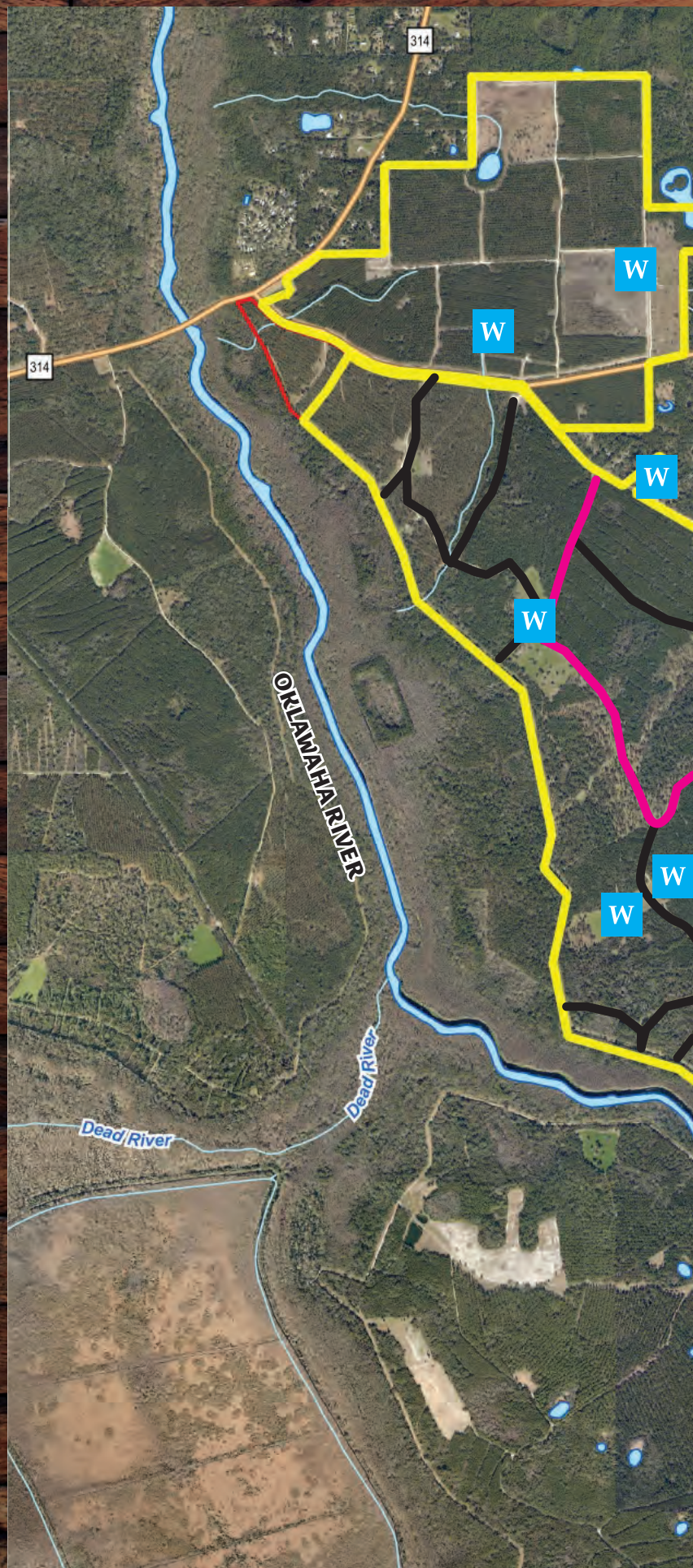
- M** Main Lodging Facilities
- D** Deer Breeding Facility
- U** Shops & Utility Facilities
- SR** Shooting Range
- M** Manufactured Home
- B** Barn
- P** Pond
- B** Boat Ramp
- F** Food Plot

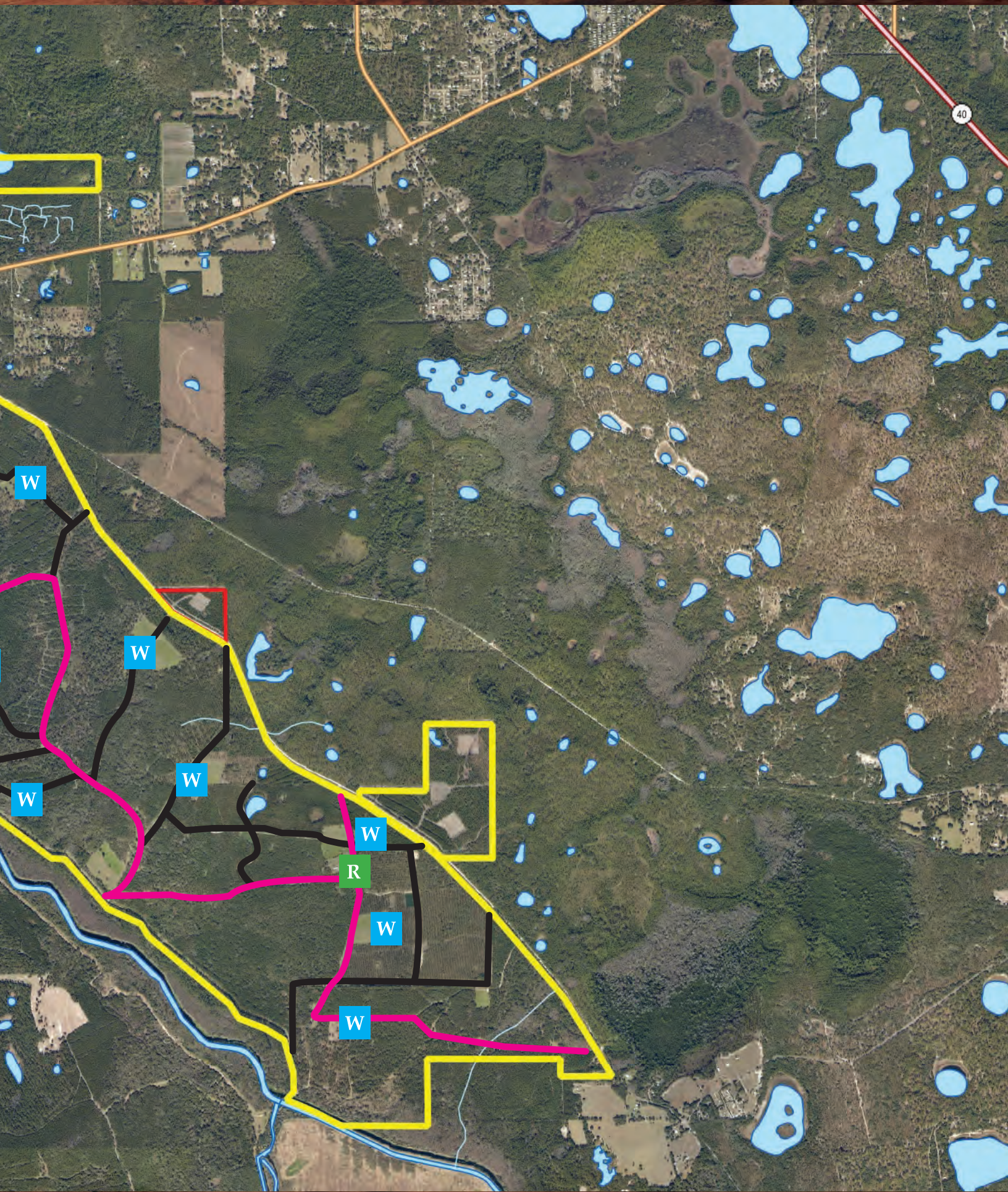




Cow Hammock Ranch Wells & Roadways Map

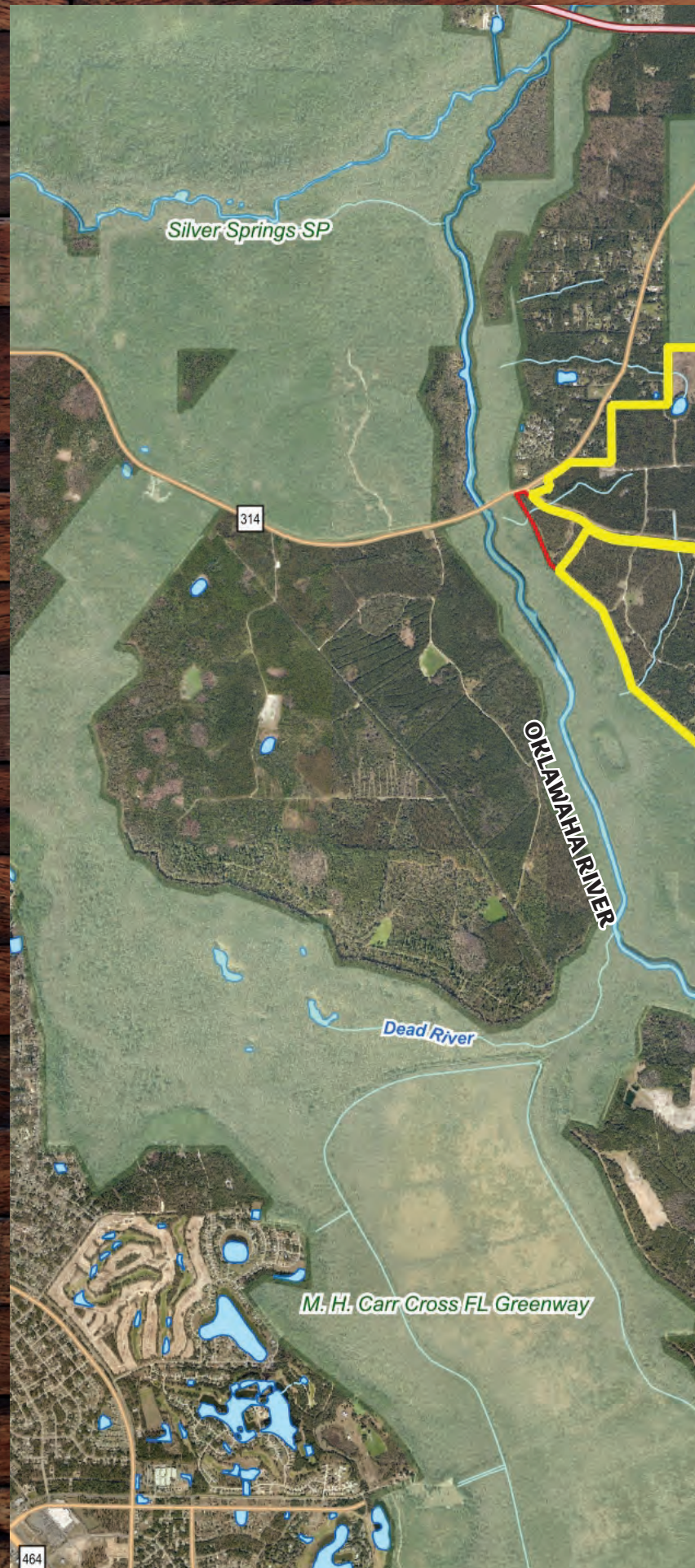
- Improved Paved Roadways
- Improved Shell Roadways
- W Solar Wildlife Well
- R Residential or Utility Well

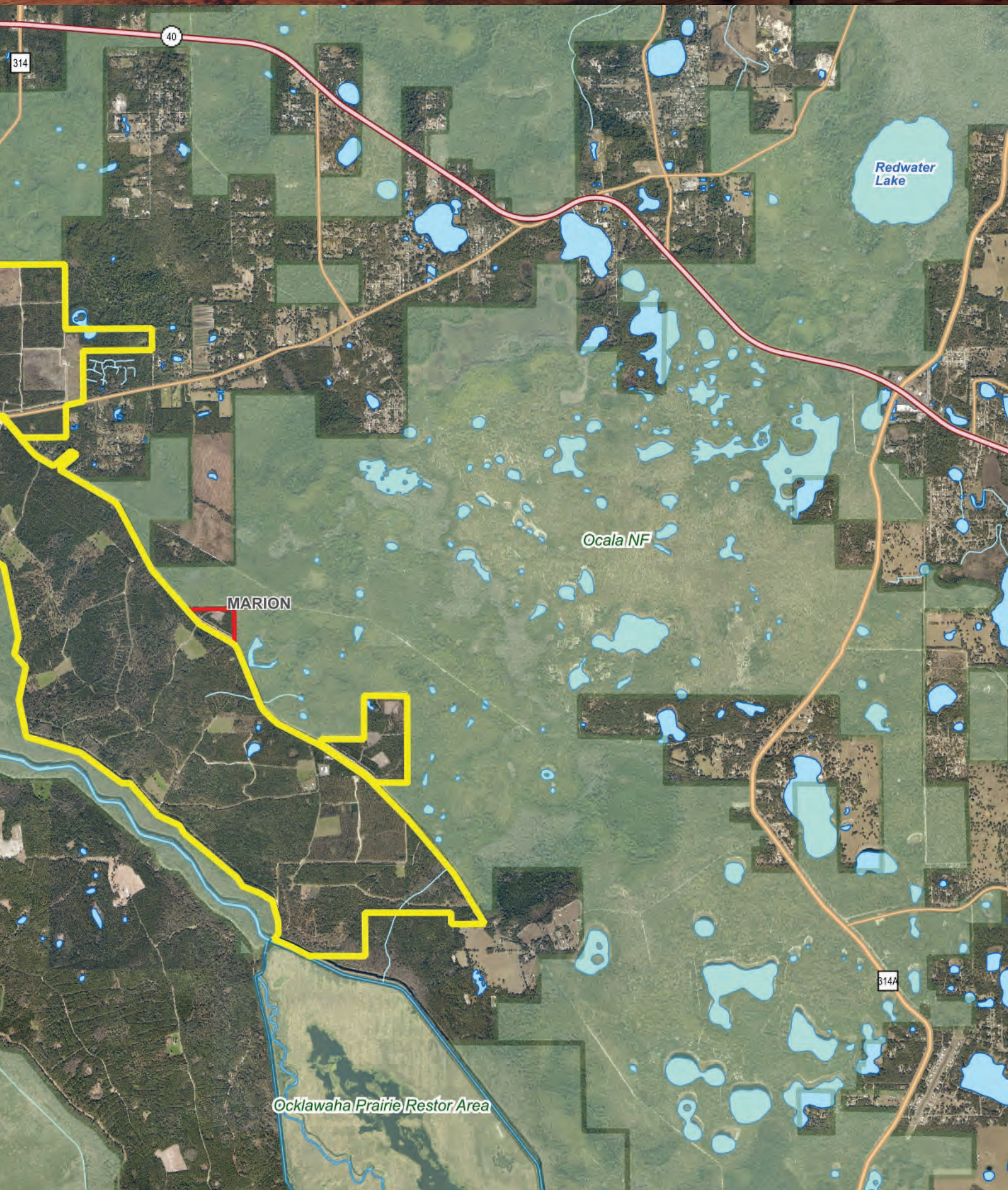




Cow Hammock Ranch Surrounding Government Lands Map

The majority of the property is bordered by thousands upon thousands of acres of government conservation lands as well as the Oklawaha River on the western side of the property, nearly eliminating the risk of encroaching and ensuring privacy and seclusion.











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