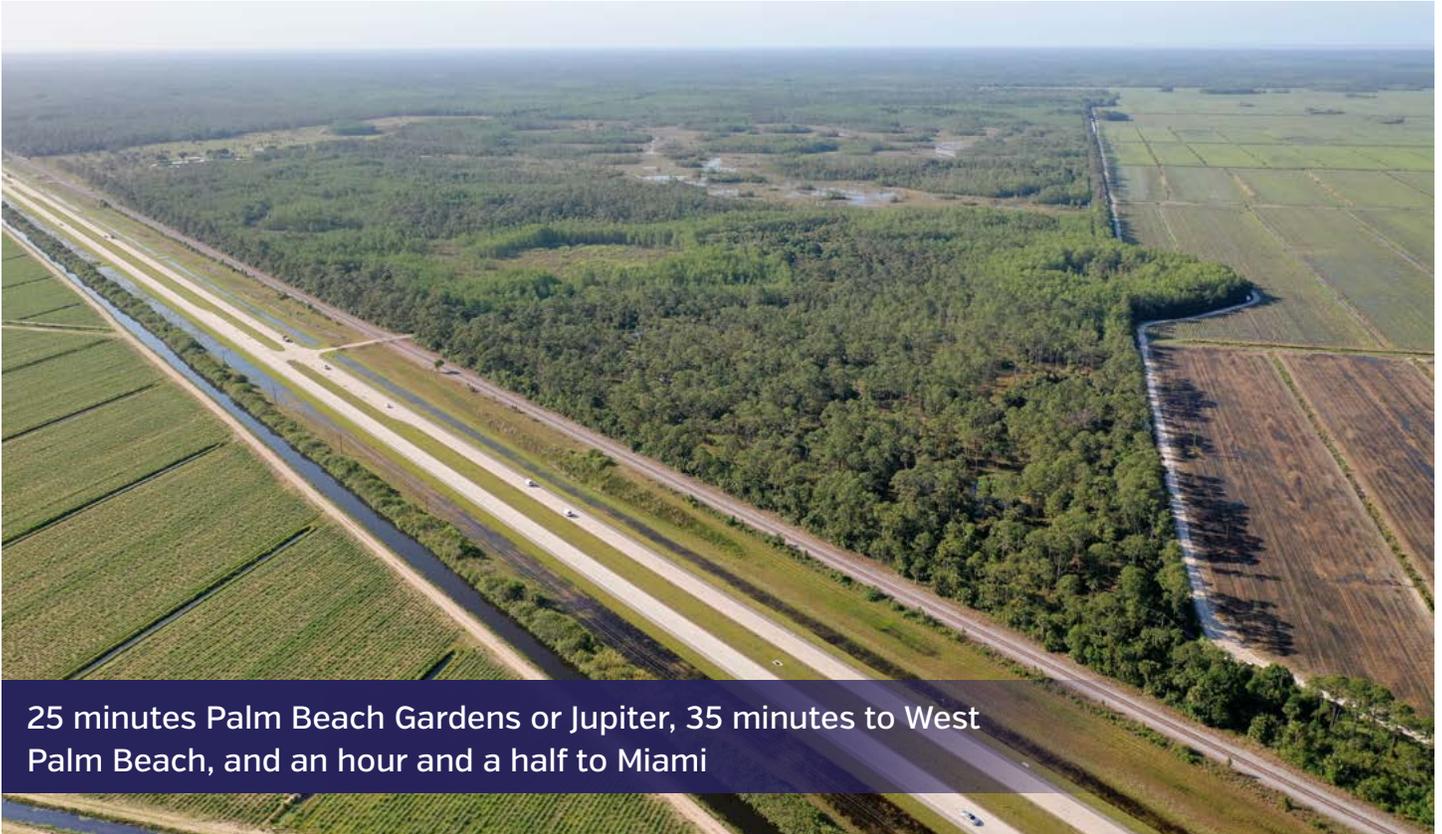


PALM BEACH HUNTING RETREAT

INDIANTOWN, FL | MARTIN COUNTY

890 ± AC





25 minutes Palm Beach Gardens or Jupiter, 35 minutes to West Palm Beach, and an hour and a half to Miami

SPECIFICATIONS & FEATURES

Acreage: 890 ± AC

Sale Price: \$7,400,000

Price per Acre: \$8,314

Site Address: Beeline Hwy

County: Martin

Lake Frontage: Multiple ponds and streams

Road Frontage: Over 5,000 FT of road frontage on Beeline Hwy (FL-710)

Uplands/Wetlands: Large percentage of accessible marsh prairies

Zoning/FLU: Agricultural

Current Use: Hunting and Recreation

Water Source: Electric on north side of the property

Game Populations: The property is loaded with deer, turkey, and hogs. Lots of bird species, bobcats, and bears have been spotted.

Planning/Permits: Pamp Plan

Income Features: Potential Timber production, cattle lease, hunting lease, conservation Easement sale

Taxes: \$1,850 (2020)

Fencing: Fully fenced and crossfenced

Potential Recreational Uses: Hunting, recreational target shooting, and motorsports

General Points of Interest:

- Downtown Indiantown - 5 minutes
- Palm Beach Gardens - 25 minutes
- Jupiter - 25 minutes
- West Palm Beach 35 minutes
- Boyton Beach - 45 minutes
- Boca Raton - 55 minutes
- Ft Lauderdale - 1 hour and 15 minutes
- Miami - 1 hour and 30 minutes

(Estimated drive times from Google maps)

Palm Beach Hunting Retreat is a one-of-a-kind property consisting of 890 acres located just minutes from Downtown Jupiter and Palm Beach Gardens.

Used as a private weekend getaway, this property enjoys the benefits of adjacency to protected Florida lands. With over 60,000 acres of Corbett Wildlife Management Area and 22,000 acres of Dupuis Wildlife Management Area within a mile to the south, Palm Beach Hunting Retreat boasts an abundance of diverse wildlife. It is home to white-tailed deer, wild boar, the occasional black bear, turkey, and hundreds of other bird species.

Palm Beach Hunting Retreat is ideal for any nature lover who wants to enjoy the benefits that come with owning a large tract of land within 30 minutes of world-class amenities.

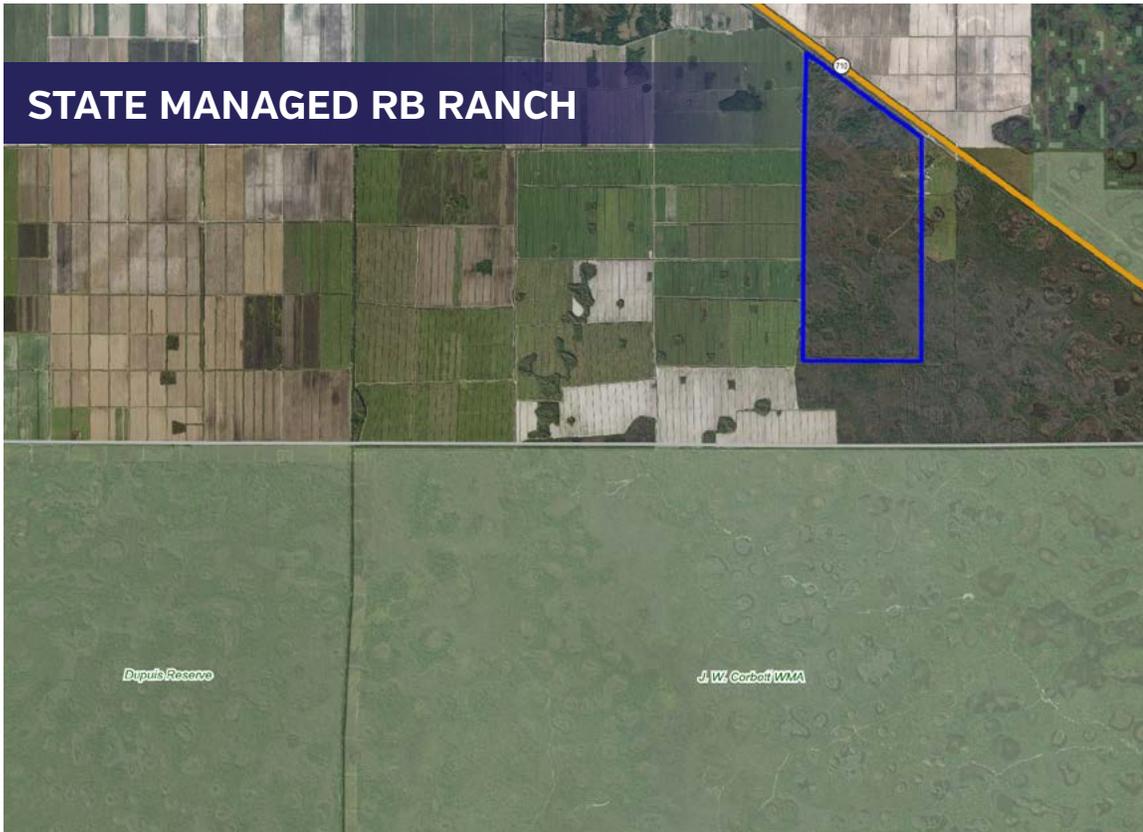
There are multiple income-producing opportunities, including timber production, cattle grazing, a hunting outfit, and retreat-style living.

Recreational activities include horseback riding, ATVing, hunting, birdwatching, target shooting, or relaxing in the quiet outdoors. An electrical hookup on the northwest side of the property would accommodate a new ranch home.

Downtown Indiantown is a short 5 minutes away, and according to Google Maps, it is just 25 minutes to Palm Beach Gardens or Jupiter, 35 minutes to West Palm Beach, and an hour and a half to Miami.

The Everglades, sugar cane fields, and state-owned wildlife sanctuaries so nearby, Palm Beach Hunting Retreat is one of the few available hunting retreats on the Southeast coast of Florida with proximity to the region's privately-owned large-acre properties. Palm Beach Hunting Retreat is truly a once-in-a-generation opportunity with its unique combination of location, size, and high growth rate.





RB Indiantown managed

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Managed Lands FNAI



DuPuis Wildlife and Environmental Area is managed in cooperation with the South Florida Water Management District.

John G. and Susan H. DuPuis, Jr. Wildlife and Environmental Area (WEA) consists of nearly 22,000 acres in northwestern Palm Beach and southwestern Martin counties and adjoins the J.W. Corbett Wildlife Management Area to the east.

This property was formerly the White Belt Ranch, a working livestock ranch owned by the late John G. DuPuis. Once part of the Everglades ecosystem, the hydrology of the area was altered through drainage. The water management district has restored portions of the land by rehydrating interior wetlands. Today, two-thirds of the area is pinelands, and one-third is cypress swamp and freshwater marsh. In the rainy season, the pine flatwoods often contain standing water, and portions of the roads can flood.

This is a no-cost quota hunt area, and deer, hog, and turkey are plentiful. During hunting seasons, except for Small Game and the Wild-Hog Still seasons, access to the area is open only to quota hunt permit holders and through-hikers on the

Ocean to Lake Trail, an official side trail of the Florida National Scenic Trail.

The 35 miles of hiking trails on the area include the Ocean to Lake Trail, which traverses the width of the area, and four loops ranging from 5 to 15.6 miles. Parking for hikers is located at the trailhead at Gate 2.

An equestrian center at Gate 3 has horse barns, paddocks, campsites, restrooms with showers, a dump station, and a trailhead marking the beginning of 40 miles of equestrian trails. Children under the age of 16 are required to wear a helmet when horseback riding on public lands. For more detailed information, go to Nicole's Law. All horseback riders must have proof of current negative Coggins Test results for their horses when on state lands.

Camping is permitted at designated campgrounds and primitive campsites along the Ocean to Lake Trail, and biking is allowed on named roads. Alligators, river otters, feral hogs, coyotes, white-tailed deer, and bald eagles are some of the wildlife that makes their home in this area.

LOCATION & DRIVING DIRECTIONS

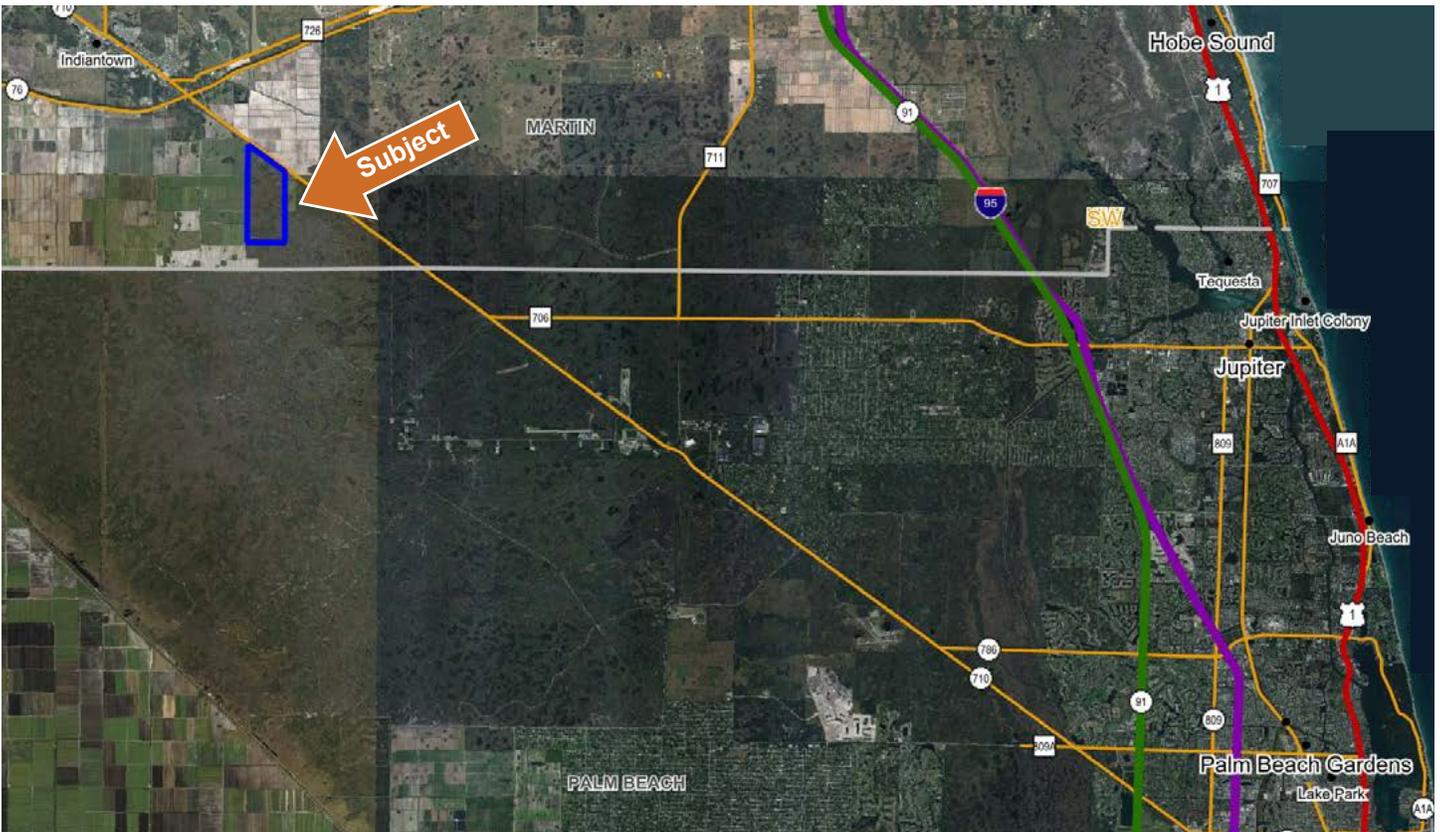
Parcel IDs: 22-40-39-000-000-00020-4, 27-40-39-000-000-00020-3, 15-40-39-000-000-00020-8

GPS Location: -80.42966, 26.99430

Driving Directions:

- From Indiantown going southeast on Beeline
- Take your first right after the bridge

Showing Instructions: Contact the listing advisor, Bo Jahna, 863.557.0320 for more information.



Home to white-tailed deer, wild boar, black bear, turkey,
and hundreds of bird species







1723 Bartow Rd | Lakeland, Florida 33801

890 ± AC • One-of-a-kind property located minutes from Downtown Jupiter and Palm Beach Gardens
Close to hunting retreats and privately-owned large-acre properties
Home to white-tailed deer, wild boar, black bear, turkey, and hundreds of bird species

Visit SVNsaunders.com and search for: **Palm Beach Hunting**

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