

LAND FOR SALE

LEVY COUNTY EXOTIC GAME RANCH

6870 SE COUNTY ROAD 326

Morrison, FL 32626

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SALE PRICE

\$6,000,000

OFFERING SUMMARY

ACREAGE:	1,470 Acres
PRICE / ACRE:	\$4,082
CITY:	Morrison
COUNTY:	Levy
PROPERTY TYPE:	Land: Conservation Easement, Land Investment, Ranch

PROPERTY OVERVIEW

Levy County Exotic Game Ranch is a phenomenal turn-key operation with all of the facilities and amenities in place for a new owner to come in and take over. There are approximately 9 species of exotics on the property ranging from your typical axis and fallow deer as well as much larger game including gemsbok, eland, and scimitar-horned oryx to name a few. Not to mention, there are roughly 1,200 acres of the ranch that is high fenced, the remainder of the ranch is perimeter fenced with field fencing - which gives a buyer the ability to hunt the native wildlife outside of the high fence as well as inside the high fence. The native game in the area includes whitetail deer, turkey, hogs, and quail. The list of structures, improvements, and items that cater to the overall hunting and lodging experience on the ranch is very lengthy.

Everything from the land itself to the newly added 10 miles of fencing has been kept in pristine condition. We have included a detailed list in our marketing flyer covering the main big-ticket items on the property. On a final note, approximately 1,378 ± acres of the ranch is under a conservation easement, with nearly 92 ± acres that are not encumbered by the easement. The easement allows the harvesting of trees, planting of grasses, maintenance of roads and drainage, and would even be permitted to run cattle. Please reach out to the listing agent for all details pertaining to the easement. Schedule a showing today to see everything that this incredible game ranch has to offer - there is nothing else like it on the market!



SPECIFICATIONS & FEATURES

LAND TYPES:

- Conservation Easement
- Hunting & Recreation Properties
- Land Investment
- Ranch

UPLANDS / WETLANDS:

1,081 acres of uplands & 389 acres of wetlands

SOIL TYPES:

Predominantly Smyrna fine sand Immokalee fine sand and Cassia-Pomello complex

TAXES & TAX YEAR:

2021 Combined Taxes and Assessments: \$5,045.85 (10 Parcels)

ZONING / FLU:

Zoning and FLU are both FRR (Forestry Rural Residential) for all 10 parcels.

ROAD FRONTAGE:

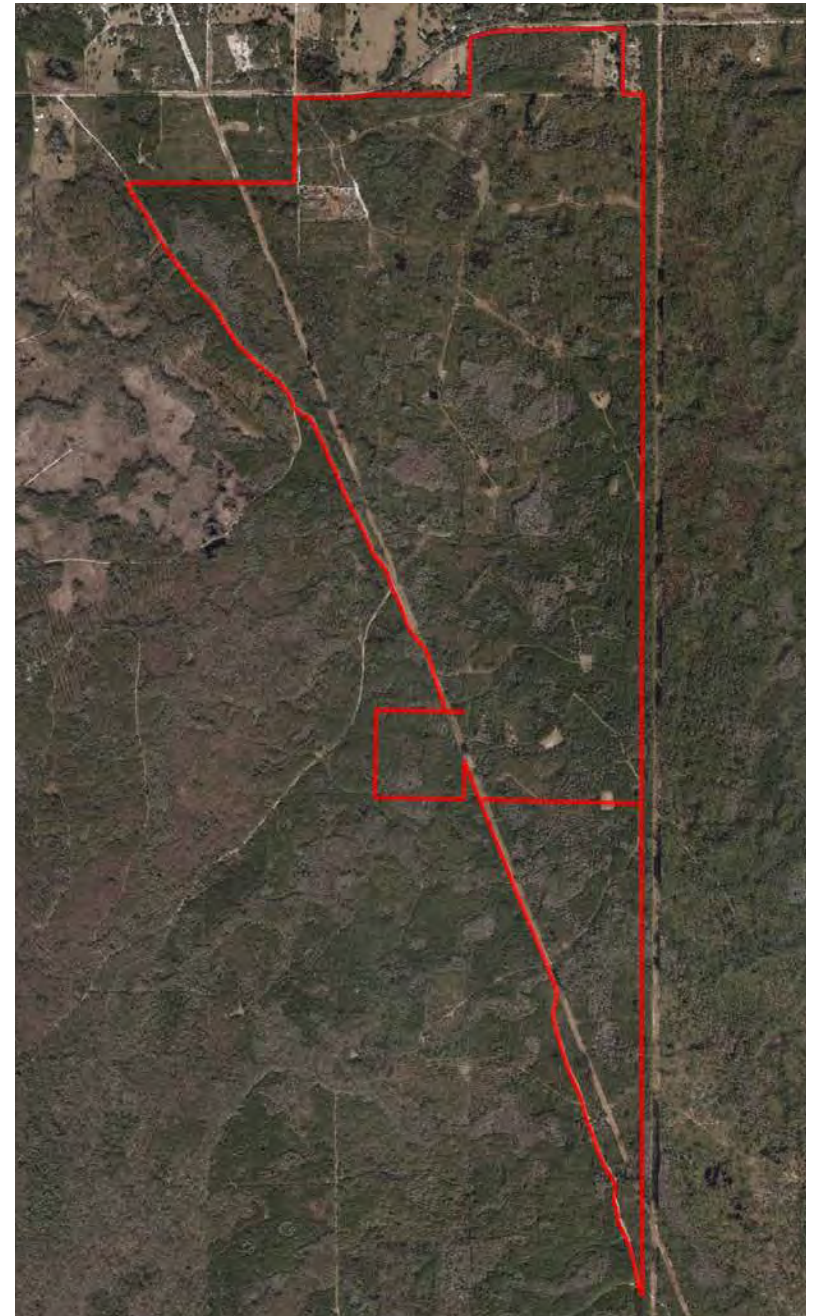
3,400 feet of paved road frontage on CR-326 (SE 30th Street)

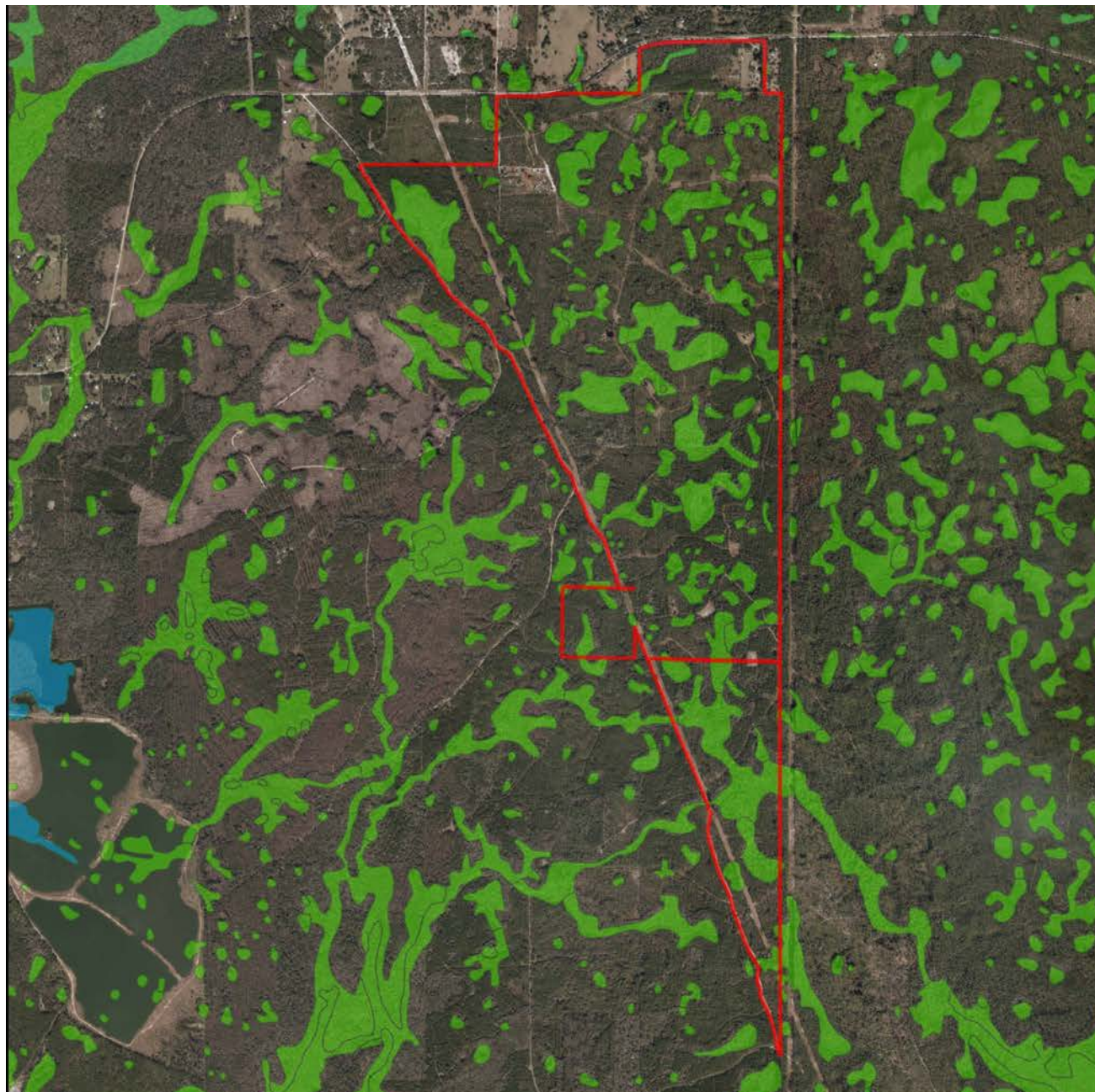
NEAREST POINT OF INTEREST:

30-minute drive from Cedar Key and less than an hour from Gainesville & Ocala.

LOCATION & DRIVING DIRECTIONS

PARCEL:	0259600000, 0259900100, 0260000100, 0259900000, 0266800100, 0267000000, 0266800200, 0267100000, 0267200200, 0275200100
GPS:	29.2772245, -82.6584925
DRIVING DIRECTIONS:	From Dunnellon, travel north on FL-45. Turn west on 326 and drive for 13 miles until you arrive at your destination
SHOWING INSTRUCTIONS:	Contact the listing Advisors to schedule a showing time.





- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine



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ACREAGE FEATURES

- 1,378.39 acres under conservation easement with a 20-acre building envelop at the old homestead.
- 91.81 acres (Not under easement where the homes and barns are located)
- Of the total 1,470 ± acres, there are approximately 1,200 acres of high fence. This leaves approximately 270 acres that are not high-fenced.



7 SEPARATE HIGH FENCE AREAS IN TOTAL

- 1 - 3/4 acre breeding pen
- 2 - 1/2 acre breeding pens
- 1 - 60 acre pen
- 1 - 30 acre pen
- 1 - 700 acre pen
- 1 - 400 acre pen





HOMES & STRUCTURES

- 1,890 SF manufactured home completely remodeled.
- 1,500 SF building which includes kitchen, living room, rec hall, and two baths
- The skinning room includes a walk-in cooler and ice machine.
- (2) 12x50 concrete RV pads with full hookups











ADDITIONAL IMPROVEMENTS

1.5 acres of new asphalt around home and recreational area and 10 miles of fencing built in 2021.

BARNs AND FOOD PLOTS

- (2) Tractor barns: - 30x100 and 40x90
- Feed barn - 25x48 enclosed
- Garage attached to the house - 36x30 enclosed
- (12) 1.5-acre food plot with feeders and box stands
- (2) 10-acre food plots with feeders and box stands





EXOTIC ANIMALS

Exotic and native game to include males and females list

- 15 blackbuck males
- 15 blackbuck does
- 15 axis bucks
- 12 axis does
- 4 scimitar oryx males
- 6 scimitar oryx female
- 6 fallow bucks
- 20 fallow does
- 12 genetically superior whitetail bucks (Texas) and
- 20 genetically superior whitetail does (Texas)
- 2 gemsbuck males
- 2 eland males
- 8 pier David males
- 15 pier David females
- 3 Sitka males
- 6 Sitka female
- Roughly 150 native whitetail
- Hogs
- Wild turkeys are also inside the high fence and outside of the High fence
- quail

**The seller has never harvested any of the exotic animals to date only let them breed with the available females.*











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