



HIGHWAY 98 RANCH AND RETREAT

US HIGHWAY 98
OKEECHOBEE, FL 34972

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Property Overview



Sale Price

\$1,688,850

PROPERTY OVERVIEW

Highway 98 Ranch & Retreat offers a landowner the potential to own an ideal mix of native pasture coupled with gorgeous oak tree and cabbage palm hammocks. Palmetto flats run along the edge of small pockets of marshland that create a truly diverse habitat in which the native wildlife can thrive. The property has nearly 1,100 feet of frontage on HWY 98 and is located only 15 minutes from the city limits of Okeechobee, 40 minutes from Sebring, 1.5 hours from Orlando, and 2.5 hours from Miami. The location of this property is second to none for the landowner that wants to own a large tract of Florida history on the outskirts of town. Not to mention the Okeechobee ranch and recreation market was one of the most highly sought after land markets of 2021, with 17 sales transacting that consisted of 500 acres or more. After a short tour of this property, it is easy to see why the Okeechobee region continues to be one of the most popular areas of Florida to own ranchland.

OFFERING SUMMARY

Acreage:	242 Acres
Price / Acre:	\$6,979
City:	Okeechobee
County:	Okeechobee
Property Type:	Ranch & Rec

Specifications & Features



SPECIFICATIONS & FEATURES

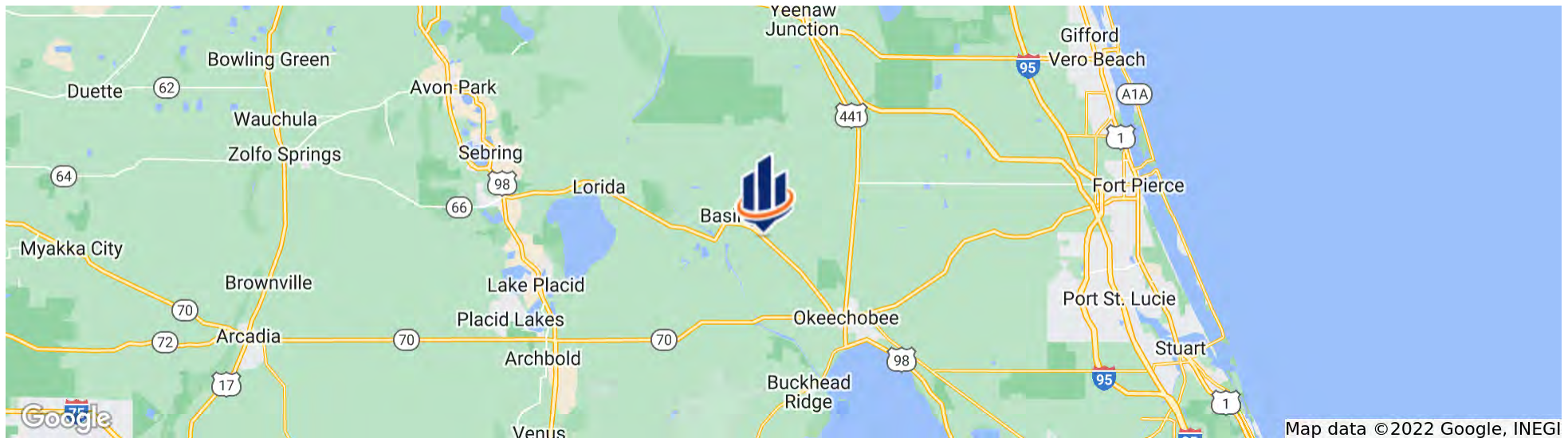
Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Land Investment• Ranch	Grass Types:	Native Pasture
Uplands / Wetlands:	214 ± Upland Acres / 28 ± Wetland Acres	Plats or Engineering Information:	Approximately 55 ± acres of the property is encumbered with restrictions enforced by the State of Florida. Reach out to the listing agent for more information.
Soil Types:	Predominantly Myakka Fine Sand (126 ± Acres); Basinger and Placid Soils (65 ± Acres); Valkaria Fine Sand (32 ± Acres); Floridana Riveria and Placid Soils (19 ± Acres)		
Taxes & Tax Year:	2021 Taxes: 1-06-36-34-0A00-00002-0000: \$216.14 1-06-36-34-0020-00210-0010: \$249.23 [Parcel was recently split, so there is no tax bill directly correlated to this parcel, the \$249.23 is the tax bill from when this tract was once a larger parcel]. Total (estimated) tax bill for 2021: \$465.37		
Zoning / FLU:	Zoning: RSF / FLU: Agriculture		
Water Source & Utilities:	2 Inch Well		
Road Frontage:	Approximately 1100 Feet of Frontage on Hwy 98		
Nearest Point of Interest:	Okeechobee - 15 minutes to the East Sebring - 40 minutes to the West Orlando - 1 hour and 30 minutes to the North Miami - 2 hours and 30 minutes to the South		
Fencing:	Perimeter and cross fencing throughout. SW area of the property needs perimeter fencing.		
Current Use:	Agriculture - Cattle Grazing		

Location








LOCATION & DRIVING DIRECTIONS

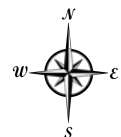
Parcel:	1-06-36-34-0A00-00002-0000 & 1-06-36-34-0020-00210-0010:
GPS:	27.3625028, -80.9667912
Driving Directions:	From Okeechobee; travel west on US Hwy 98 for 11 miles and the property will be located on your right [the north side of the road]
Showing Instructions:	Please Contact Keat Waldron, ALC





Aerial Map

-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise



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Additional Photos



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