



# SOUTHRIDGE

2400 & 2500 N CRIBBS RD  
AVON PARK, FL 33826

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## Sale Price

**\$1,600,000**

## OFFERING SUMMARY

Acreage:	82.5 Acres
Price / Acre:	\$19,394
City:	Avon Park
County:	Highlands
Property Type:	Ranch & Recreation
Video:	<a href="#">View Here</a>

## PROPERTY OVERVIEW

This 82.5 acres with two parcels is the most unique you will find in all of central and south Florida, not another like it due to the 50 ft elevation change from one end to the other. Located in Northeast Highlands County. It is part of the south ridge where the high side is covered with Bahia grass scattered oak and cabbage trees home to abundant wildlife. Head west off the ridge a 1/4 mile and watch Florida's natural wetlands come to life, truly one of a kind and you have to see to believe. No doubt, some of the last undisturbed Ridgeland available, surrounded by orange groves and ranch land not much chance of development here, but only five minutes from downtown Avon Park. Don't miss your opportunity to build a truly scenic Florida homestead. Contact Mike Damboise today!



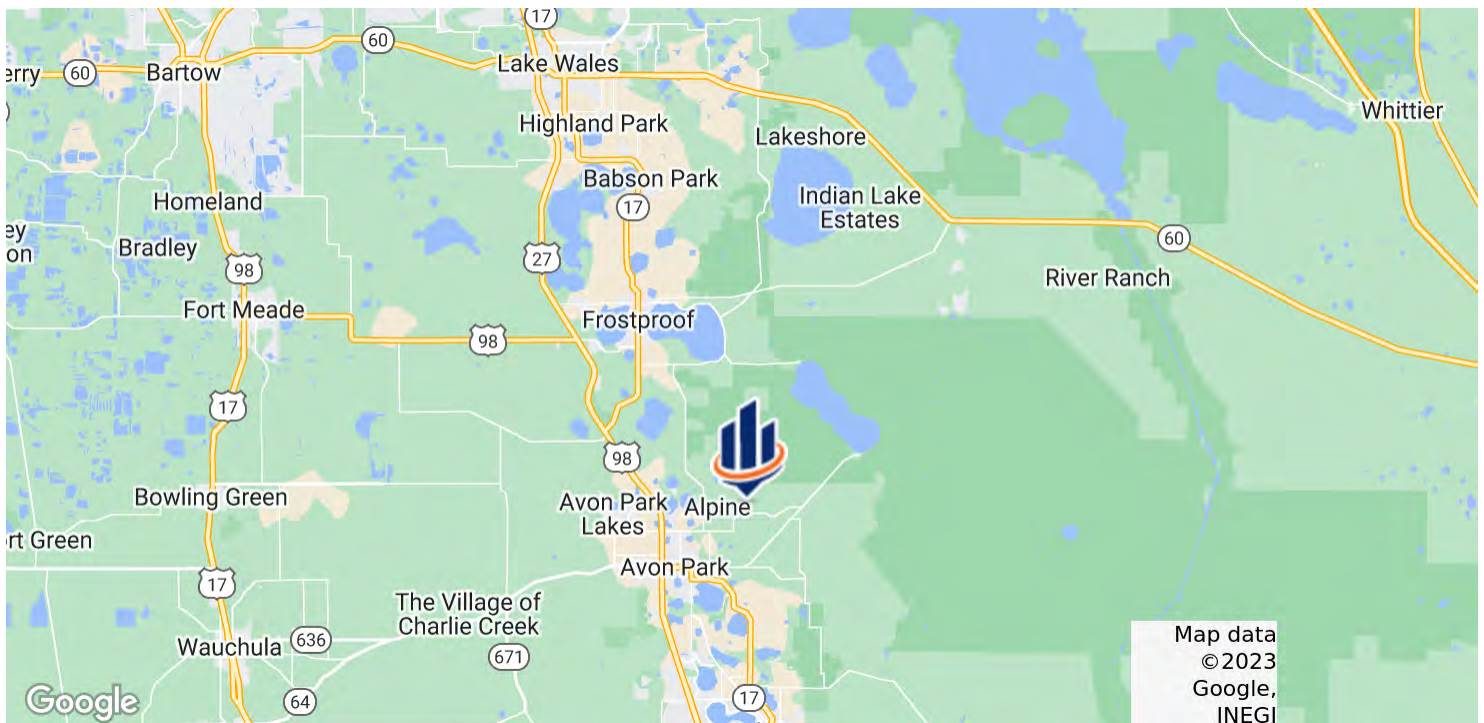
### SPECIFICATIONS & FEATURES

Land Types:	Ranch
Uplands / Wetlands:	37.5 ± Upland Acres / 45 ± Wetlands Acres <ul style="list-style-type: none"><li>Brighton</li></ul>
Soil Types:	<ul style="list-style-type: none"><li>Astatula</li><li>Tavares</li></ul>
Taxes & Tax Year:	\$92.86 for 2022
Zoning / FLU:	AU
Water Source & Utilities:	Well & Electricity
Fencing:	Perimeter and Cross Fenced
Current Use:	Agriculture & Recreation
Grass Types:	Bahaia grass
Potential Recreational / Alt Uses:	Could be utilized as a homesite[s]
Land Cover:	Bahia Grass, Oak Trees, Cabbage Trees, Bay Trees
Game Populations Information:	Deer, Turkey, Quail



## LOCATION & DRIVING DIRECTIONS

Parcel:	Multiple in Highlands County [2]
GPS:	27.6320515, -81.4543651
Driving Directions:	US 27 N Avon Park then go east on County Road 17- A; 3 miles then left on Old Bombing Range Road continue 1.25 miles to North Cribbs go left 1/8 mile
Showing Instructions:	Contact Mike Damboise





## HIGHLANDS COUNTY

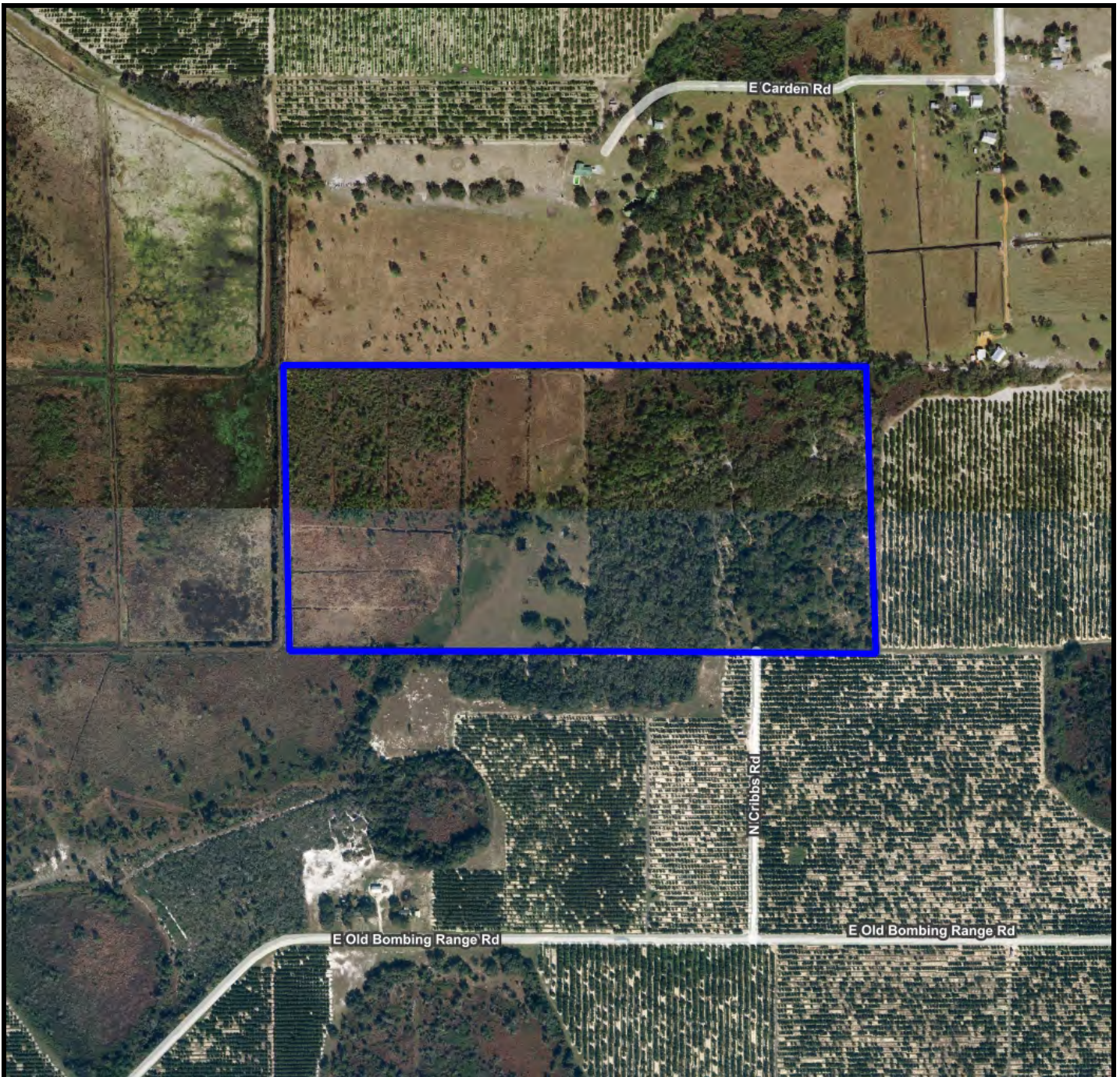
### FLORIDA









Founded	1921	Density	103.3 [2019]
County Seat	Sebring	Population	106,221 [2019]
Area	1,028 sq mi	Website	highlandsfl.gov

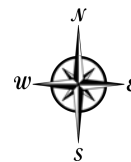
Highlands County comprises the Sebring-Avon Park, FL Metropolitan Statistical Area, and the county seat is Sebring. Equidistant to Tampa, Orlando, and South Florida, Highlands County is located within two hours of more than 86% of Florida's population. The location makes the county a bedroom community for workers who commute. Highlands County is near three interstates, commercial airports, an intermodal logistics center, and deepwater ports and is about 1.5 hours to Orlando, Tampa, Fort Myers, and West Palm Beach.

According to Data USA, the local county economy employs 32,800 people. The largest industries are Health Care & Social Assistance [5,610 people], Retail Trade [5,473 people], and Accommodation & Food Services [3,292 people]. The highest paying industries are Mining, Quarrying, & Oil & Gas Extraction [\$88,194], Finance & Insurance [\$47,625], and Public Administration [\$40,925].

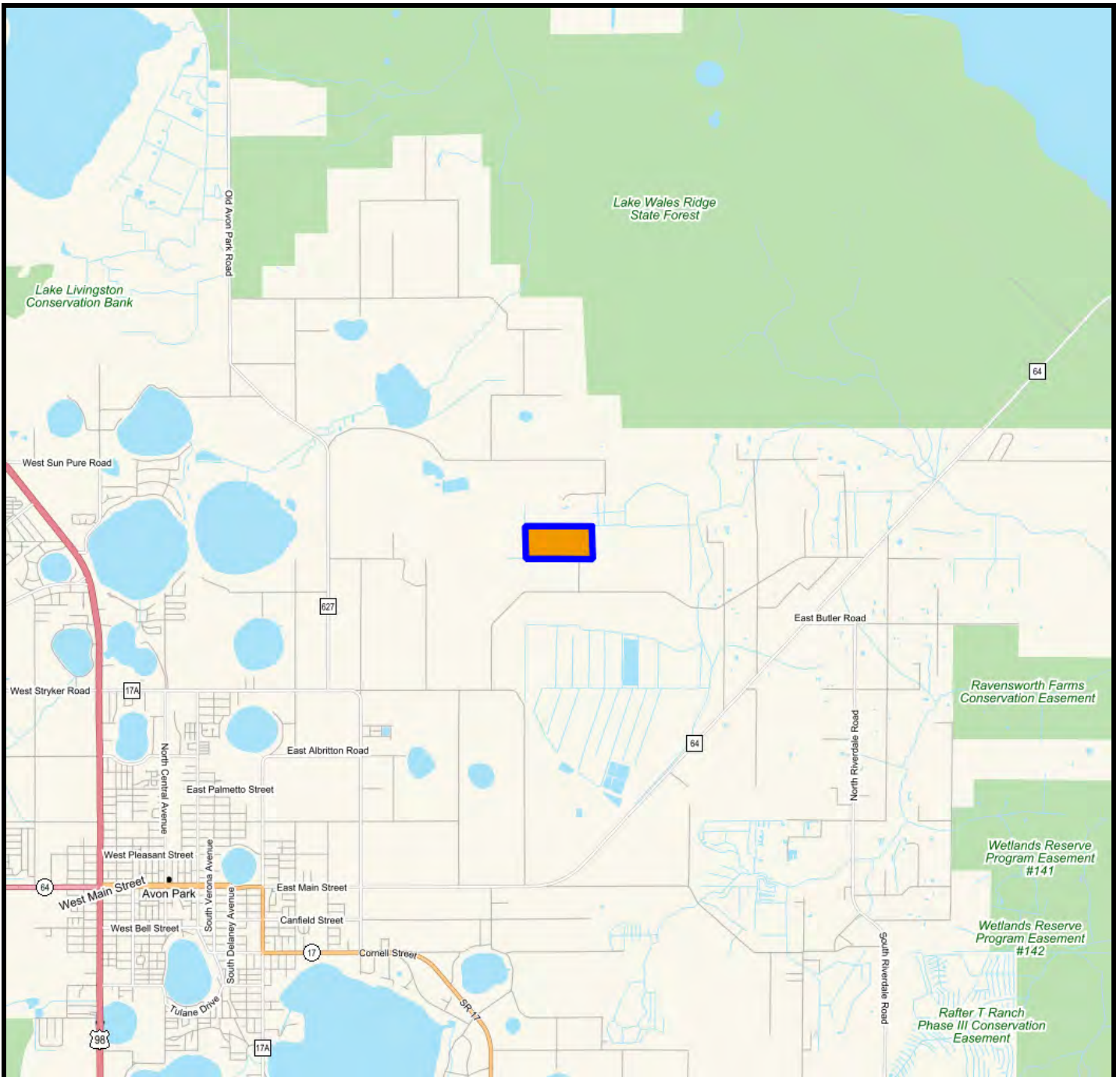


82 Acres

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

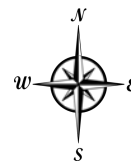


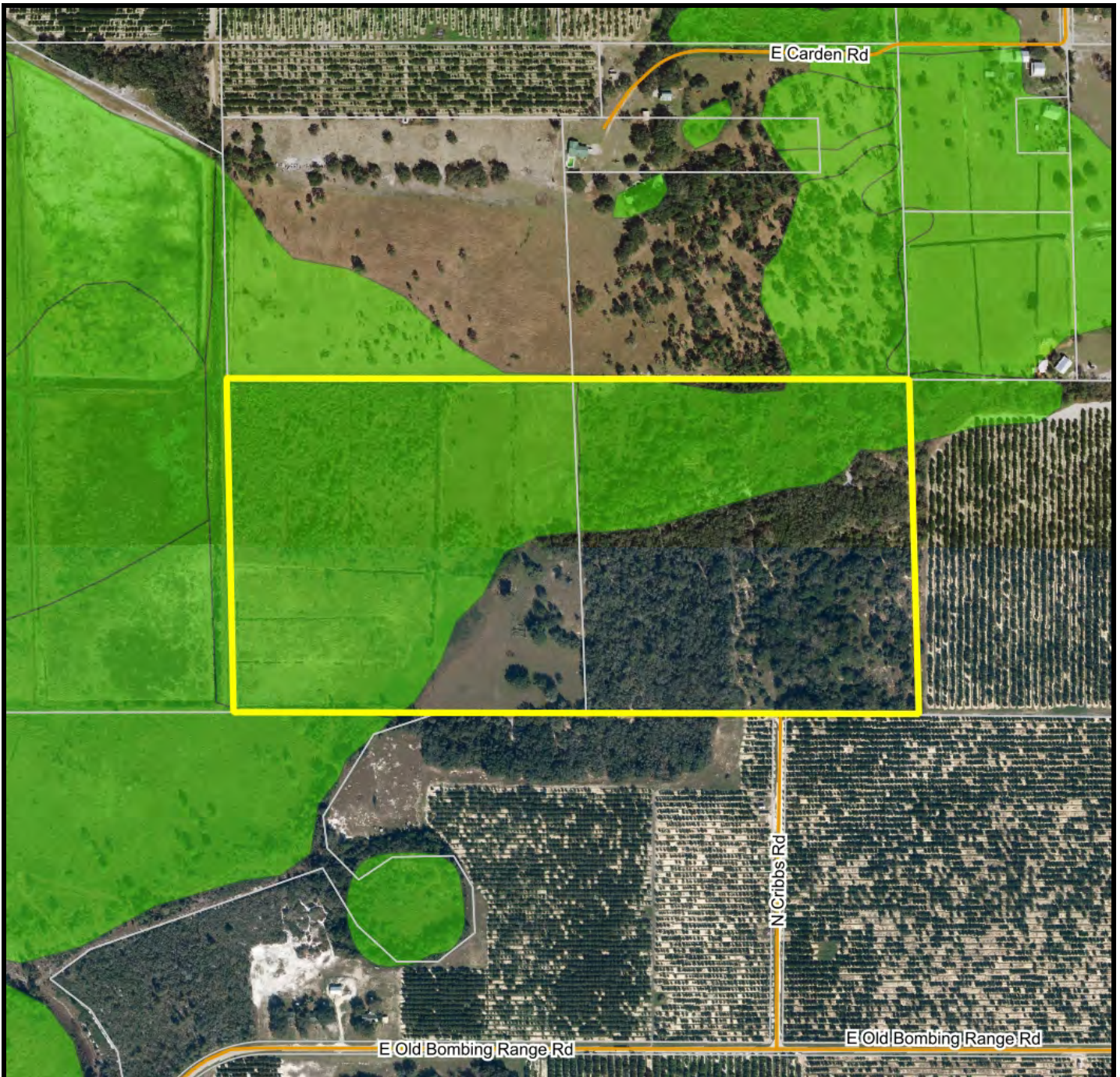
0 410 820 1230 ft



## Vicinity

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing

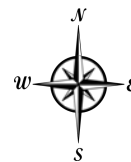




## Wetlands Map



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine



0 350 700 1050 ft

# Additional Photos



# Additional Photos







For more information visit [www.SVNsaunders.com](http://www.SVNsaunders.com)

#### HEADQUARTERS

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#### NORTH FLORIDA

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#### GEORGIA

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