

ARBUCKLE BRANCH RANCHETTE #2

1150 ARBUCKLE BRANCH RD
SEBRING, FL 33870

Mike Damboise	Trace Linder
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Property Overview



Sale Price

\$300,000

OFFERING SUMMARY

Acreage:

10.05 Acres

Price / Acre:

\$29,851

City:

Sebring

County:

Highlands

Property Type:

Land: Ranch

PROPERTY OVERVIEW

Beautiful ranchette situated on 10 +/- acres. This property includes a 2/2 mobile home as well as a pole barn for equipment storage. A 1.5 acre food plot bordering 5 +/- acres and 460' +/- of wooded creek frontage on Arbuckle Branch Creek offers incredible whitetail deer hunting right in the backyard! Nestled in picturesque countryside, this exquisite property offers a unique blend of serene living and convenient access. Situated just a short drive away from Sebring, and the shores of beautiful Lake Istokpoga, this location offers a multitude of recreational opportunities.

This parcel and the neighboring 9.88 +/- acre ranchette can be purchased together to create a 20 acre personal hunting paradise with rental income potential from one of the mobile homes.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Ranch
Uplands / Wetlands:	4.53/5.53
Taxes & Tax Year:	\$964.32 [2022]
Zoning / FLU:	AU
Lake Frontage / Water Features:	460' +/- of Creek Frontage on Arbuckle Branch Creek
Current Use:	Homesite and recreational hunting property
Structures & Year Built:	Mobile home (1989)

Location



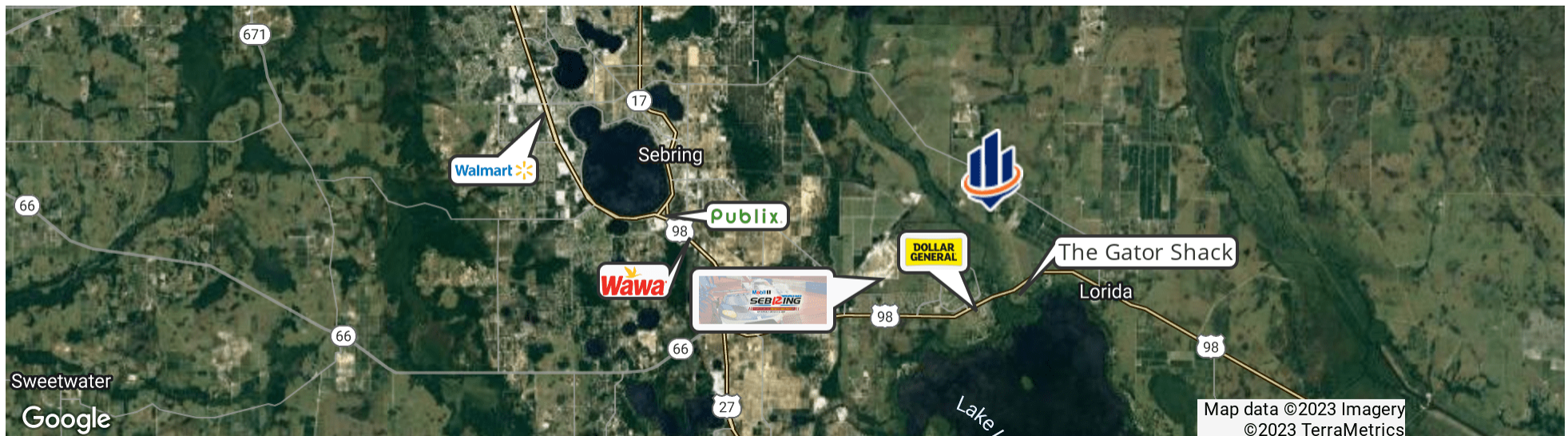
LOCATION & DRIVING DIRECTIONS

Parcel: C-35-34-30-010-0010-0150

GPS: 27.4706881, -81.30199809999999

Driving Directions: From Sebring take Arbuckle Creek Rd southeast to Arbuckle Branch Road and take right go approximately 1 mile to gate entrance on right

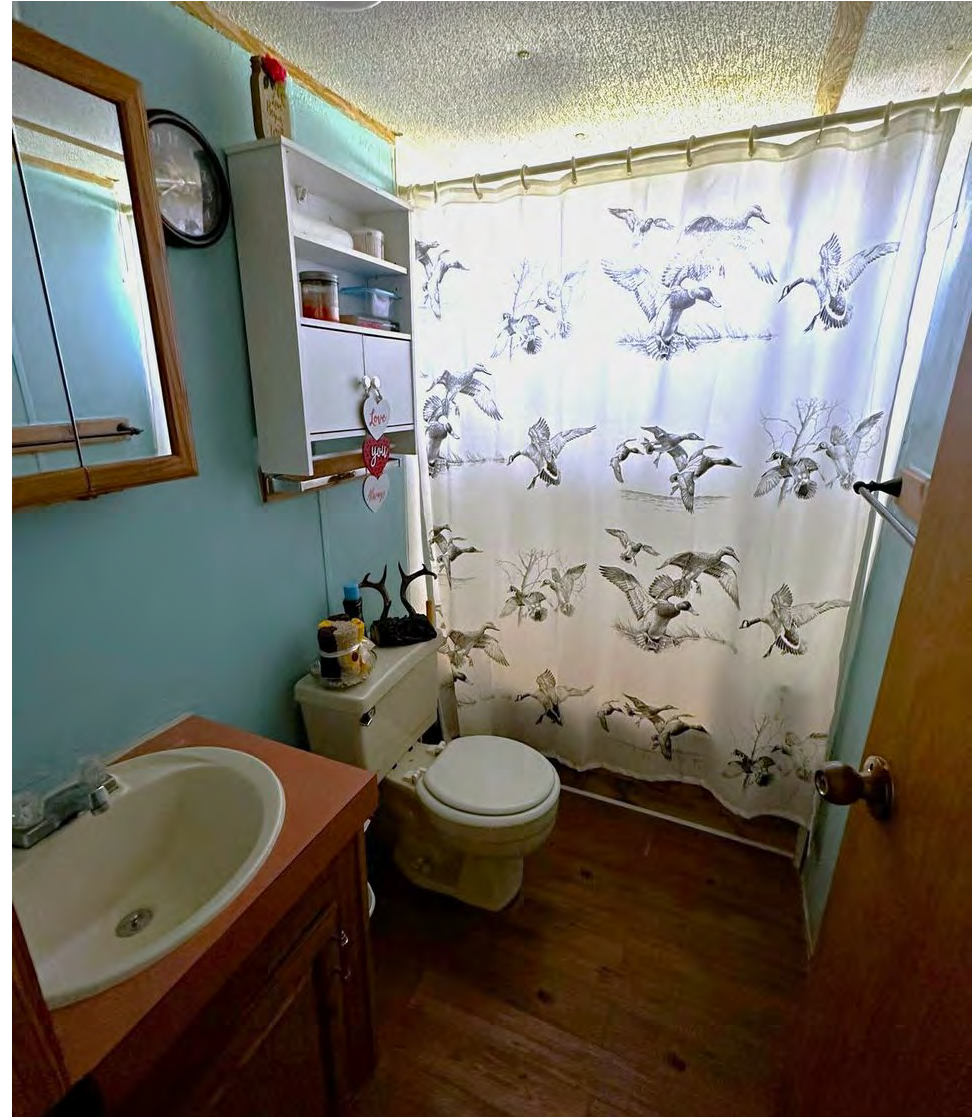
Showing Instructions: Contact Mike Damboise [863] 381-0123 or Trace Linder [863] 287-3281 for showings



Property Photos



Home Interior Photos



Additional Photos





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

Advisor Biography



MIKE DAMBOISE

Associate Advisor

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PROFESSIONAL BACKGROUND

Mike Damboise is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Raised in the beautiful St. Cloud, Florida, Mike holds a profound love for Central Florida and the land within. After graduating high school, Mike would pursue his passion for land management as he attended college in Hobbs, New Mexico on a rodeo scholarship.

Now living in Zolfo Springs, Florida, Mike has made a solid career for himself in the Florida land industry. He is currently a Managing Partner at DT Davis Ranch, the President of DMB Constellation Commons, and the President of Davis Family Properties. Additionally, Mike holds memberships within the National Cattlemen's Beef Association, the Hardee County Chamber of Commerce, and the Hardee County Farm Bureau. Mike is also the Founder and Manager of Charlie Creek Livestock, a 3000 head preconditioning yard.

Mike's career success is backed by strong passion for Florida agriculture and land management. He is experienced in all areas of ranch and wildlife management, animal health, and agri-tourism. Mike also holds experience in 1031 exchanges.

In his spare time, Mike enjoys hunting, fishing, and flying helicopters. His very own a Robinson R 44 Raven II helicopter has become an incredible tool for showing properties to clients. As an experienced pilot, Mike is able to provide exclusive property insights from a bird's eye view. His motto is "Air, Land, or Sea, You Won't Waste Time with Me!"

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TRACE LINDER

Associate Advisor

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PROFESSIONAL BACKGROUND

Trace Linder is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

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