



SUBSURFACE MINERAL RIGHT OPPORTUNITY

355,151 ± TOTAL ACRES

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Sale Price **\$6,500,000**

OFFERING SUMMARY

Acreage: 355,147 Total Acres

Price / Acre: Accepting Offers

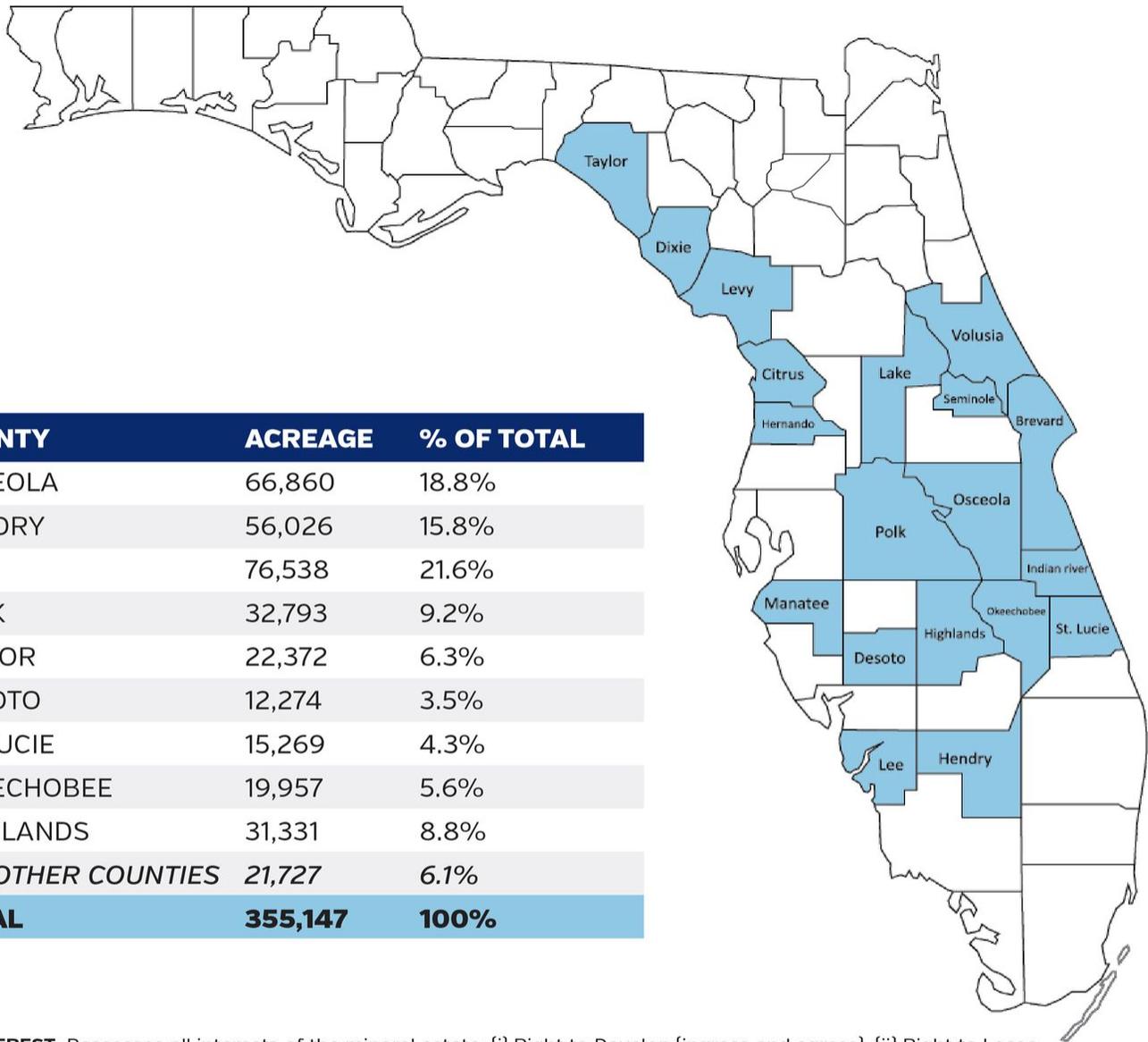
City: Multiple

County: Osceola
Lee
Hendry
St. Lucie
Okeechobee
Indian River
Polk
Taylor
Highlands
Manatee
Dixie
Volusia
Seminole
Citrus
Lake
DeSoto
Levy
Hernando

PROPERTY OVERVIEW

Currently the largest private offering of mineral rights in Florida, this rare opportunity allows a buyer to own over 355,000 acres of mineral rights. Mineral rights provide an opportunity to diversify portfolios and provide both passive and active income through leasing and selling rights back to the landowners to perfect title insurance.

For more information, please contact Trent Saunders or Dean Saunders.



COUNTY	ACREAGE	% OF TOTAL
OSCEOLA	66,860	18.8%
HENDRY	56,026	15.8%
LEE	76,538	21.6%
POLK	32,793	9.2%
TAYLOR	22,372	6.3%
DESOTO	12,274	3.5%
ST. LUCIE	15,269	4.3%
OKEECHOBEE	19,957	5.6%
HIGHLANDS	31,331	8.8%
ALL OTHER COUNTIES	21,727	6.1%
TOTAL	355,147	100%

FULL INTEREST: Possesses all interests of the mineral estate; (i) Right to Develop (ingress and egress), (ii) Right to Lease (Executive Rights), (iii) Right to Receive Bonus Payments, (iv) Right to Receive Delay Rentals, and (v) Right to Receive Royalty Payments.

1/2 INTEREST: All rights as Full Interest, but previously conveyed a 1/2 Non-Participating Royalty Interest. Retained 1/2 of the royalty Interest.

ROYALTY: Entitled to Receive Royalty Payments in the event of a lease by the mineral owner. No Rights of Development (ingress or egress); so no surface entry release opportunity.

ENTRY RIGHTS: Acres with Rights to Develop (ingress and egress). Available to negotiate and sale Surface Entry Release Rights [275,568 acres available]

SUBSURFACE OWNERSHIP ACREAGE

Access Rights

LOCATION	ROYALTY	1/2 INT.	FULL INT.	TOTAL ACCESS	GRAND TOTAL
OSCEOLA	26,173	21,204	19,483	40,687	66,860
LEE	15,128	36,098	25,316	61,414	76,538
HENDRY	11,724	1,224	43,078	44,302	56,026
ST LUCIE	3,589	0	11,680	11,680	15,269
OKEECHOBEE	5,438	8,621	5,898	14,519	19,957
INDIAN RIVER	1,182	4,423	81	4,504	5,686
POLK	8	32,785	0	32,785	32,793
TAYLOR	2,304	9,810	10,258	20,068	22,372
HIGHLANDS	8,313	1,617	21,401	23,018	31,331
MANATEE	1,621	0	2,756	2,756	4,377
DIXIE	0	4,189	576	4,765	4,765
VOLUSIA	995	2,370	197	2,567	3,562
SEMINOLE	0	560	0	560	560
CITRUS	0	120	141	261	261
LAKE	590	167	139	306	896
DESOTO	11,607	0	667	667	12,274
LEVY	0	638	280	918	918
HERNANDO	0	61	0	61	61
BREVARD	641	0	0	0	641
TOTAL	89,313	123,887	141,951	265,838	355,147



DEAN SAUNDERS, ALC, CCIM

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PROFESSIONAL BACKGROUND

Dean Saunders, ALC, CCIM is Founder, Managing Director, & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Since 1985, Dean has specialized in Florida land and conservation easements. He served in the US Senate as Agricultural Liaison, Special Assistant, and Director of External Affairs to US Senator Lawton Chiles, then Governor Chiles [D-FL].

From 1992 to 1996 he served in the Florida House of Representatives. Combining a passion for supporting landowner property rights while also conserving natural land in Florida, Dean proposed and became one of three main sponsors of Bert J. Harris Private Property Rights Protection Act. This legislation later evolved into Florida’s conservation easements programs. The concept of state-owned conservation easements was truly revolutionary 25 years ago, but the success of this idea is recognized today as a tremendous positive impact on our state.

He comes from an eighth-generation Florida agricultural family, earned a BSA from the University of Florida in Fruit Crops, Food and Resource Economics, and is a recognized Florida land and conservation easement authority.

In 1996, Dean formed the real estate brokerage firm as Saunders Real Estate, LLC and affiliated with the Coldwell Banker Commercial brand in early 2006. This affiliation brought a national and global presence to the firm.

In 2019, Saunders Real Estate affiliated with the SVN Shared Value Network®, a globally recognized commercial real estate brand united by a shared vision of creating value with clients, colleagues, and communities. The brokerage also more fully integrated with its sister company, Saunders Ralston Dantzler Realty, a comprehensive commercial real estate brokerage, to become SVN | Saunders Ralston Dantzler Real Estate.

As an industry authority, Dean is published and quoted in a variety of respected journals, such as The Land Report, Florida Investor, Florida Trend, and Florida Forests. He authored the benchmark, award-winning consumer publication, “We Create Solutions: A Primer on Conservation Easements” and produces a real estate Florida land conference based upon his innovative work through the Lay of the Land Market Report. The report is the only source for verified Florida land sales and values for specific land property types.

Dean resides in Lakeland, FL with his wife, Gina, and their four children and is an avid hunter with numerous trophy mounts. Each year, the Saunders family commissions an original painting to add to The Saunders Collection: Natural Lands of Florida and Agricultural Heritage from well-known Florida wildlife artists.

Dean specializes in:

- Legacy Ranches
- Large Acreage Land



TRENT SAUNDERS, ALC

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PROFESSIONAL BACKGROUND

Trent Saunders is a Senior Advisor & Content Curator at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Trent Saunders is a licensed real estate associate specializing in agricultural land, ranchland, recreational land, and large acreage properties. He has transacted over \$135 million primarily in ranch, recreation, and citrus properties.

A 9th-generation Floridian, he comes from a family with long-time ties to Florida agriculture, citrus, and the real estate industry.

In addition, Trent has a solid background in real estate activities including GIS mapping, property research providing statistical data on land sales, and property project coordination.

He obtained a Bachelor of Science degree in citrus with a minor in business from Florida Southern College in Lakeland, FL. Florida Southern College is the only college nationwide that offers a full degree in citrus. He is a member of the Lakeland Association of Realtors®.

Trent specializes in:

- Agricultural Land
- Citrus Groves
- Farmland
- Ranchland
- Recreational Land

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For more information visit SVNsaunders.com

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