

# OSCEOLA COUNTY SOD FARM

1350 S KENANSVILLE RD  
KENANSVILLE, FL 34739

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Zeb Griffin, ALC  
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# Property Overview



**Sale Price**

**\$3,171,900**

## OFFERING SUMMARY

**Acreage:** **291 Acres**  
Price / Acre: \$10,900  
City: Kenansville  
County: Osceola  
Property Type: Land: Farms & Nurseries  
Properties, Land  
Investment, Sod

## PROPERTY OVERVIEW

Osceola County Sod Farm is 291± acres located in Kenansville, FL. This farm has established Floratam sod fields. The property has 2,330± feet on Hwy 441 and 1,965± feet on Bow Street. There is a well-established interior road system that runs through the center of the farm. There is a 7,875± sq. ft. enclosed farm shop and some other agricultural structures on site. There are 3 Zimmatic Brand center pivots on the farm. One of the pivots is GPS while the other 2 are standard. Irrigation is provided via surface water. The farm has a Water Use Permit via the SFWMD.

# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:

- Farms & Nurseries Properties
- Land Investment
- Sod

Uplands / Wetlands:

286+/- uplands 5+/- wetlands

Soil Types:

Myakka Fine Sand  
Smyrna Fine Sand  
Basinger Fine Sand  
Pompano Fine Sand  
Basinger Fine Sand  
Pineda Fine Sand  
Malabar Fine Sand  
Gentry Fine Sand  
Immokalee Fine Sand  
Ona Fine Sand

Taxes & Tax Year:

2023-\$1,573.31

Zoning / FLU:

Zoning-AC (Agricultural) FLU:  
Rural/Agricultural

Road Frontage:

2,330+/- ft on HWY 441 & 1,965+/- on  
Bow Street

Current Use:

Sod Farm

Grass Types:

Floritam

Structures & Year Built:

7875+/- sq. ft. Farm Shop and various Ag  
Structures

Wells Information:

surface water

Water use Permits:

SFWMD Permit #49-02169-W

Irrigation:

3 Pivots



# Location



## LOCATION & DRIVING DIRECTIONS

Parcel:	233033000000100000
	233033000000180000
	243033000000200000
	243033000000280000
GPS:	27.8638116, -80.9825354
Driving Directions:	Contact Zeb Griffin (352) 630 7547
Showing Instructions:	Contact Zeb Griffin (352) 630 7547









# Property Boundary

























# Additional Photos





# Additional Photos







**OSCEOLA COUNTY**  
**FLORIDA**

Founded	1887	Density	284.2 [2019]
County Seat	Kissimmee	Population	436,336 [2023]
Area	1,322 sq mi	Website	<a href="http://www.osceola.org">www.osceola.org</a>

Created in 1887, Osceola County serves as the south/central boundary of the Orlando–Kissimmee–Sanford Metropolitan Statistical Area. The city of Kissimmee, which serves as the county seat, is only 18 miles south of Orlando. St. Cloud, another major city within the county, is about 45 miles west of Melbourne on the Atlantic coast.

Throughout its economic history, the Florida "Crackers" once guided herds of lean cattle across the open ranges and scrub brush of Osceola County. In the 1930s, the introduction of heartier Brahma cattle further improved the beef industry in the county.

As one of the fastest-growing counties in Florida, Osceola is a hot market for residential development and is also one of the main tourist corridors in Central Florida. Osceola County is also home to Celebration, a planned



# Advisor Biography



**ZEB GRIFFIN, ALC**

Senior Advisor

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## PROFESSIONAL BACKGROUND

Zeb Griffin is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Zeb believes that to best serve our clients, we must first comprehensively understand the land and all operations that take place on it.

Growing up, Zeb was actively involved in his family's cow/calf operation on leased and family land in both Lake and Sumter Counties. He holds a Bachelor of Science degree in Diversified Agriculture with a minor in Ag Business from Abraham Baldwin Agricultural College (ABAC). During his years at college, Zeb worked at a hay and cattle operation and a chemical and fertilizer company in South Georgia. At ABAC, he was very active and held leadership positions in Alpha Gamma Rho professional agricultural fraternity and regularly attended the Collegiate Cattleman's Association. Zeb also did summer internships on commercial and purebred cattle operations back home in Florida during his summers in college.

In his time at SVN | Saunders Ralston Dantzler Real Estate, Zeb has successfully transacted thousands of acres. The bulk of that acreage has been hunting, agricultural, and ranch land with roughly half of which being encumbered by various types of conservation easements. Many of these transactions also included cattle and equipment. Zeb understands that each parcel is unique and enjoys working through challenges to ultimately accomplish his clients' goals. Zeb has advised and walked private landowners through access issues, outstanding mineral rights, discrepancies with adjoining landowners, and conservation easements in order to accomplish their objectives.

**SVN | Saunders Ralston Dantzler**  
1723 Bartow Rd  
Lakeland, FL 33801





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#### HEADQUARTERS

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#### ORLANDO

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
386.438.5896

#### NORTH FLORIDA

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Lake City, Florida 32055  
352.364.0070

#### GEORGIA

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Thomasville, Georgia 31792  
229.299.8600

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