

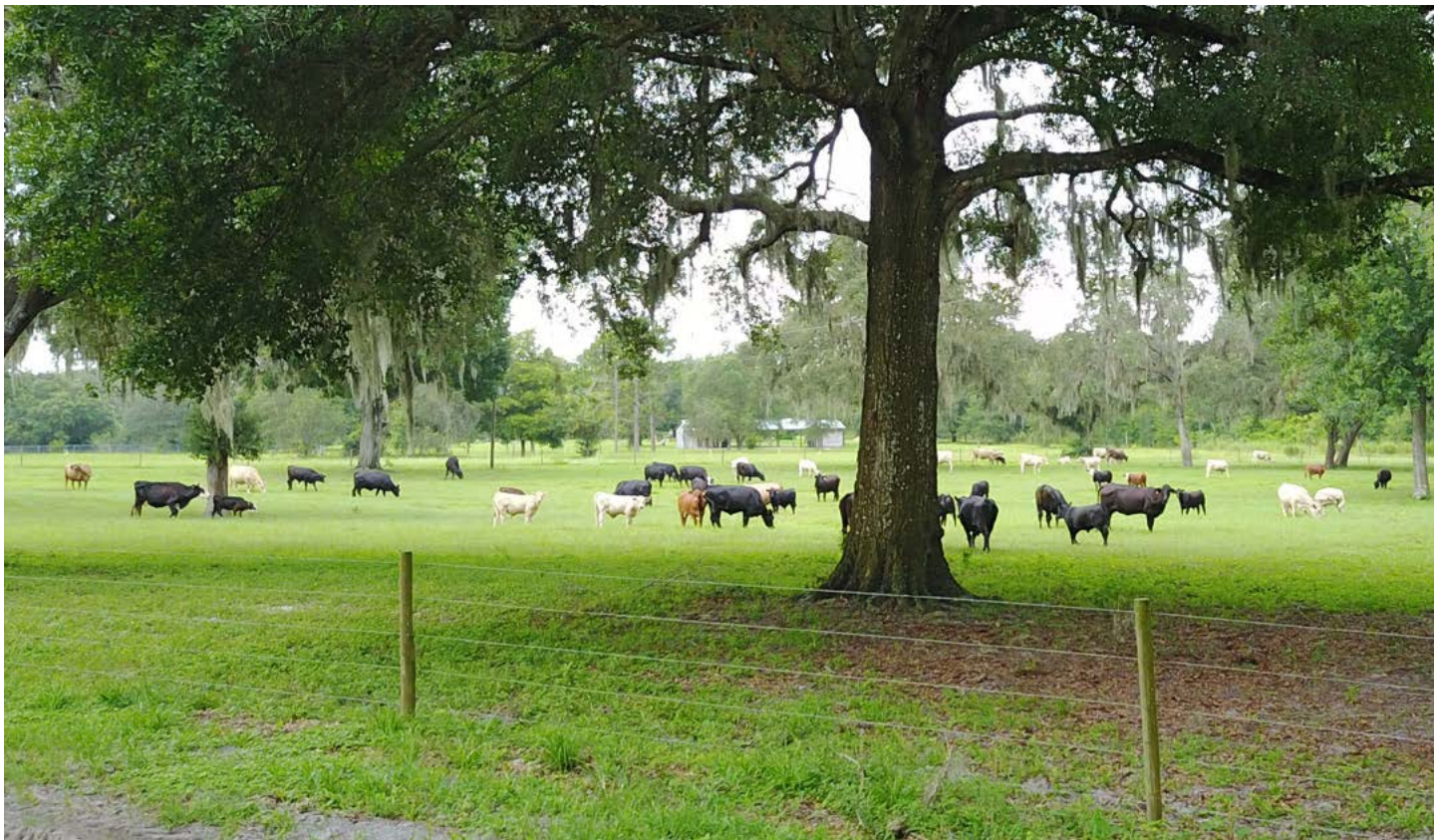
# LONG HAMMOCK RANCH

*OXFORD, FL | SUMTER COUNTY*

1,353.4 ± ACRES TOTAL



RESIDENTIAL OR MIXED USE DEVELOPMENT POTENTIAL!



## SPECIFICATIONS & FEATURES

**Acreage:** 1,353.4 ± acres

**Sale Price:** \$13,528,647

**Price per Acre:** \$9,996.04

**County:** Sumter

**Site Address:** 1680 CR 246, Oxford, FL 34484

**Road Frontage:**

- 4,660 ± feet on CR 246
- 650 ± feet on NW 102nd Boulevard
- 1,970 ± feet on NW 27th Drive
- 2,465 ± feet on CR 245E
- 1,270 ± feet on CR 245A

**Water/Utilities:** SECO, wells, septic, garbage service, satellite dish

**Fencing:** Perimeter & cross fencing

**Zoning/FLU:** Agricultural

**Current Use:** Ag - cattle & farming

**Potential Uses:** Residential or mixed use development; current alternative uses are equestrian, turkey hunting, ATV riding & recreation

**Income Features:** Cattle & farming

**Game Populations:** Turkey

**Taxes:** \$3,262.54

Beautiful pastures with rolling terrain and significant elevation changes (a total of about 55 feet) make this ranch peaceful and scenic. The ranch is uniquely high and dry with almost no wetlands.

The property is immediately west of where CR 475 goes over I-75. There are long range plans to build an interchange at this point, as The Villages own all four corners.

This could be a well-located development tract in the future.

## Residential or Mixed Use Development Potential!

Only Four Acres of Wetlands; Very  
Rare in Florida

Most Cleared Open Pastures

Scattered Oak Trees Sections with  
Beautiful Rolling Terrain

# LOCATION & DRIVING DIRECTIONS

## Driving Directions:

### *From South on I-75:*

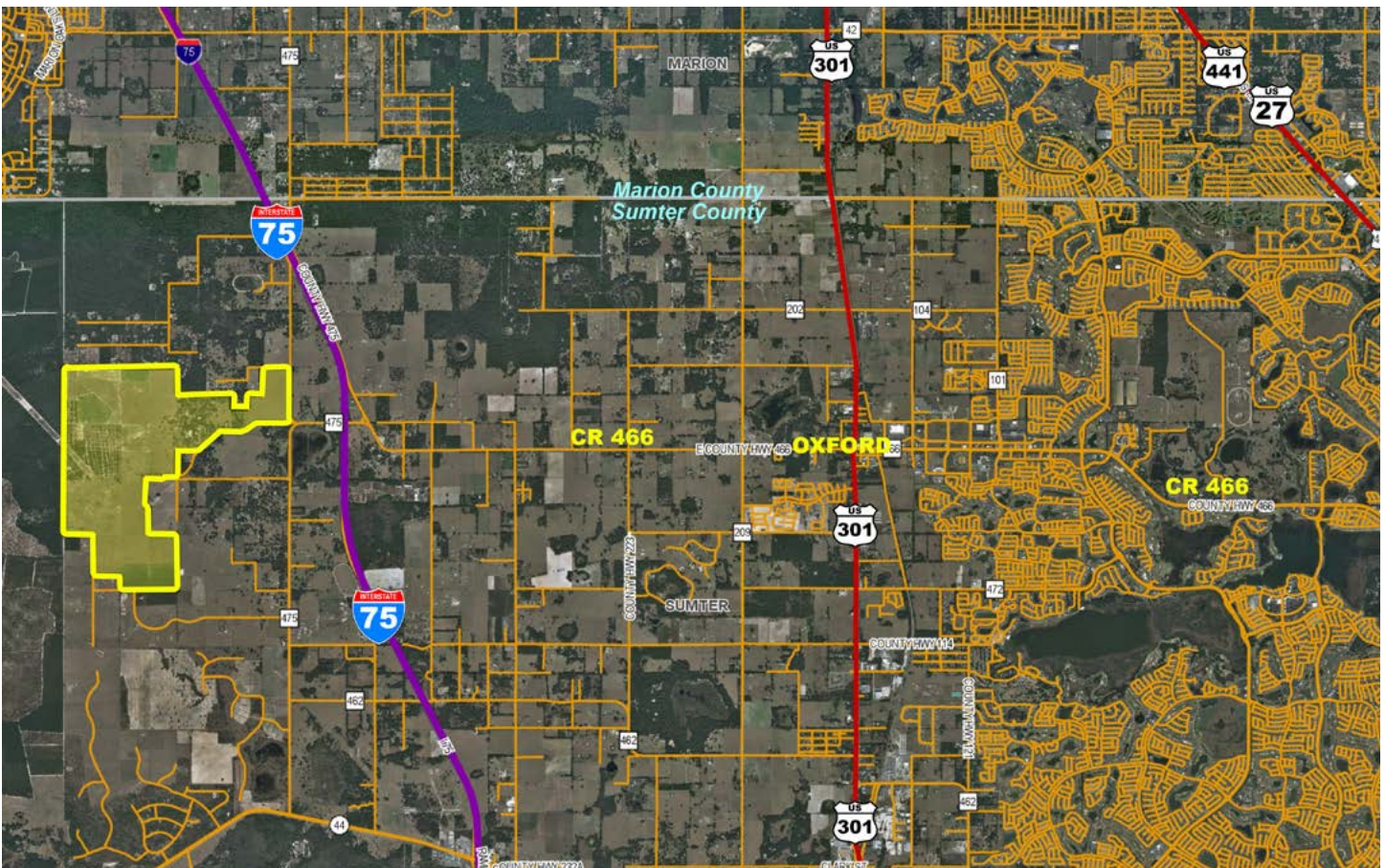
- Take exit 329 onto SR 44 & go west for 1.8 miles to CR 475.
- Turn north on 475 and go 3.6 miles to CR 245E, almost right away take a left onto CR 246 & the property is on the right.

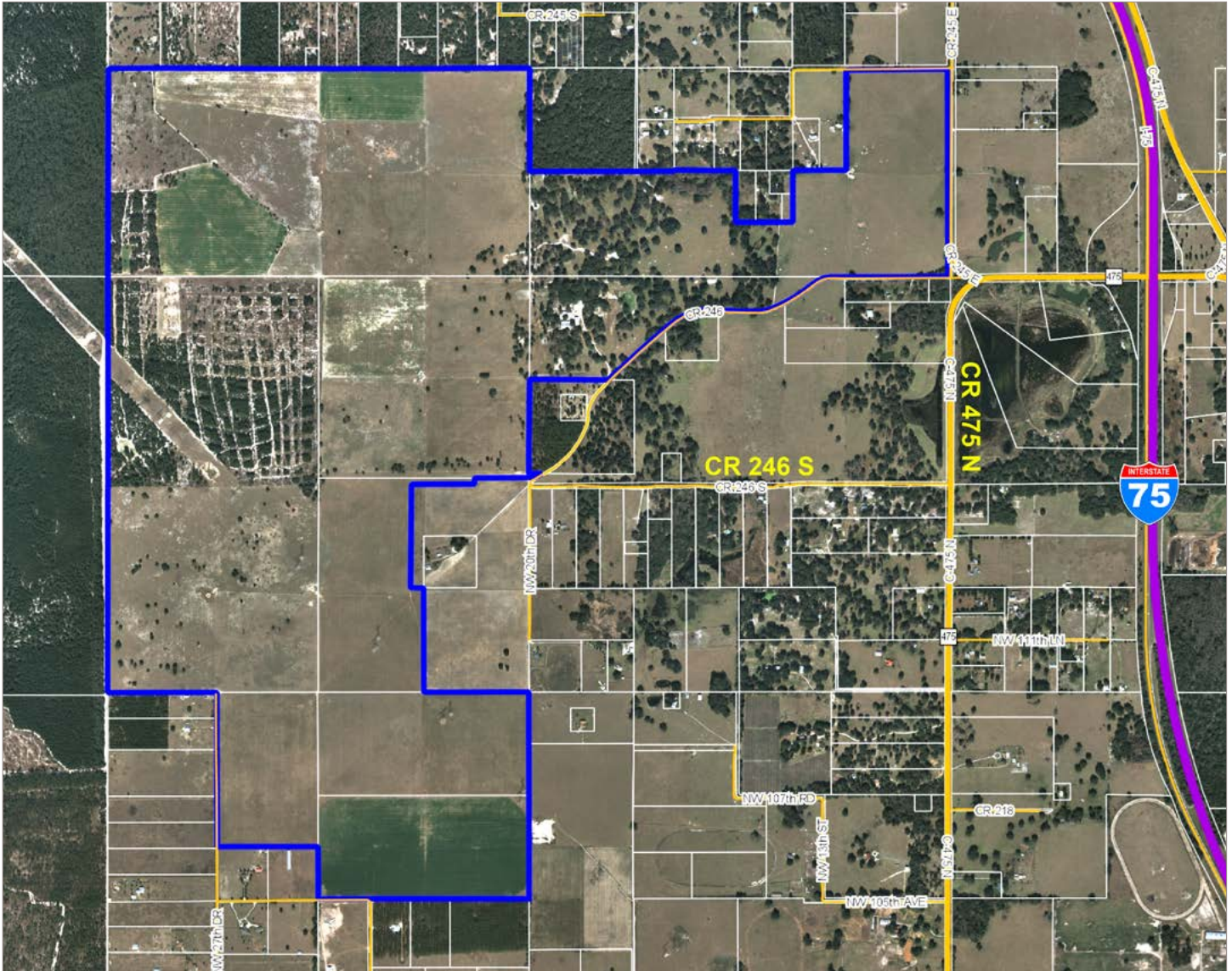
### *From North on I-75:*

- Take exit 341 & go east on SR 484.
- Go 2.3 miles to South Magnolia Avenue (CR 475) & turn south.
- Go 7.2 miles, turn right on CR 245E then almost right away turn left onto CR 246. Property is on the right.

### *From The Villages:*

- Take CR 466 to the west for 8.7 miles.
- Turn right on CR 245 E then right away turn left on CR 246 & property is on the right.





## PARCEL IDS

- C18-003.....79.46 Acres
- C19-001.....80.42 Acres
- C07-002.....322.61 Acres
- C08-010.....189.56 Acres
- C19-015.....57.32 Acres
- C18-002.....322.95 Acres
- C19-029.....80.43 Acres
- C17-028.....63.90 Acres
- C18-007.....156.55 Acres
- C17-006.....0.14 Acres

TOTAL 1,353.34 Acres

The subject property consists 1,354 ± acres and is currently being used for a cattle and farming operation.

The entire property has about four acres of wetlands, which is outstanding and very rare in Florida.

A majority of the property is cleared and open pastures with some scattered oak trees. The ranch has beautiful rolling terrain offering very nice views from some parts of the property. There is about 55 ± feet of elevation change on the property with the high point at about 105 feet and the low point at about 50 feet.

## Residential or Mixed Use Development Potential!





## STRUCTURES ON SITE

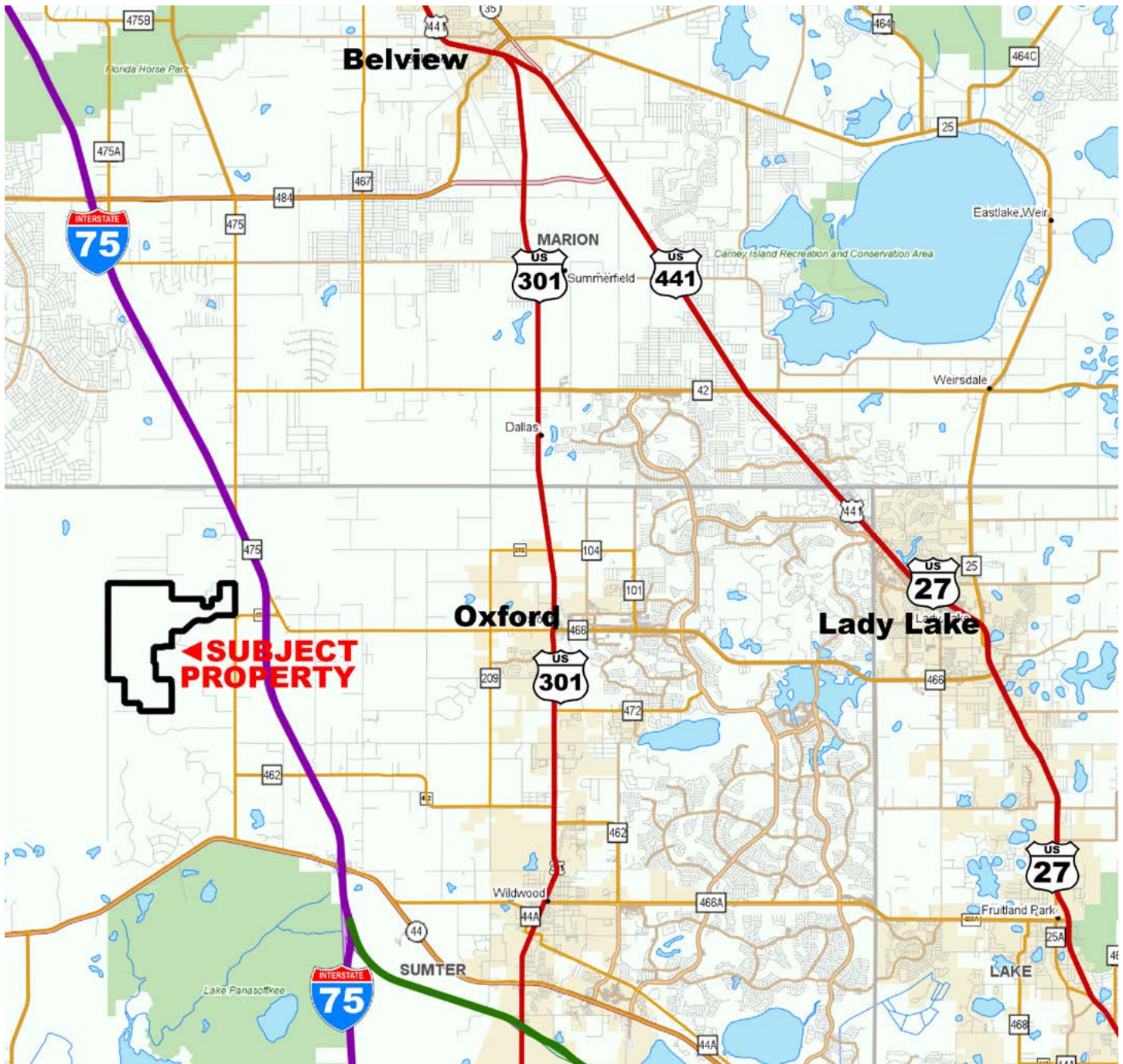
- Ranch Manager's Home | 2,100 ± Square Feet
- Ranch Office with Kitchen | 1,300 ± Square Feet
- 4 Barns | 11,000 ± • 8,000 ± • 5,300 ± • 4,000 ± Square Feet
- Small Cookout Building











## LOCATION OF SUBJECT PROPERTY

The subject property is located in Sumter County, ½ mile west of I-75.

This is an excellent location in Florida, with drive times to most major destinations in the state in all directions under two hours.

The property has an Oxford address, but is located about four miles west of the Wildwood City limits. Shopping, restaurants, entertainment, recreation,

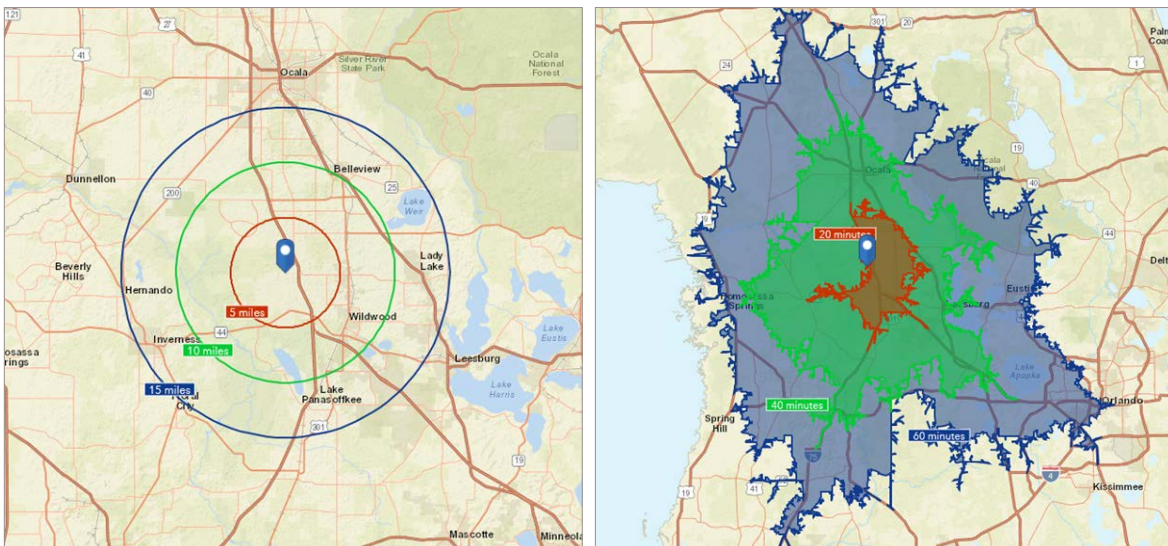
and medical are all just a very short drive to the east.

The subject property lies immediately west of where CR 475 goes over I-75. There are long range plans to place an interchange at this point, at what would be Exit 333. This interchange is to be funded by The Villages. However, there are no current plans for this work.

## LOCATION OF SUBJECT PROPERTY

The Villages .....	5 minutes
Crystal River .....	45 minutes
University of Florida (Gainesville).....	1 hour
Orlando International Airport.....	1 hour 5 minutes
Disney World .....	1 hour 10 minutes
Tampa International Airport.....	1 hour 15 minutes
Clearwater Beach .....	1 hour 40 minutes
Daytona Beach .....	1 hour 45 minutes
Kennedy Space Center (Cape Canaveral).....	1 hour 50 minutes
Jacksonville .....	2 hours 10 minutes
Florida State University (Tallahassee).....	3 hours
Miami .....	4 hours

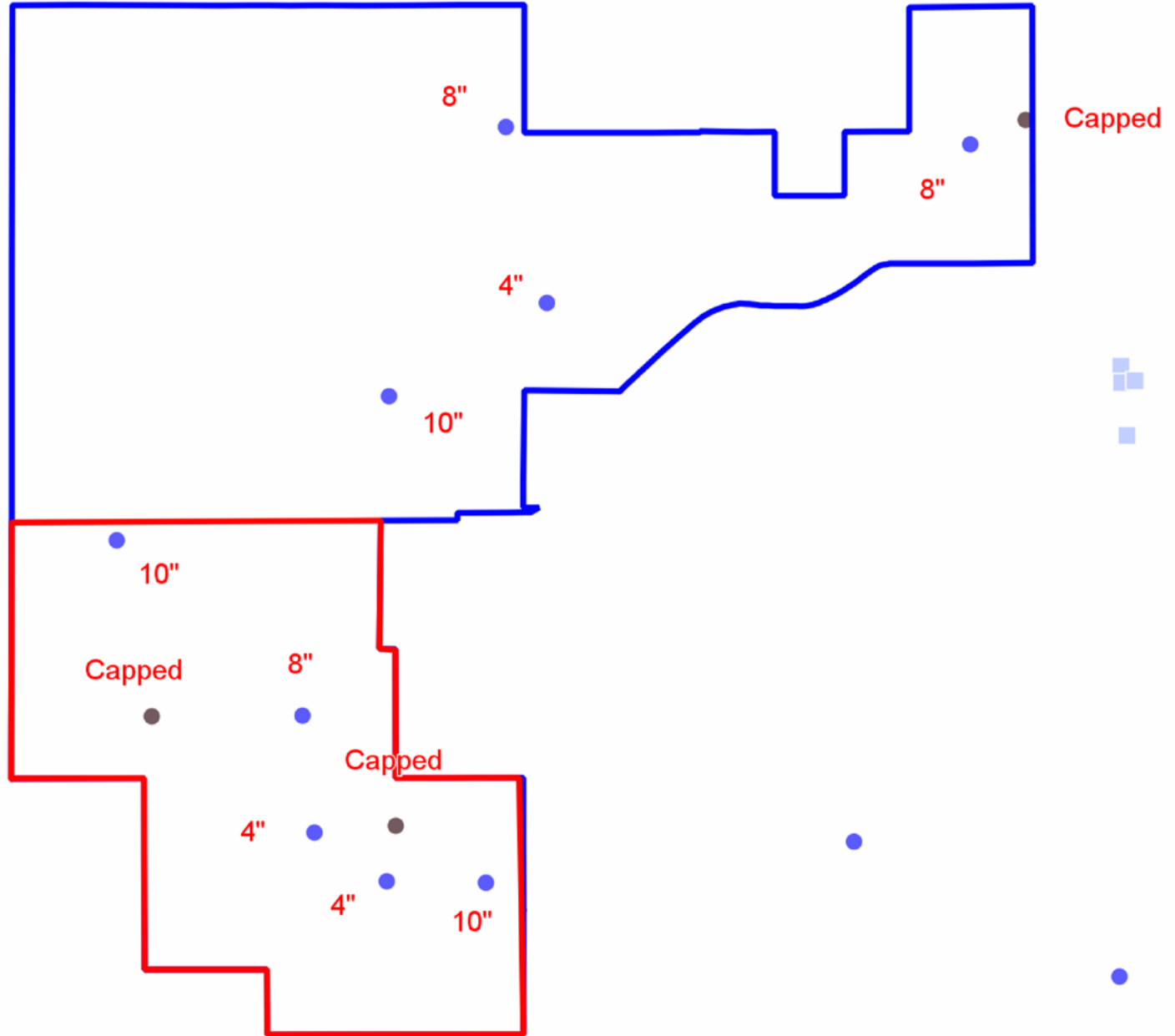
## DEMOGRAPHICS



Demographics 5-10-15 Miles			
2015	10 Miles	15 Miles	20 Miles
Total Population	22,345	185,145	380,433
Total Households	8,046	45,233	160,040
Median HH Income	\$55,298	\$39,671	\$40,978
2016-21 Proposed Growth	1.32%	1.89%	2.27%

## Residential or Mixed Use Development Potential!

Only 9 Miles to The Villages  
for Great Shopping, Restaurants & Entertainment

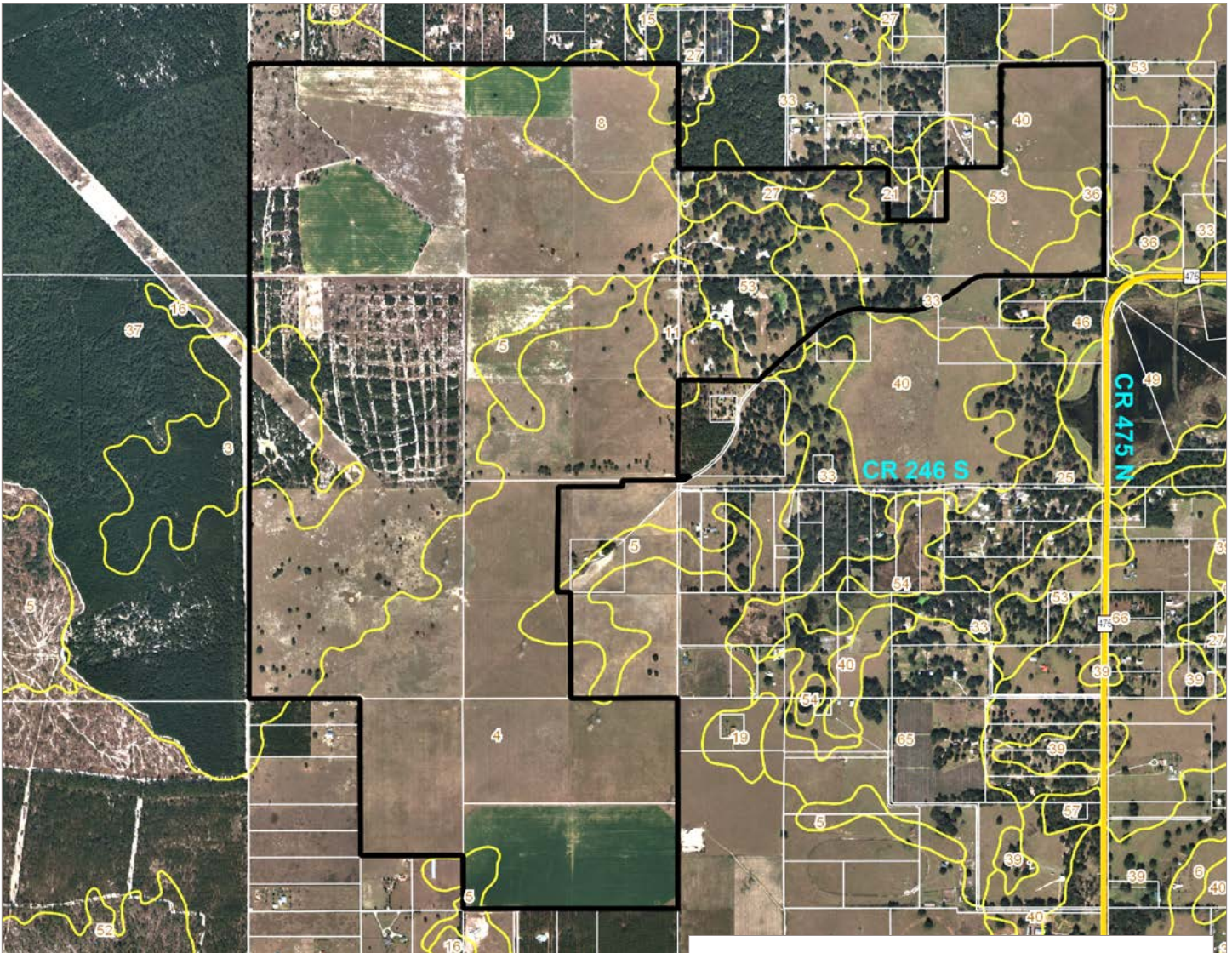


## LOCATION OF WELLS

Underground Irrigation Wells:

- (3) 10-inch wells
- (3) 8-inch wells
- (3) 4-inch wells
- (3) Capped wells





## SOILS

**Soil Types:** Astula Fine Sand, Candler Sand, Tavares Fine Sand, Sparr Fine Sand, Lake Fine Sand

**Grass Types:** Pensacola Bahia & Tifton 44

**Land Cover:** Pastures, scattered oak trees & farmland

**Uplands/Wetlands:** 1,349.3 ± acres upland • 99.7% uplands

CODE	DESC	ACRES
37	Astatula Fine Sand, 0 To 8 Percent Slopes	525
4	Candler Sand, 0 To 5 Percent Slopes	428
40	Millhopper Sand, Bouldery Subsurface, 0 To 5 Percent Slopes	75
53	Tavares Fine Sand, Bouldery Subsurface, 0 To 5 Percent Slopes	74
33	Sparr Fine Sand, Bouldery Subsurface, 0 To 5 Percent Slopes	60
8	Lake Fine Sand, 0 To 5 Percent Slopes	50
3	Astatula Fine Sand, Rolling	43
5	Candler Sand, 5 To 8 Percent Slopes	38
27	Sumterville Fine Sand, Bouldery Subsurface, 0 To 5 Percent Slopes	27
11	Millhopper Sand, 0 To 5 Percent Slopes	23
21	Eaughallie Fine Sand, Bouldery Subsurface	6
36	Floridana Mucky Fine Sand, Depressional	4
TOTAL = 1353.3557117414 acres		

CURRENTLY BEING USED FOR A CATTLE AND FARMING OPERATION





114 N. Tennessee Ave.  
3rd Floor  
Lakeland, FL 33801

**1,353.4 ± Acres • Residential or Mixed Use Development Potential**  
Beautiful Rolling Terrain in Areas Offering Scenic Views  
Rare 99% Uplands • 9 Miles to Shopping, Dining, Entertainment

## Visit [SVNsaunders.com](http://SVNsaunders.com) & Search For: Long Hammock

Clay Taylor, ALC 863.774.3532 | [clay.taylor@svn.com](mailto:clay.taylor@svn.com)  
David Hitchcock, ALC, CCIM 863.727.7155 | [david.hitchcock@svn.com](mailto:david.hitchcock@svn.com)



**LAKELAND OFFICE:**  
114 N. Tennessee Ave. 3rd Floor  
Lakeland, FL 33801  
863.648.1528 - Main Office

**LAKE CITY OFFICE:**  
356 NW Lake City Avenue  
Lake City, FL 32055  
386.438.5896



©2019 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated  
Saunders Ralston Dantzler Real Estate is regarded as an authority on all types of Florida land and  
conservation easements, transacting over \$2.5 billion in sales since 1996. Offering land, forestry, and  
conservation easement real estate services through Saunders Ralston Dantzler Real Estate and the  
Saunders Real Estate Forestry Group, the Saunders team of land professionals offers advisory and  
transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,  
FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients  
through our commercial real estate brokerage, Saunders Ralston Dantzler Real Estate.

072817-A