

OKEECHOBEE COUNTY RANCH & RECREATION

95.61 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 95.61 ± acres

Sale Price: \$564,099

Price per Acre: \$5,900

Address: NW 72nd Avenue, Okeechobee, FL 34972

County: Okeechobee

Road Frontage: Property is accessed by a 70 ft wide easement coming off of 72nd Avenue (a paved road).

Predominant Soil Types: Myakka Fine Sand (52 ± AC), Basinger and Placid Soils, Depressional (37 ± Acres), Basinger Fine Sand (4 ± Acres) and Immokalee Fine Sand (3 ± Acres)

Uplands/Wetlands: Uplands 78 ± AC, Wetlands 18 ± AC

Grass Types: Native & Bahia Type Grasses

Irrigation/Wells: Two Solar Powered Water Pumps with a battery back-up system supplying two 400 gallon tubs for cattle

Water Source: Two fenced ponds that supply water to the solar powered water pumps.

Game Populations: Whitetail deer, wild hogs, osceola

turkey, bobwhite quail, along with other native wildlife to the Florida area have all been seen on the premises.

Structures: Small Pole Barn (approximately 40X40) for tractors/equipment, approximately 15X15 of this area is for Sleeping/Camping with bunk beds, generator, lights.

Zoning/FLU: (A) Agriculture for all Parcel ID's

Current Use: Cattle Ranch & Recreation/Hunting area.

Taxes:

- 1-22-34-34-0A00-00001-0150 - \$11.77
- 1-22-34-34-0A00-00001-0200 - \$86.97
- 1-23-34-34-0A00-00001-0150 - \$193.58
- 1-23-34-34-0A00-00001-0200 - \$38.30

TOTAL 2018 Taxes: \$330.62

Fencing: Property is perimeter fenced and is also cross fenced into four pastures

Amenities: 350 pound Castaway Corn Feeder



PROPERTY DESCRIPTION

This is a great opportunity to own 95 acres of predominately pasture with a mix of cabbage palms & palmetto flats that create a natural corridor for wildlife in the surrounding area. This area is supportive of an ecosystem where native wildlife can thrive. These characteristics make the property not only suitable as a Ranch for raising cattle, but also as a recreational piece for hunting and camping. Not to mention there is a small shooting target set up for long range target practice. Also, the property is cross fenced into four different pastures, making for good rotational grazing. Osceola turkey, bobwhite quail, wild hogs and whitetail deer have frequented the area along with numerous other native species. The subject property lies about 2.5 miles north of County Road 724 and six miles west of US 441, providing quick and easy access to these roadways.







LOCATION & DRIVING DIRECTIONS

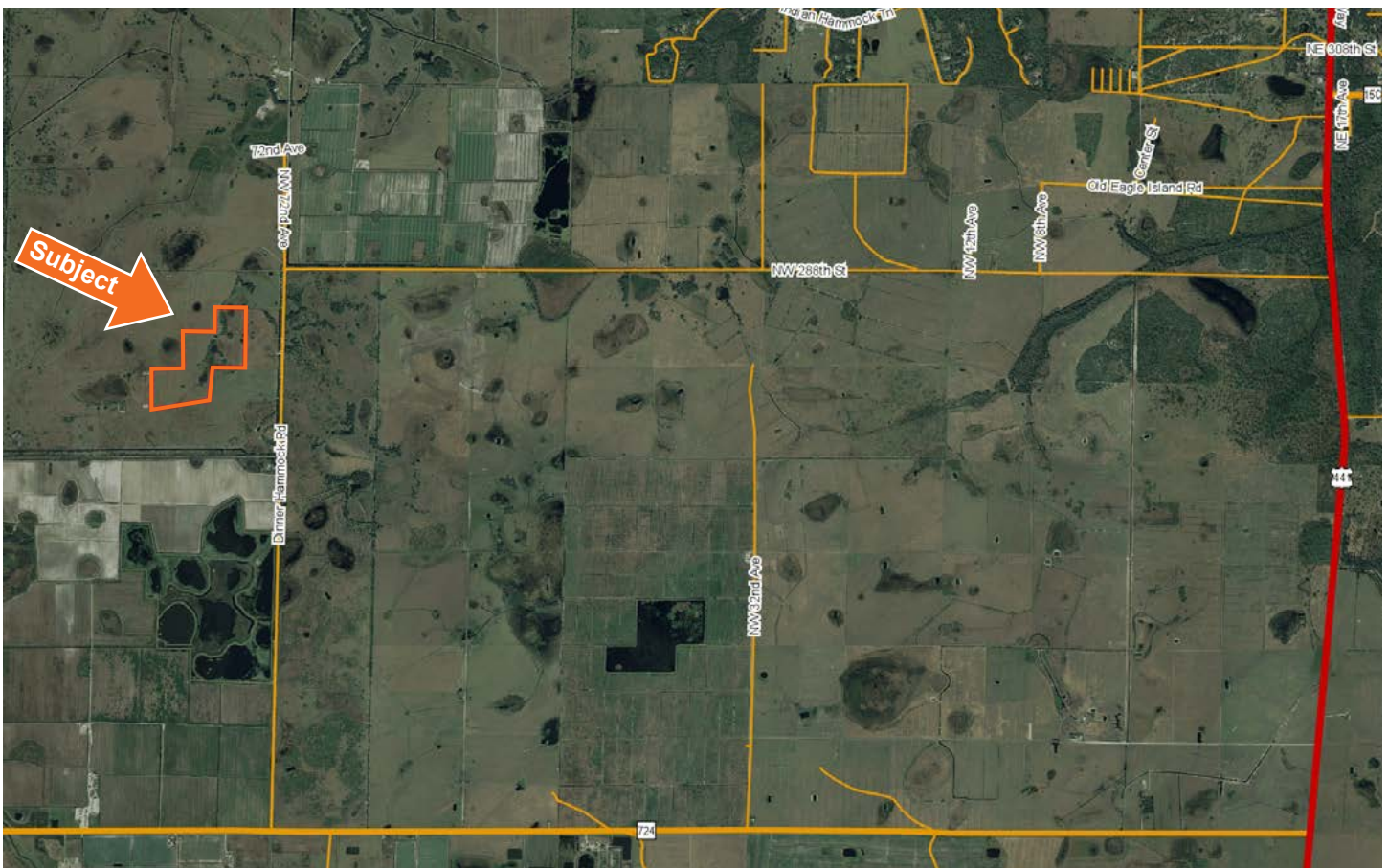
Parcel IDs: 1-22-34-34-0A00-00001-0150, 1-22-34-34-0A00-00001-0200, 1-23-34-34-0A00-00001-0150, and 1-23-34-34-0A00-00001-0200

GPS Location: -80.90505, 27.49917

Driving Directions:

- Head East on State Road 60 East
- Take a slight right turn onto US 441 (S Kenansville Rd)
- In 18 miles turn right onto NE 240th St.
- In 5.6 miles turn right onto NW 72nd Ave.
- In 2.4 miles the property entrance is on your left.

Showing Instructions: Contact Keat Waldron for more information.







95.61 ± Acres • Great pasture with a mix of cabbage palms & palmetto flats

Cross fenced into four pastures, two solar powered water pumps with a back up battery system, small shooting range, 40X40 Pole Barn that includes a 15X15 area for camping.

SREland.com/OkeechobeeRanch

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