

MOSSY BACK RANCH

MYAKKA CITY, FL | MANATEE COUNTY

656 ± ACRES TOTAL





A rare Florida gem! Mossy Back Ranch is nestled in the southeast countryside of Manatee County, only a short 45-minute drive to Sarasota! This turn-key ranch and family compound has been meticulously maintained to ensure the infrastructure, as well as the land, stay in great condition over the course of time. Ideal for a weekend getaway or a new place to call home, this working cattle ranch is currently running 200 head of cattle and was once partially farmed for citrus. A versatile property, the land itself could be farmed for various row crops and the large 16,000 square foot storage shop and numerous other structures could be utilized for a full-scale farming operation.

Oak hammocks, pasture utilized as food plots, and a small mix of wetlands provide an ideal habitat for various types of wildlife. The property has not been hunted in years, creating a sanctuary for game. This creates an ideal opportunity for a sportsman wanting to incorporate good wildlife management practices on the ranch.



SPECIFICATIONS & FEATURES

Acreage: 656 ± acres

Sale Price: \$5,450,000

Price per Acre: \$8,308

Site Address: 15700 Sugar Bowl Road
Myakka City, FL 34251

County: Manatee

Road Frontage: 2,700 ± feet on Sugar Bowl Road

Predominant Soil Types: 390 ± acres is Myakka fine sand. The remaining is a mixture of Adamsville, Cassia, Felda, Palmetto, Floridana-Immokalee, Zolfo, Canova & Anclote soils.

Uplands/Wetlands:

- 555 ± acres uplands
- 101 ± acres wetlands

Grass Types: Predominantly Bahia-type grasses. A couple small Jiggs & Hemarthria pastures are planted as well.

Current Use: AG-R

Zoning/FLU: A (General Agriculture); also classified as AG-R (Agriculture/Rural)

Income: Cellular Tower land lease, procuring an annual income of \$10,752. The lease includes 10,000 SF for the tower location. More detailed information can be provided upon request.

Irrigation/Wells: One 10-inch permitted well. Four 4-inch wells. The pumping station includes a four cylinder John Deere diesel power unit & pump. This station pumps water via a 12-inch main line from the finger ponds through a filtration system. The irrigation goes to nearly 70 ± acres of pasture, of which 55 ± acres are planted in Jiggs grass.

Water Source & Utilities: Electric, telephone, well & septic

Game Populations: Whitetail deer, Osceola turkey, wild hogs

Structures: Approximately 12 structures. See page 5 for additional information.

Taxes: \$20,425.75 for 2019 combined taxes & assessments

Fencing: Perimeter fenced & cross fenced into multiple pastures

Potential Use: Great hunting & ranching opportunities

LOCATION & DRIVING DIRECTIONS

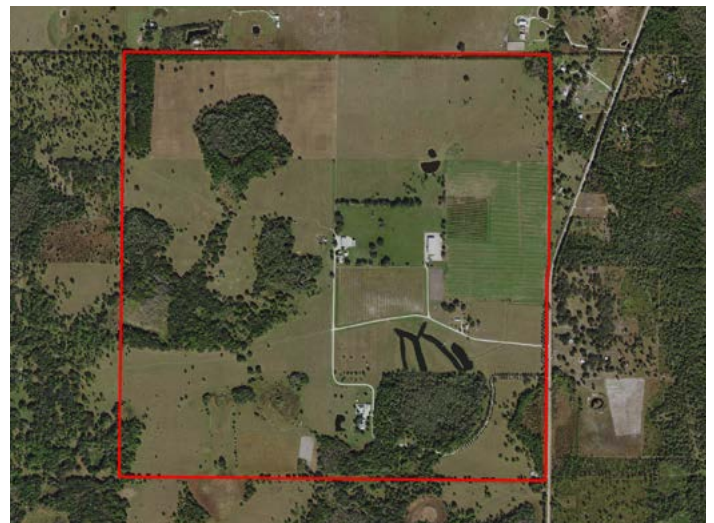
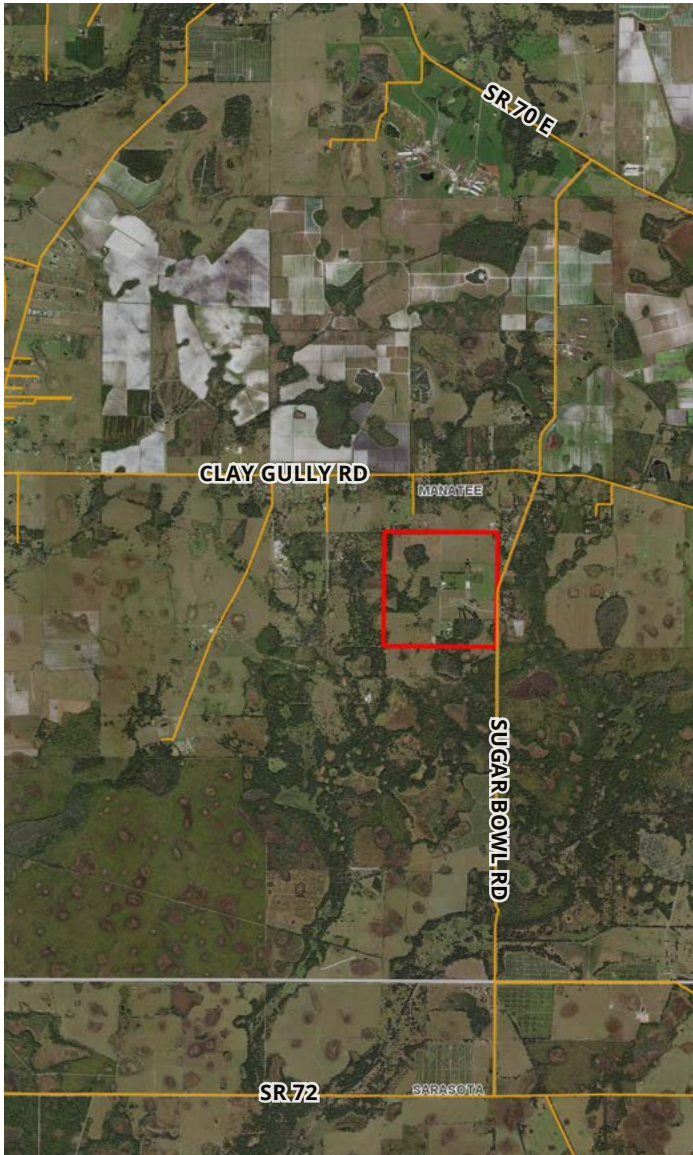
Parcel IDs: 114300007, 114200209, 114200159

GPS Location: 27.25503, -82.12220

Driving Directions:

- Travel East on Clay Gully Road.
- Turn south onto Sugar Bowl Road.
- Go 1.4 miles and the 2nd gated entrance to the property will be on your right (west side of the road).

Showing Instructions: Contact the listing agents, Keat Waldron (863.225.1231) or Trent Saunders (863.640.0390), to learn more or schedule a showing time.



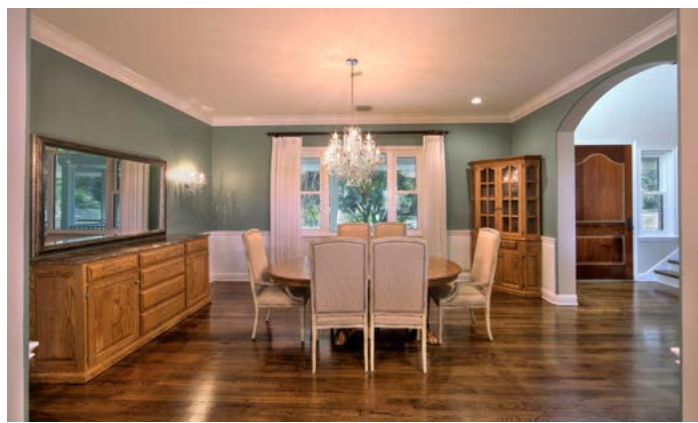
STRUCTURES

There are approximately 12 structures located on the property. The most significant improvements include the main residence, horse barn, RV garage, and storage shop. More detailed information can be provided upon request.

- **Main Residence:** 4,002 \pm sq ft, 3 bedroom/4 bath, built in 2001 with custom screened pool area, wraparound screened porch, screened brick BBQ area & attached 3 car garage.
- **Horse Barn:** 8 stalls, 2,930 \pm sq ft on slab, built in 2002; AC/heated tack room, bathroom, feed room & wash rack with hot & cold water.
- **RV Garage:** 2,400 \pm sq ft on slab, built in 2008. Three 14-foot overhead doors.
- **Storage Shop:** 16,000 sq ft of enclosed space with five 14-foot overhead doors built in 2005. Includes 870 \pm sq ft of interior office space with central AC and heat.
- **Cabin:** Ranch-style building, 1,608 \pm sq ft, 3 bedroom/2 bath, rebuilt in 1999. Two screened porches totaling 1,030 \pm sq ft & an attached 2 car garage.
- **Grove House:** 1,000 \pm sq ft, 2 bedroom/2 bath. Includes two screened porches & a 2 car carport on slab.
- **Tractor Barn:** 6,000 \pm sq ft built in 2000, seven 14-foot overhead doors & aluminum gutters.
- **Tractor Implement Barn:** 1,628 \pm sq ft barn built in 2001.
- **Feed Barn:** 1,280 \pm sq ft barn on slab built in 2001. Two sliding doors.
- **Dog Kennel:** 500 \pm sq ft structure on slab. Includes a walk in cooler.
- **Storage Building:** 1,200 \pm sq ft structure on slab.
- **Cow Pens:** Good condition; includes a silencer hydraulic squeeze chute.



Main Residence: 4,002 \pm sq ft, 3 bedroom/4 bath, built in 2001 with custom screened pool area, wraparound screened porch, screened brick BBQ area & attached 3 car garage.









One of two gated entrances. Paved driveway leads to the main residence.



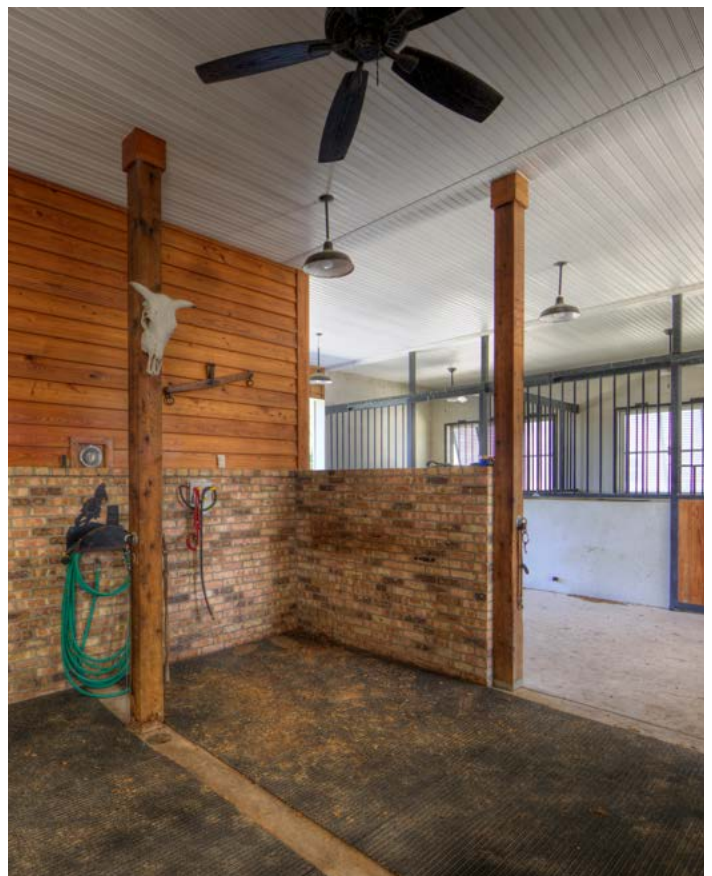


RV Garage: 2,400 ± sq ft on slab, built in 2008. Three 14-foot overhead doors.





Horse Barn: 8 stalls, 2,930 ± sq ft on slab, built in 2002; AC/heated tack room, bathroom, feed room & wash rack with hot & cold water.





Storage Shop: 16,000 sq ft of enclosed space with five 14-foot overhead doors built in 2005. Includes 870 ± sq ft of interior office space with central AC and heat.



Storage Shop: Interior



Grove House: 1,000 ± sq ft, 2 bedroom/2 bath. Includes two screened porches & a 2 car carport on slab.







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

656 ± Acres • Immaculate family compound and ranching/farming operation
12 structures including a main residence, horse barn, RV Garage, 16,000 SF storage shop, cabin, grove house, dog kennels, 4 other barns, and cowpens.

Visit SVNsaunders.com & Search For: Mossy Back Ranch

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