



**FOR SALE  
LAND  
N/A**

**TURKEY HAVEN RANCH WITH LEASED FARMLAND**

**SHOULTS GRADE RD., CLEWISTON, FL 33440**



ID#: 1048918



**BEN@CROSBYDIRT.COM  
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CORPORATE OFFICE  
141 5TH ST. NW  
WINTER HAVEN, FL 33881**



## OFFERING SUMMARY

<b>Listing Price</b>	Contact Listing Agent
<b>Acres</b>	3,840 Acres
<b>County</b>	Hendry
<b>Parcel IDs</b>	1324806A000001.0000, 1324807A000001.0000, 1324818A000001.0000, 1324805A000001.0000, 1324808A000001.0000, 1324817A000001.0000
<b>Coordinates</b>	26.3208429, -81.1650749
<b>Real Estate Taxes</b>	-

## PROPERTY OVERVIEW

Offered for sale is this incredibly diverse farm, ranch, and hunting investment just one hour due east of Naples. The Turkey Haven Ranch and Farm is a total of six contiguous sections (3,840 acres) of land located southeast of Immokalee in Hendry County. At this time, +/-835 acres of farm fields are under lease to a vegetable grower. In addition to the leased farmland income, the property is an excellent cattle ranch, and a world-class hunting location, known for Osceola Turkey and White-tail Deer.

## PROPERTY HIGHLIGHTS

- World-class Osceola Turkey hunting
- Excellent cattle ranch
- Permitted large farming wells
- Good road system
- One hour from Naples
- Picturesque "Old Florida" flora and fauna
- +/-835 acres currently leased for farming
- +/-500 additional acres of farmable fields ready for use

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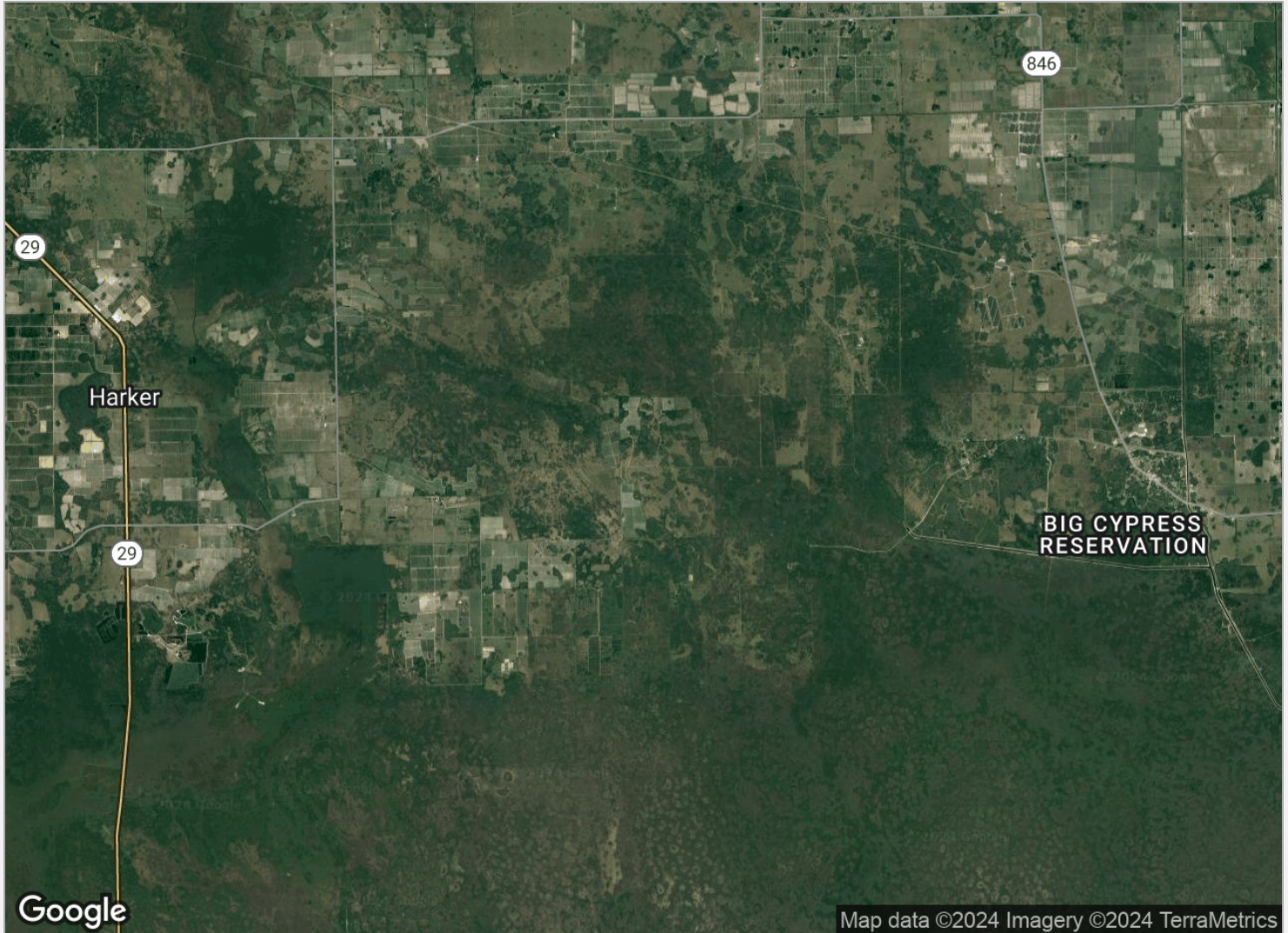


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## LOCATION DESCRIPTION

Offered for sale is this incredibly diverse farm, ranch, and hunting investment just one hour due east of Naples. The Turkey Haven Ranch and Farm is a total of six contiguous sections (3,840 acres) of land located southeast of Immokalee in Hendry County. At this time, +/-835 acres of farm fields are under lease to a vegetable grower, and 400-500 additional acres are available to be developed and leased for farming. In addition to the leased farmland income, the property is an excellent cattle ranch, and a world-class hunting location, known for Osceola Turkey and White-tail Deer.

## DRIVING DIRECTIONS

Located just under one hour east of Naples. East of Hwy 29, south of downtown Immokalee.

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## BEN CROSBY, CCIM, ALC

### Broker

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## PROFESSIONAL BACKGROUND

Born in Tampa, Mr. Crosby believes in earning your trust and respect and his experience spans 39 years in real estate, agricultural investments, commercial and land management. He strives to excel by providing his clients and customers with honest, accurate and timely information in relation to the property they are seeking to buy or sell. Holding licenses throughout the country he is honored to serve as your Land Specialist. He currently resides in Winter Haven with his wife of 42 years and has three grown daughters and 17 grandchildren.

## EDUCATION

2021-2023 REALTORS Land Institute Budget & Finance Committee  
2016-2023 Member REALTORS Land Institute Education Committee  
2015-2016 Member CCIM Institute Governance Committee  
2014 Vice President CCIM Institute Region 8 (Florida & Puerto Rico)  
2013 President Florida CCIM Chapter  
2009-2014 Trustee, Florida REALTORS® Political Action Committee  
2013 Florida REALTORS PAC Hall of Fame  
Member East Polk, Greater Lake and Sumter County Assn of REALTORS  
Member Sarasota Manatee Assn and Orlando Regional Assn of REALTORS  
CCIM Designation (Certified Commercial Investment Member)  
ALC Designation (Accredited Land Consultant)  
Member, Central Florida Commercial Association of REALTORS®  
Member, Florida Gulf Coast Commercial Association of REALTORS®  
Member, Florida and Georgia Chapters Realtors Land Institute  
Member Georgia Association of Realtors & Atlanta Commercial Board of Realtors  
REALTORS® Land Institute Instructor: Land 101 Course, Agriculture Brokerage & Marketing Course,  
Site Selection Course and Land Investment Analysis Course, Subdivision Development Course

## MEMBERSHIPS & AFFILIATIONS

REALTORS® Land Institute 2020 Robert C. Meeks Distinguished Service Award  
Florida Realtors 2019 Commercial Achievement Award  
REALTORS® Land Institute Excellence in Instruction Award 2016, 2014, 2010  
REALTORS® Land Institute Land Realtor of America 2014  
Florida Chapter CCIM Hank Thompson Award 2014  
REALTORS® Land Institute Florida Land Realtor of the Year 2010

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