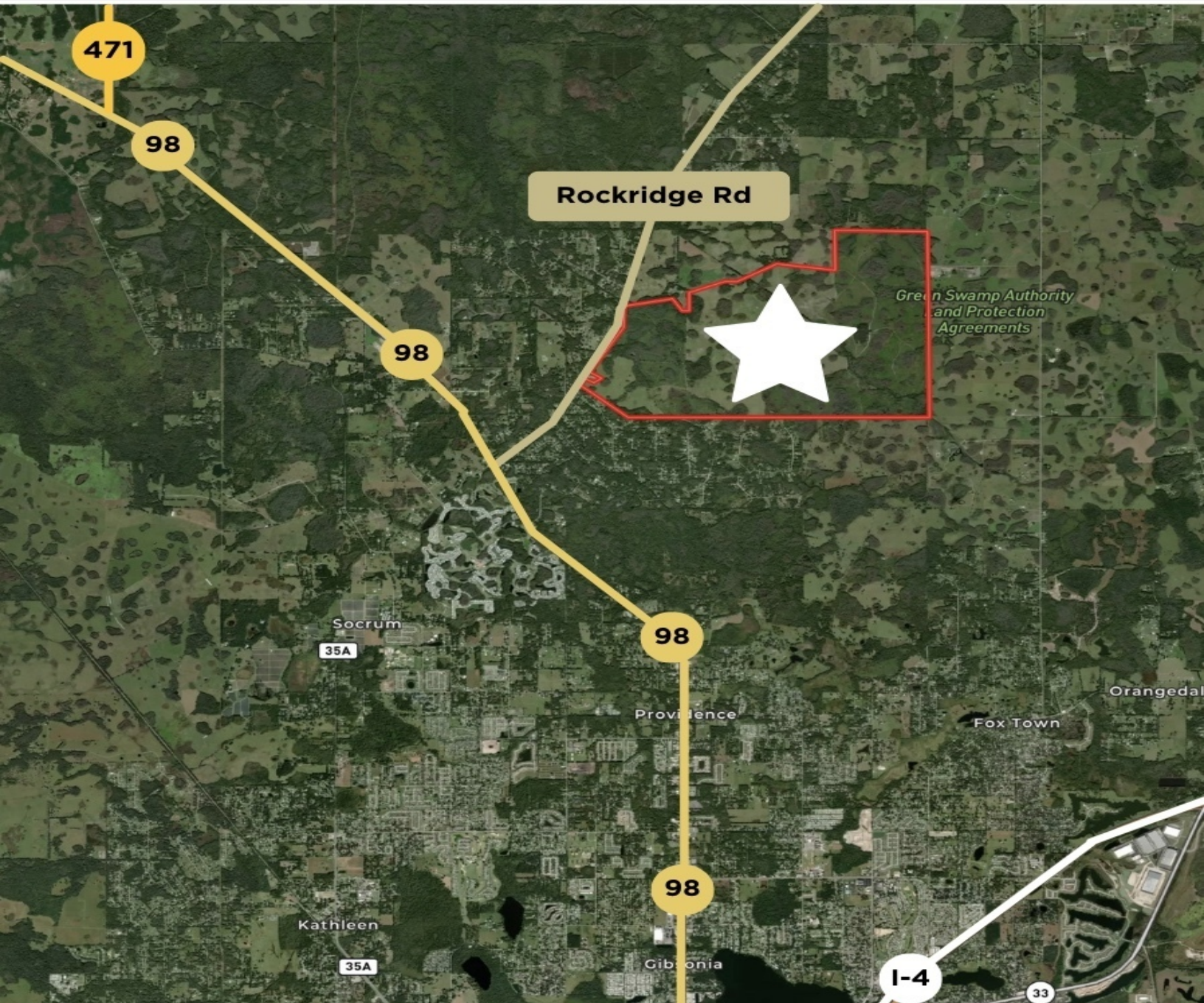




**FOR SALE**  
**J E H RANCH**  
**\$16,900,000**

2864+/- ACRES

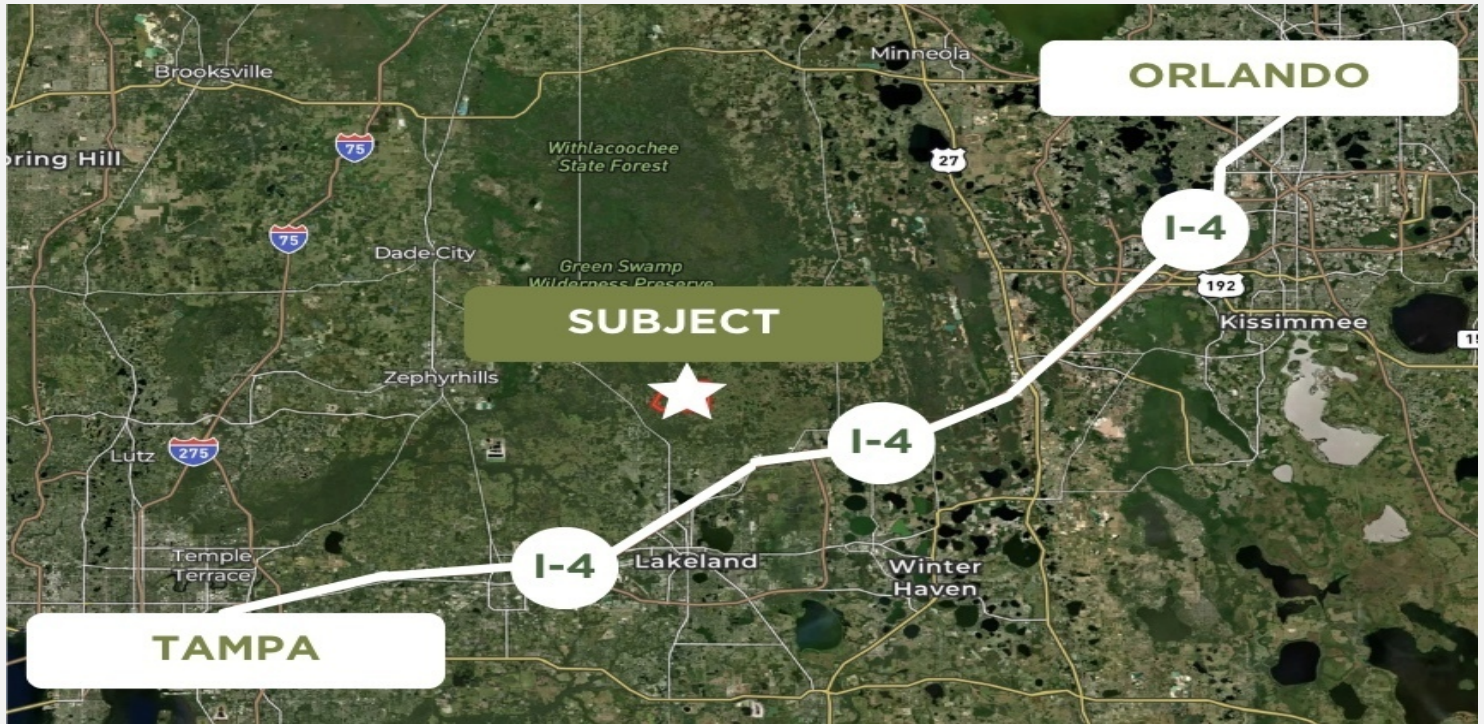
**ROCKRIDGE RD, LAKELAND, FL 33809**



**BEN@CROSBYDIRT.COM**  
**BEN CROSBY, CCIM, ALC**  
**863.412.8977**



**CROSBYDIRT.COM**  
**CORPORATE OFFICE**  
141 5TH ST. NW SUITE 202  
WINTER HAVEN, FL 33881



## PROPERTY DESCRIPTION

J E H Ranch is approximately a 2864 acre working cattle ranch located 5 miles North of Lakeland, Florida. The ranch has approximately 1000 acres of improved pastures for grazing and hay production with the remaining 1800 + acres in it's native state. The ranch is home to whitetail deer, wild Osceola turkeys and many other types of wildlife native to West Central Florida. The offering does not include any buildings but does have a small set of cattle working pens. There are several large diameter deep water wells located around the improved pastures. The ranch has a perpetual "conservation easement" over it which prevents intense development. The CE permits a total of 9 homesites with a minimum acreage of 100 acres per new homesite. There is approximately one half mile of frontage on Rock Ridge Road which is a paved collector owned and maintained by Polk County. Historic uses have been cattle production, timber production, sod- seed production and watermelon farming. The CE allows those historic uses perpetually with the exception of "row crop" production. The CE also allows an additional 200 acres of the native range to be converted to improved pastures if desired. The ranch is one of the few remaining large tracts in private ownership in this part of West Central Florida.

## OFFERING SUMMARY

Sale Price:	\$18,616,000
Lot Size:	2,864 Acres

DEMOGRAPHICS	5 MILES	10 MILES	30 MILES
Total Households	1,401	27,306	622,872
Total Population	4,087	67,455	1,498,501
Average HH Income	\$57,739	\$62,032	\$66,873

ID#: 1060812



ID#: 1060812



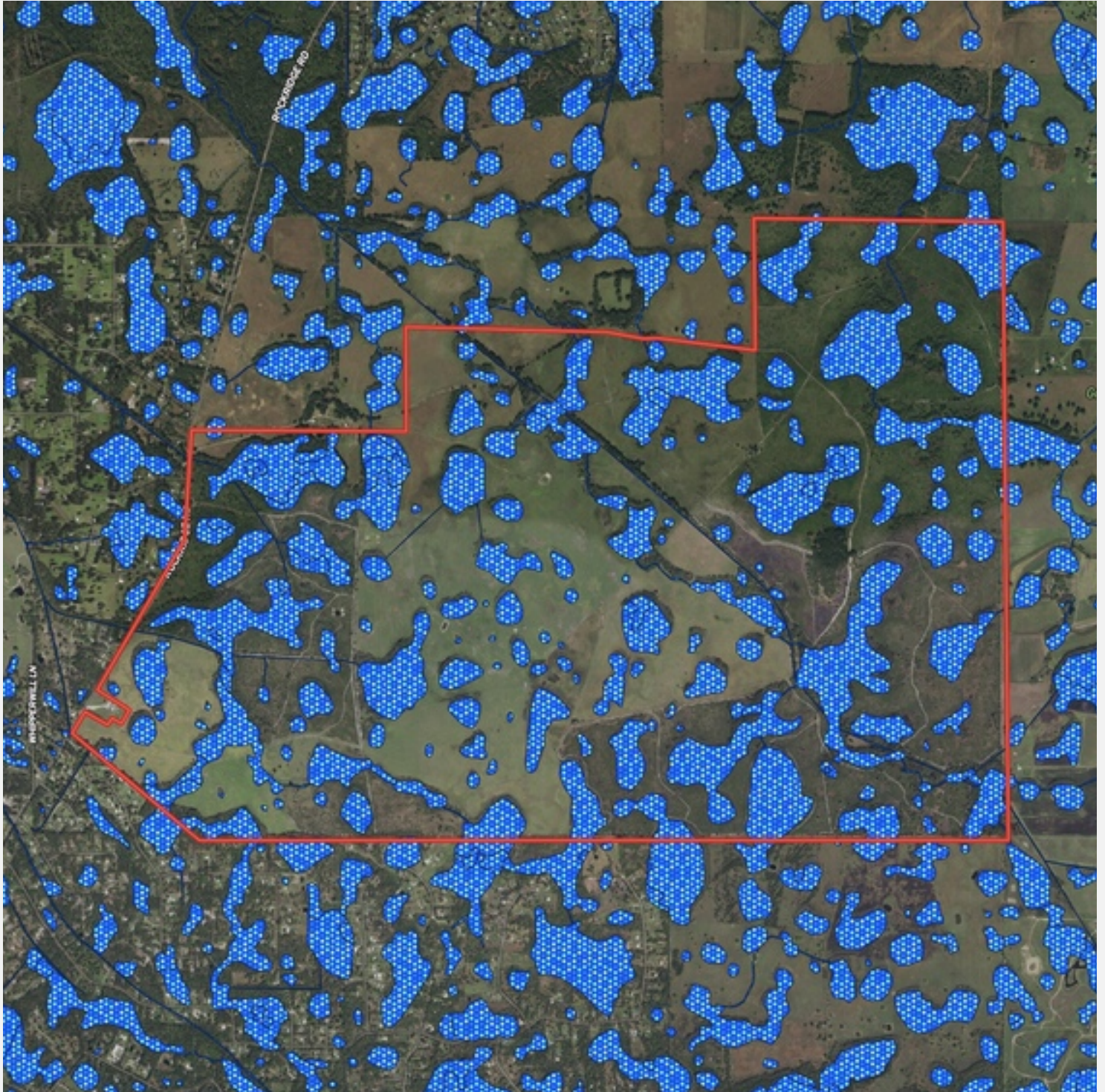
ID#: 1060812



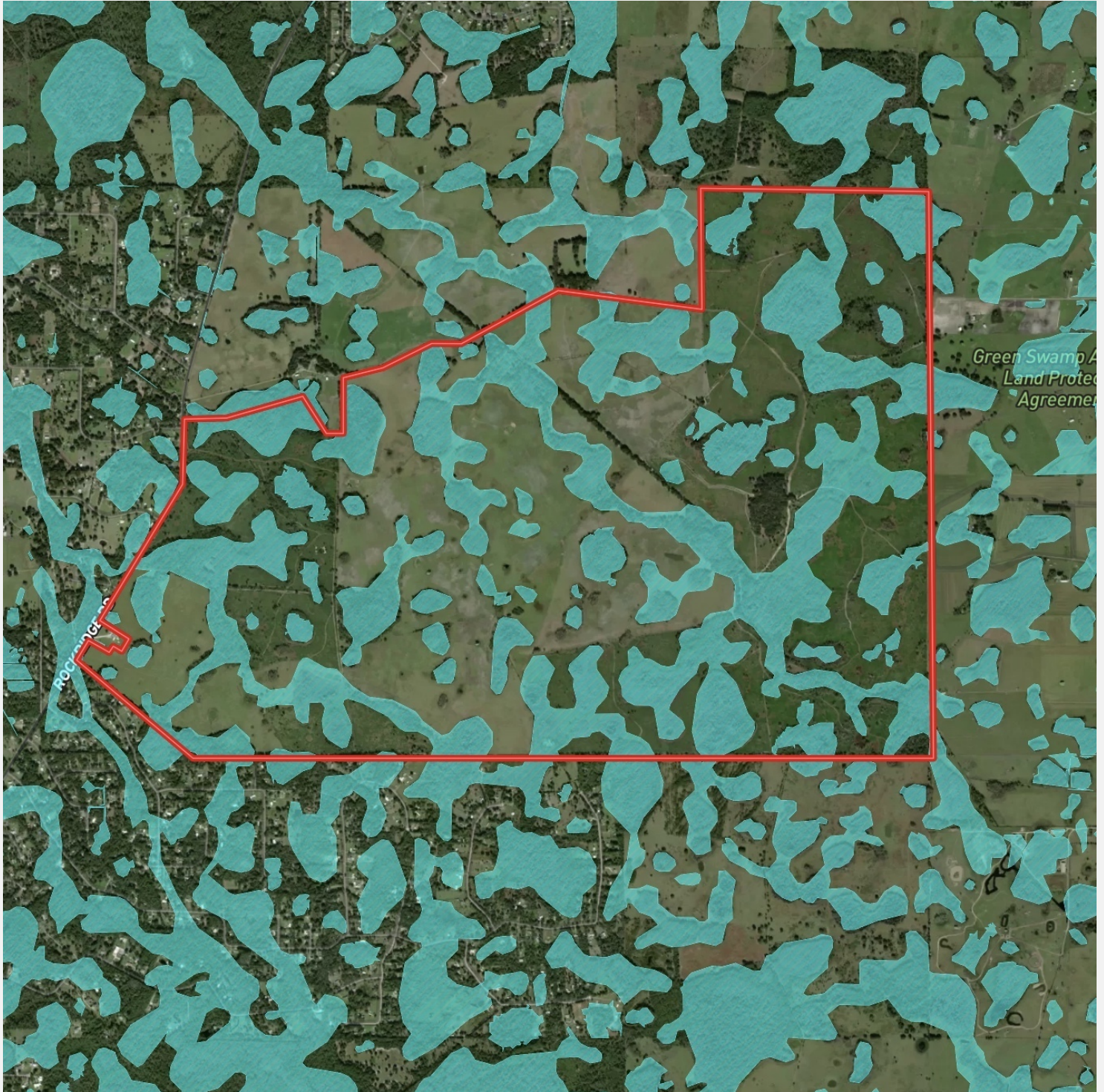
ID#: 1060812



ID#: 1060812











ID#: 1060812



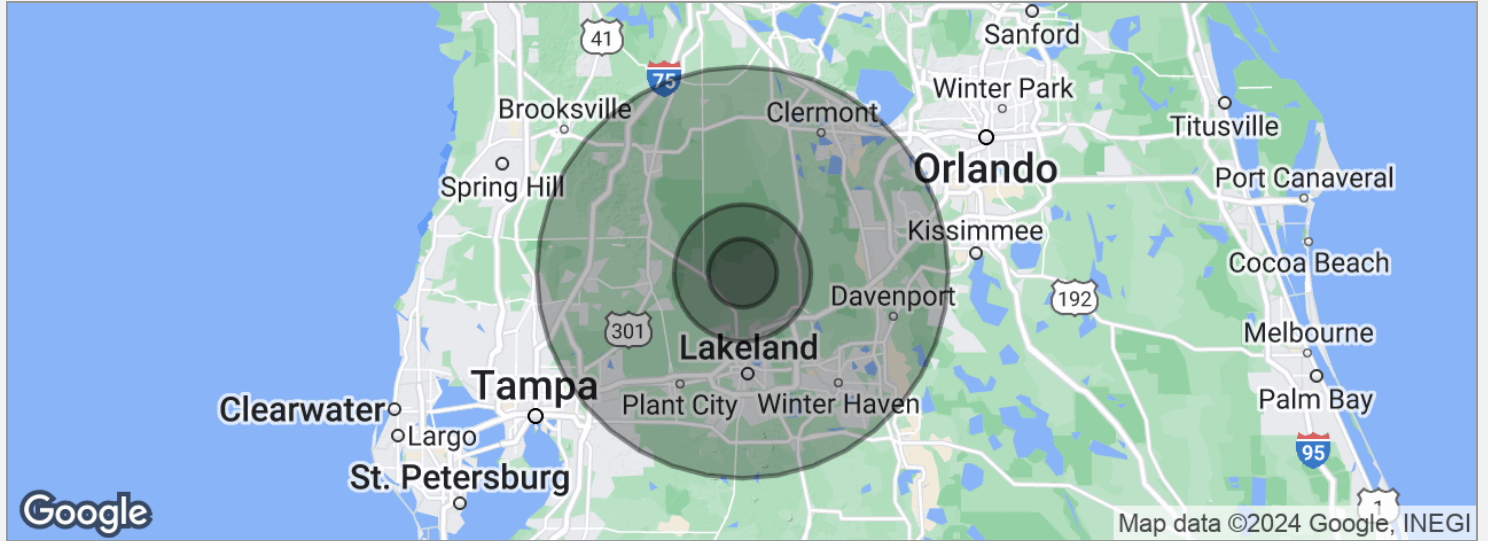
ID#: 1060812



Boundary  2863.78 ac						
CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP 
7	Pomona fine sand	1113.77	38.89%	-	34	4w 
17	Smyrna and Myakka fine sands	685.05	23.92%	-	34	4w 
33	Holopaw fine sand, frequently ponded, 0 to 1 percent slopes	433.3	15.13%	-	4	7w 
32	Kaliga muck, frequently ponded, 0 to 1 percent slopes	312.28	10.9%	-	6	7w 
19	Floridana mucky fine sand, frequently ponded, 0 to 1 percent slopes	137.93	4.82%	-	5	7w 
36	Basinger mucky fine sand, frequently ponded, 0 to 1 percent slopes	44.56	1.56%	-	4	7w 

23	Ona-Ona, wet, fine sand, 0 to 2 percent slopes	34.95	1.22%	-	33	3w 
87	Basinger fine sand, 0 to 2 percent slopes	24.97	0.87%	-	22	4w 
25	Placid and Myakka fine sands, depressional	23.38	0.82%	-	7	7w 
13	Samsula muck, frequently ponded, 0 to 1 percent slopes	22.63	0.79%	-	5	7w 
40	Wauchula fine sand	20.49	0.72%	-	43	3w 
74	Narcoossee sand	6.84	0.24%	-	28	3w 
21	Immokalee sand	2.65	0.09%	-	32	4w 
82	Felda fine sand, 0 to 2 percent slopes, frequently flooded	1.12	0.04%	-	20	5w 
Totals		0 CPI		24.02 NCCPI		5 Cap.
2863.78 ac 		Average		Average		Average

ID#: 1060812



## POPULATION

	5 MILES	10 MILES	30 MILES
Total population	4,087	67,455	1,498,501
Median age	38.7	43.7	40.3
Median age (male)	36.5	43.3	39.2
Median age (Female)	39.6	43.7	41.2

## HOUSEHOLDS & INCOME

	5 MILES	10 MILES	30 MILES
Total households	1,401	27,306	622,872
# of persons per HH	2.9	2.5	2.4
Average HH income	\$57,739	\$62,032	\$66,873
Average house value	\$145,412	\$172,488	\$204,077

\* Demographic data derived from 2020 ACS - US Census

ID#: 1060812