

FOR SALE > LAND

\$5,526,000

ARTESIAN WATERS RANCH

600 L 7 RANCH RD, LAKE PLACID, FL 33852

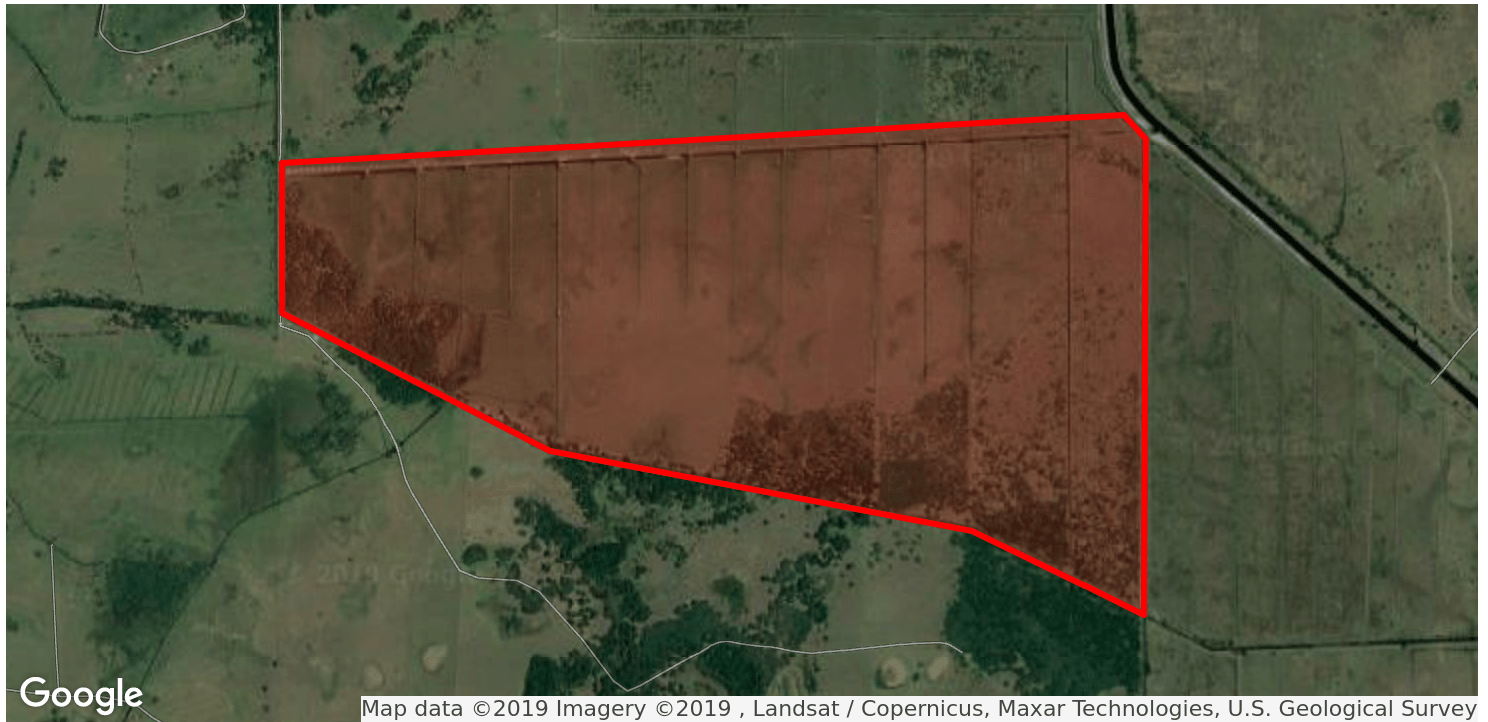


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OFFERING SUMMARY

Listing Price	\$5,526,000
Acres	1,228 Acres
Price Per Acre	\$4,500
County	Highlands
Zoning	AG
Irrigation	Canal system
Utilities	Power
Soils	+/-60% Muck Soil, +/-40% Sandy Soil
Taxes	\$8,765
Parcel IDs	C183831A0000200000
Coordinates	27.1510093, -81.2495229

PROPERTY OVERVIEW

For the first time in over sixty years, the Artesian Waters Ranch is available for purchase. This +/-1,228 acre ranch is one of the finest examples of agricultural real estate in all of Florida. Located on the eastern side of the "Florida Ridge," this ranch enjoys a consistent and constant underground flow of crystal clear water, moving down the ridge and through the land. This water is delivered through a system of canals, controlled by culverts that allow the rancher to raise and lower the water levels at will. Also as a result of the location and topography, this ranch is over 60% Tequesta muck soils, known for high organics, and capable of growing lush, nutritious grasses.

Along with the ranch's phenomenal cattle production and farming capabilities, the property essentially functions as a game sanctuary. Very minimal hunting over the decades, along with regularly filled feeders, have resulted in uncommon numbers of quality whitetail deer, along with other typical Florida species such as Osceola turkey, wild hog, quail, ducks, and more. Do not miss the opportunity to own this extremely productive and well-maintained ranch!

ID#: 384940



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LOCATION DESCRIPTION

The main gate to the ranch is located just under 7 miles from the intersection of US Hwy 70 and US Hwy 27 in Lake Placid. This centralized location allows for easy access to greater South Florida and Miami, as well as a straight shot west to greater Naples/Ft. Myers. The town of Lake Placid has all the amenities one could need from Publix to hardware stores, dealerships, restaurants, etc.

PROPERTY HIGHLIGHTS

- "Artesian" water flow from west to east via canal system
- Immaculate clean water
- Muck soils
- High A/U per acre capability

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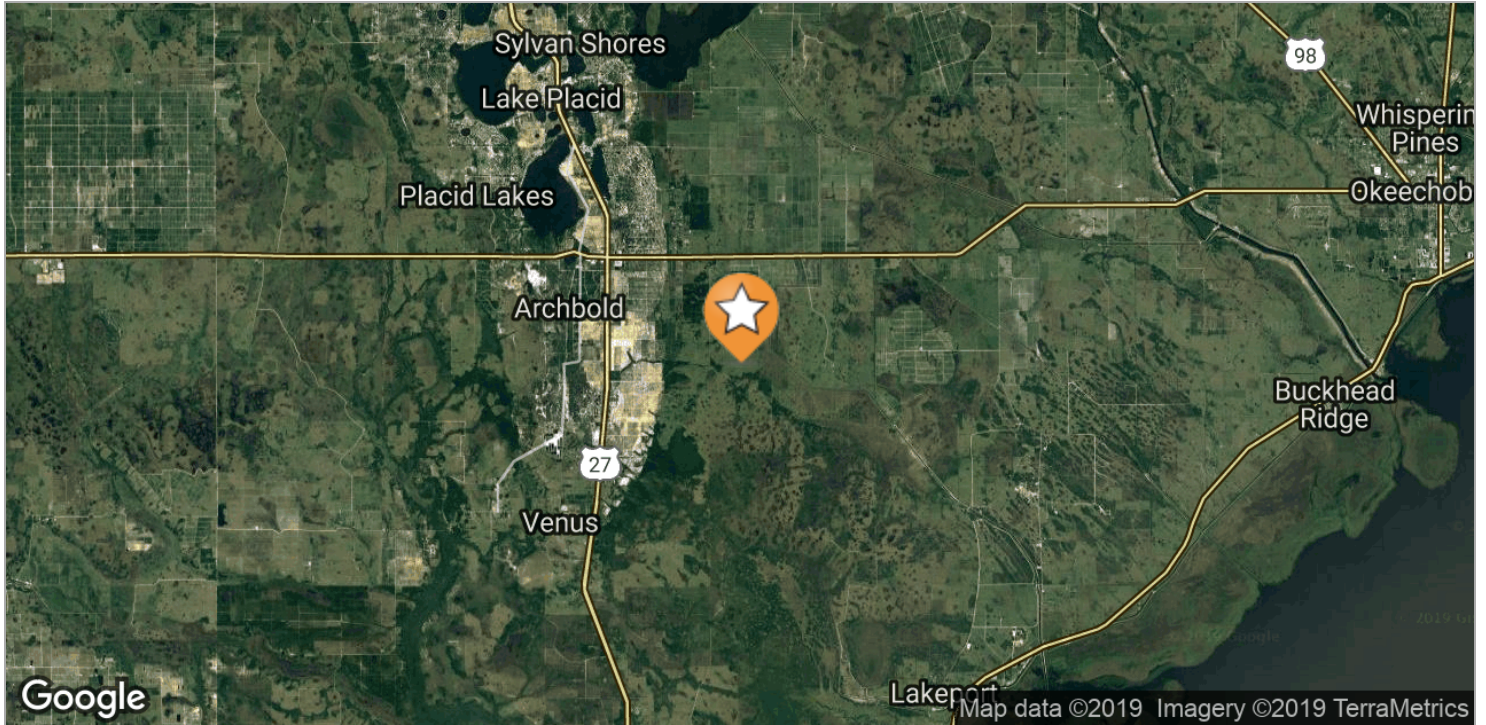


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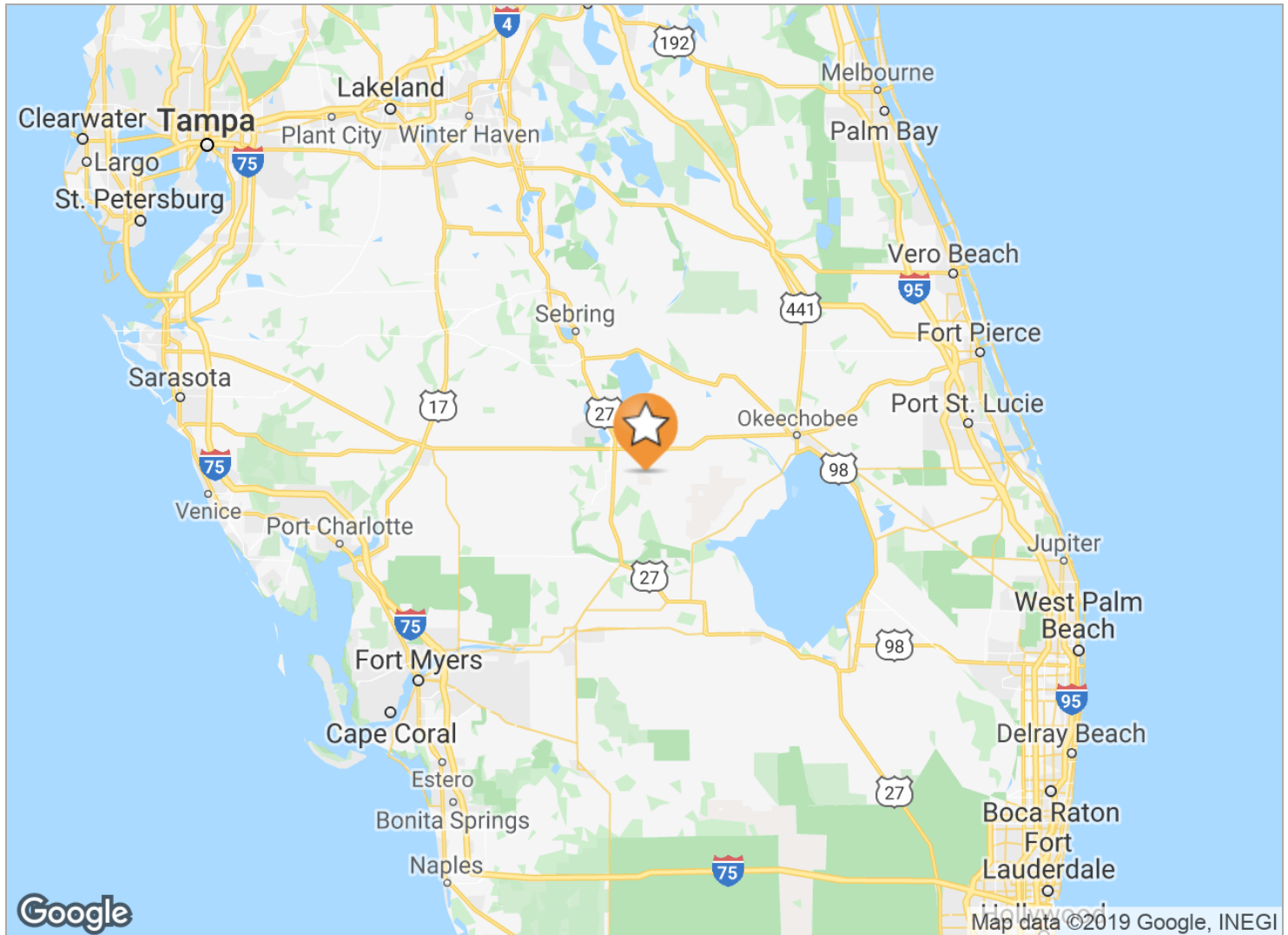
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DRIVE TIMES

40 mins to Okeechobee, 2 hour 40 mins to Miami.

DRIVING DIRECTIONS

From Miami, take I-95 north to I-595. Take I-595 west to US 27. Take US 27 through Clewiston, Moorehaven, and Palmdale all the way to US Hwy 70 in Lake Placid. Travel east to L-7 Ranch Rd. Total drive is 2 hours and 40 minutes.

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TREVOR C. WILLIAMS, MA

Land Specialist, REALTOR®



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PROFESSIONAL BACKGROUND

As a native Floridian from Polk County, I know and love the beautiful land of The Sunshine State. Holding a Master's degree in Communication, I am able to effectively interact with buyers and sellers, providing reliable and prompt service. I've earned a reputation for tenacious and pro-active real estate representation, and promise to apply those qualities to your real estate project. As a well-rounded real estate professional focusing in ranches, farmland, vacant land, and investments, my love for Florida land and dedication to clients is unmistakable.

EDUCATION

Bachelor of Arts - Media Studies; Florida State University 2006
Master of Arts - Communication; Florida State University 2008

MEMBERSHIPS & AFFILIATIONS

National Association of Realtors (NAR)
Florida Gulf Coast Association of Realtors (FGCAR)
Realtors Land Institute (RLI)
Polk County Farm Bureau
Florida Cattlemen's Association (FCA)

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PROFESSIONAL BACKGROUND

Caleb holds a Bachelor's degree in Business Administration from Auburn University and a Masters of Science in Real Estate (MSRE) from the University of Florida. He also holds the prestigious Accredited Land Consultant (ALC) designation from the REALTORS Land Institute (RLI) as well as the Certified Commercial Investment Member (CCIM) designation. He currently works in land sales in Florida and Georgia - specializing in row crops, pasture, and development land. Caleb is a past member of the board of directors of RLI, serving as chairman of the Future Leaders Committee, liaison for the Military Transition Program, and was a past president of the Florida Chapter. He is also the recipient of the Realtors Land Institute 2017 Rising Star Award. Prior to his real estate career, Caleb spent 9 years flying F/A-18s for the US Navy and continues to serve in the US Navy Reserve as a member of Unmanned Aerial Patrol Squadron Nineteen (VUP-19). Caleb has experience in agricultural and development land, office and retail leasing, and single family investment properties. He is also a guest contributor to the webpage blogs of the REALTORS Land Institute and LandThink.

EDUCATION

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Masters of Science in Real Estate (MSRE) from the University of Florida
Accredited Land Consultant (ALC) designation from the REALTORS Land Institute
Certified Commercial Investment Member (CCIM) designation

MEMBERSHIPS & AFFILIATIONS

REALTORS Land Institute (RLI): Board of Directors, Future Leaders Committee
Chairman President, RLI Florida Chapter
Florida Association of REALTORS (FAR): Board of Directors
CCIM, Florida Chapter

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