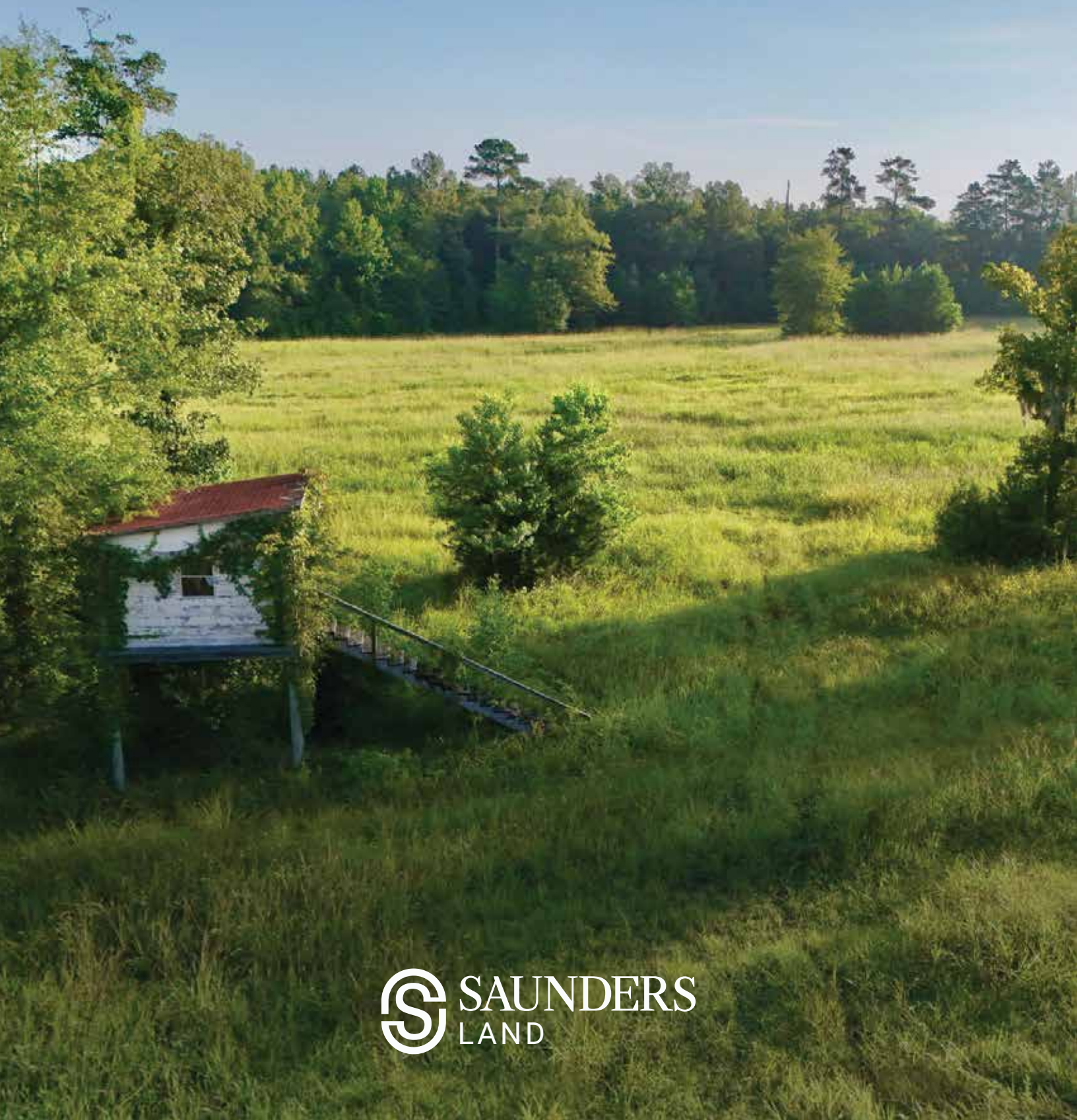


# SAUNDERS Landbook

FALL 2025





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# Rooted in Land

At Saunders Land, a division of Saunders Real Estate, our legacy is built on deep-seated expertise and a passion for the land. For nearly three decades, we have represented buyers, sellers, investors, and institutions. We are nationally recognized as an authority in land brokerage, conservation, agriculture, and investment. With over \$6 billion in successful transactions and a current land management portfolio of over 30,000 acres, our experts bring mastery and precision to every deal and project.

Through decades of dedicated service, we have cultivated relationships with buyers and brokers across the nation and around the globe, establishing an expansive network of prospective buyers seeking exceptional opportunities. Our profound knowledge and extensive experience in identifying the perfect buyers, combined with our mastery of negotiation and transaction management, empower our clients to navigate even the most complex real estate acquisitions and dispositions with absolute confidence.

For those who steward the land, invest in its future, and shape its legacy, Saunders Land stands as a trusted partner—rooted in land, driven by expertise, and committed to a legacy of excellence.



**LAY OF THE  
LAND**  
MARKET REPORT

Backed by expert insight, the Lay of the Land® Market Report is the leading authority for anyone engaged in land real estate. With insights grounded in analyzed transactions, property values, and trends, these reports serve not only as a benchmark but as a strategic tool for landowners, investors, and professionals navigating complex land decisions.

# SAUNDERS Landbook

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## FEATURED COVER LISTING Meriwether Road Tract

Offering a rare combination of development potential, this property also supports robust populations of white-tailed deer, wild turkey, and waterfowl. A well-developed internal road system grants access throughout the property (additional details on page 23).





# Acreage and Estates



## Highlands Ranch

724 ACRES • CALL FOR PRICING • FREEPORT, FLORIDA

- Prime investment opportunity in the growing Freeport area
- Close proximity to 30A beaches and amenities
- 148 acres of commercial with road frontage on US 331

Austin Fisher



## Polk County Rock Mine

425 ACRES • \$12,000,000 • KATHLEEN, FLORIDA

- Investment opportunity in Polk County
- Active rock mine in the area, spanning 425 acres of highly versatile land
- Offers both industrial and residential development potential

Bo Jahna & David Saley



## Dupree Tract

208 ACRES • \$1,040,000 • ASHFORD, ALABAMA

- 208± acres in Ashford with row crop and wooded land
- Prime location near Antioch and Garrett Rd with extensive road frontage
- Gently sloping terrain ideal for farming, development, or investment

Hoke Smith IV, ALC & Dusty Calderon



## Moore Road 30 Acres

30 ACRES • \$1,500,000 • LAKELAND, FLORIDA

- Ideal for part-time farm/homesite
- Protected from future development
- A short drive to shopping and services

Richard Dempsey, ALC, CIPS

# Acreage and Estates



## 83 Acres on Snyder Road Sebring

83 ACRES • \$1,670,200 • SEBRING, FLORIDA

- Close to downtown Sebring for convenience and shopping
- Great weekend retreat property for families
- Have fun on this manageable sized parcel or replant ag crops

R. Todd Dantzler, CCIM



NEW LISTING

## The Bull's Pen

72 ACRES • \$1,500,000 • FITZPATRICK, ALABAMA

- 72 ± acres in Hector with 4BR/3BA pine interior home and wraparound porch
- Pool with hot tub grotto, outdoor kitchen, fire pit, and 3-acre pond with dock
- Mature pine and hardwood timber, trails, and abundant wildlife

Hoke Smith IV, ALC



NEW LISTING

## Brush Creek Farm

50 ACRES • \$1,100,000 • MENTONE, ALABAMA

- 50-acre Alabama retreat with unique converted grain bin home
- Mix of pasture and timber, perfect for farming or recreation
- Secluded setting with modern-rustic charm and room to expand

Neil Colbert, ALC



NEW LISTING

## Lake Reedy Reserve

44 ACRES • CALL FOR PRICING • FROSTPROOF, FLORIDA

- Road frontage to each lot
- 1 ± miles to the Lake Reedy boat ramp
- Minutes to US 27

Daniel Lanier, ALC



NEW LISTING

## Acker 40

40 ACRES • \$299,900 • PIEDMONT, ALABAMA

- Homesite opportunity in charming Piedmont, AL with local amenities nearby
- Close to Terrapin Creek for kayaking, fishing, and recreation
- Ideal for a peaceful getaway or full-time rural living

Neil Colbert, ALC



## Kenilworth 35

35.18 ACRES • \$549,000 • SEBRING, FLORIDA

- 1,129 FT of road frontage
- 100% uplands

Daniel Lanier, ALC



NEW LISTING

## Lake Wilson Road Acreage

26.6 ACRES • \$1,500,000 • DAVENPORT, FLORIDA

- Well-located wetland property with potential for recreation, conservation, or mitigation use
- Near Reunion, Disney, and major tourist corridors with shopping and dining nearby

Dusty Calderon



## Wauchula Residential Acreage

24.42 ACRES • \$484,200 • WAUCHULA, FLORIDA

- Hard road frontage with potential for subdividing
- Quiet, rural setting

R. Todd Dantzler, CCIM



# Acreage and Estates



## Entrelagos

2.44 ACRES • \$19,500,000 • ORLANDO, FLORIDA

- Private peninsula with 12 bedroom, 13.5 bath home with spa, cabana bar, and sauna
- 14,706 ± SF total with a 11,048 ± SF gross living area
- Private pool, boat dock, and 24 hour guarded security

Richard Dempsey, ALC, CIPS



## 3990 East Gaskins Road

20.16 ACRES • \$875,000 • BARTOW, FLORIDA

- Perfect home for anyone looking to live on a large tract of land
- Recently updated 3 bed/2 bath home with an in-ground swimming pool
- Enclosed 40x40 shop with a generator hookup and a 40x60 pole barn

Daniel Lanier, ALC



## Rocker Road Estates Lot 1

9.09 ACRES • \$250,000 • BARTOW, FLORIDA

- Home site
- Potential part-time farm
- Pasture

Richard Dempsey, ALC, CIPS



## Office & Industrial Complex in the Ozarks

8.8 ACRES • \$530,000 • TILLY, ARKANSAS

- In the Ozark Mountains with a 3,700 SF office and two warehouses
- 50x60 metal barn and mobile home add flexibility
- 1.5 mi from Ozark National Forest with hunting, hiking, and recreation

David Hill



## 4641 US 98 E, Fort Meade

7.12 ACRES • \$625,000 • FORT MEADE, FLORIDA

- 2,800 SF updated 4-bedroom home on 7.12 acres just minutes from town
- Features new flooring, LED lighting, fresh paint, and dual HVAC systems
- Includes a 4± acre irrigated former citrus grove, ideal for a small farm operation

Daniel Lanier, ALC



## SWFWMD - Harney Road Homesite and Acreage

2.85 ACRES • \$200,000 • THONOTOSASSA, FLORIDA

- Approximately 2 miles away from exit 265
- Quick access to I-75

Zeb Griffin, ALC



## East Lake Wales SR 60 Residential Lot

1.22 ACRES • \$125,000 • LAKE WALES, FLORIDA

- Vacant residential lot on SR 60, just 15 minutes from shopping
- Zoned for a home, animal farm, or general farming
- On-site electric pole offers a head start for power setup

Maricruz Gutierrez Mejia



# Citrus



## Wilburn Grove

870 ACRES • \$11,000 PER ACRE • LORIDA, FLORIDA

- Professional management
- Lease in place
- Excellent soils and infrastructure

Jeff Cusson, CCIM & Bryan Cusson



## Prescott Road 45 Acre Grove

45 ACRES • \$675,000 • ZOLFO SPRINGS, FLORIDA

- 45-acre citrus grove with deep ag well and great drainage
- Turn-key setup for citrus, farming, or redevelopment
- Hard road access in a strong agricultural region surrounded by active farms

Nick Dabbelt & Dean Saunders, ALC, CCIM



## Scenic Hwy Babson Park Grove

35.5 ACRES • \$1,400,000 • BABSON PARK, FLORIDA

- Prime location on one of the highest points in Central Florida
- Near Webber University and Warner University across Crooked Lake
- Ideal for continued citrus production or future residential development

Richard Dempsey, ALC, CIPS



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# Development Land



## Putnam County Development Site

3,425 ACRES • \$39,000,000 • PALATKA, FLORIDA

- Located 13 miles south of new Outer Beltway & Shands Bridge
- 6,200 FT of frontage on Hwy 17
- County support for master planned development

Bryant Peace, ALC



## Lake County 2,478 ± Acre Land Investment and Ranch

2,478 ACRES • CALL FOR PRICING • GROVELAND, FLORIDA

- Excellent land banking opportunity
- Road frontage on CR 33
- The Villages have land holdings that adjoin the northern and western boundaries of the property

Zeb Griffin, ALC



## Poinciana Blvd Residential Development Tract

1,720 ACRES • CALL FOR PRICING • KISSIMMEE, FLORIDA

- Legacy property in the Central Florida Tourism Corridor
- Premier, large acreage tract features 1.5 ± miles of road frontage along Poinciana Boulevard

Dean Saunders, ALC, CCIM & Dusty Calderon



# Development Land



## Panama City Development Tract

1,200 ACRES • \$12,400,000 • PANAMA CITY, FLORIDA

- Located within the city limits of Panama City, Florida
- Approved Planned Unit Development (PUD)
- Allows for 1,800 residential units & 450,000 SF of mixed use

Austin Fisher & Dean Saunders, ALC, CCIM



## Martin Highway Investment Acreage

978 ACRES • SUBJECT TO OFFER • PALM CITY, FLORIDA

- High visibility on SW Martin Highway
- Versatile zoning for various land uses
- Potential for development or investment

Jeff Cusson, CCIM



## High Acres

730 ACRES • \$32,850,000 • SARASOTA, FLORIDA

- Hamlet overlay permits 292 homesites
- Located 1.2 miles east of Lakewood Ranch
- Highest elevation in Sarasota County with 100% upland soils

Benjamin Gibson



## Houston Springs Residential Development

467 ACRES • AUCTION ENDING SEPT. 9TH • PERRY, GEORGIA

- 54 finished lots, 64 roughed (platted) lots and approvals for additional 930 lots
- 18-hole golf course
- Planned Unit Development (PUD)

Jeff Cusson, CCIM & Austin Fisher



## 430 Development Acres in McIntosh County Georgia

430 ACRES • \$6,450,000 • TOWNSEND, GEORGIA

- Zoned for agricultural use
- Prime location in Townsend, Georgia
- Opportunity for large-scale development

Mike Lansdell, ALC



## Tomoka Farms Road 411 ± Acres

411 ACRES • CALL FOR PRICING • PORT ORANGE, FLORIDA

- Excellent land investment opportunity in a growing part of Volusia County
- 2,700 FT of hard road frontage on Tomoka Farms Road
- The ranch consist of a mixture of improved pasture and pine woods

Zeb Griffin, ALC



## Mixed Use Development Acreage at Heldon Ranch

357 ACRES • \$9,000,000 • DUNNELLON, FLORIDA

- Mixed use zoning of M1, B5 and A1 creates enormous potential
- Historically grazed by cattle and used to grow various crops
- Access from Highway 328 and US Highway 41

Shea R. Booster & Zane Mueller



## Palatka 356 Acres Development Tract

356 ACRES • \$9,000,000 • PALATKA, FLORIDA

- 1 mile of frontage on State Rd 20
- Property located 3 miles west of Palatka, Florida
- Water and sewer available through the City of Palatka

Marvin Puryear

# Development Land



## Hernando County 275 ± Acres

275 ACRES • \$4,242,000 • DADE CITY, FLORIDA

- Mostly wooded with internal lakes, clearings, and frontage on the Withlacoochee River
- Zoned PDP Residential, with 20 ± acres on the south end zoned Agricultural

Zeb Griffin, ALC



## Kings Walk Residential Development

253 ACRES • \$6,925,000 • BRUNSWICK, GEORGIA

- Approved planned unit development
- Access via Kings Walk and Chanslor Road; water and sewer available
- Located between Darien and Brunswick, near major highways

Austin Fisher



## Columbia County Development Land

246 ACRES • \$4,649,400 • FORT WHITE, FLORIDA

- Great location
- Convenient for commuting to adjacent cities
- Direct access to US 441 and I-75

Ken Rembert



## 214 Acres of Development Land

214 ACRES • \$2,140,000 • HAZLEHURST, GEORGIA

- Prime location with 3,800+ feet of frontage on US 341
- Just 1 mile from Hazlehurst for convenient access
- Ample space for commercial, industrial, or residential projects

Mike Lansdell, ALC



## US Highway 27 S Mixed-Use Development Land

205 ACRES • \$18,000,000 • LEESBURG, FLORIDA

- Great opportunity for single-family, multifamily, and commercial development
- 90.6% uplands
- Over 1,000 estimated net residential units

Marvin Puryear



## West Lake Wales Residential, Commercial or Industrial Acreage

193 ACRES • \$4,400,000 • LAKE WALES, FLORIDA

- Vacant land located in West Lake Wales
- Located along SR 60 and provides easy access to US 17, US 27, I-4, and I-95
- 4 Miles east of Intermodal Park

Glenn Folsom & Zeb Griffin, ALC



## Citrus County 189 Acres

189 ACRES • \$3,771,050 • DUNNELLON, FLORIDA

- Zoned AGR-MH
- Potential timber and recreation tract
- Ideal for land and residential development. 5-10 acre ranchettes

Eric Hoyer, CF, Clay Taylor, ALC, John Holzaepfel, CF, & Clayton Taylor



## Palm Lake Ranch

173 ACRES • \$5,499,000 • PLANT CITY, FLORIDA

- Ample acreage for development
- Strategic proximity to major highways
- Attractive market for commercial ventures

David Hitchcock, ALC & Richard Dempsey, ALC, CIPS



# Development Land



## Live Oak 145 Acre Development Parcel

145 ACRES • \$3,250,000 • LIVE OAK, FLORIDA

- Residential, multifamily or mixed-use development; up to 20 du/acre
- Rezoning/Land use required with Live Oak
- Utilities at or close to site: power, water, sewer, and cable

Marvin Puryear & Tony Wallace, CF



## Indian River 143 Acre Ranchette PUD

143 ACRES • \$55,000 PER ACRE • VERO BEACH, FLORIDA

- (30) 4.5 ± acre lots convenient location in a growing area east of I-95
- Just 1/4 mile east of Sebastian city limits

Jeff Cusson, CCIM



## Riverline Ranch and Development

139 ACRES • \$3,300,000 • ARCADIA, FLORIDA

- Ample frontage on HWY 70 and Hansel Ave
- Great investment potential for industrial or residential development
- Sewer available, with expanding water infrastructure in the near future

Keat Waldron, ALC



## Dundee Lakes Residential Land

88 ACRES • \$12,360,000 • DUNDEE, FLORIDA

- 412 shovel ready residential lots
- 2600 ± feet of shoreline
- Located inside of the boundaries of the town of Dundee

Clay Taylor, ALC, David Hitchcock, ALC, & Clayton Taylor



## Alachua Transitional Acreage

86 ACRES • \$4,343,000 • ALACHUA, FLORIDA

- 86.86 ± acre parcel located within Alachua, FL city limits
- Currently zoned agricultural, ideal for transitional development
- Excellent access via I-75 and US Highway 441

Shea R. Booster & Dean Saunders, ALC, CCIM



## 84 Acres for SF Residential Development or Light Industrial Development

84 ACRES • \$5,400,000 • DADE CITY, FLORIDA

- 100% uplands
- Cleared for development with utilities to site
- Approximately 2.4 ± miles east of US 301 downtown Zephyrhills

Steve Toner, MBA



## 80 Acres in Northwest Arkansas

79 ACRES • \$1,500,000 • GREENLAND, ARKANSAS

- Located within 10 minutes of downtown Fayetteville
- ½ mile east of I-49 & less than ½ mile west of Highway 71 and Drake Field Airport
- Suitable for recreational use, estate lots, or long-term investment

David Hill



## Iron Mountain Residential Planned Development

76 ACRES • \$8,200,000 • LAKE WALES, FLORIDA

- Zoned R-3 - PD (Planned Development)
- Ideal for residential development
- Prime location in an active residential development area

Clay Taylor, ALC & Clayton Taylor

# Development Land



## 76 Development Acres in Hazlehurst, Georgia

76 ACRES • \$1,140,000 • HAZLEHURST, GEORGIA

- Excellent location between 2 schools
- Water and sewer
- Paved road frontage on 2 sides

Mike Lansdell, ALC



## Outback Oasis Residential Development

57 ACRES • \$13,000,000 • WINTER HAVEN, FLORIDA

- Priced well below the current MAI appraisal
- PUD for up to 400 residential units (City of Winter Haven)
- Adjacent to the Sapphire Necklace water project

R. Todd Dantzler, CCIM



## Smartridge Park Residential Development

56 ACRES • \$7,070,000 • WINTER HAVEN, FLORIDA

- 202 shovel ready lots
- Single family detached (lots 1-62) are 50' wide
- Patio homes (lots 63-202) are 40' wide

Clay Taylor, ALC, David Hitchcock, ALC, & Clayton Taylor



## Crisp Multi-Use Tract

56 ACRES • \$375,000 • CORDELE, GEORGIA

- 56 ± acre tract near I-75 and Crisp County Industrial Park, ideal for industrial or logistics use
- Features 115 kV transmission line, nearby sewer, and utility access
- Additional 70 ± acre rail-connected parcel available to the south

Tom Tuggle, ALC



## Zephyrhills Home and Residential Development Acreage

53 ACRES • \$5,000,000 • ZEPHYRHILLS, FLORIDA

- Located in high growth area
- Future land use Res-3 & PUD
- Recent home and 5-acre appraisal

Zane Mueller, Kaitlyn Smith, Clayton Taylor, & Clay Taylor, ALC



## 48 Acre Dade City Development Property

48 ACRES • \$4,750,000 • DADE CITY, FLORIDA

- Approved PUD for 206 SFR Units
- Located on US 301 in the heart of Dade City
- Utilities are located on US 301

Marvin Puryear



## Deltona Residential Development Land

47 ACRES • \$4,700,000 • DELTONA, FLORIDA

- 29 one acre lots delivered shovel ready
- Existing and new residential development contiguous on east side
- City boundaries on east side, possible annexation

Clay Taylor, ALC, David Hitchcock, ALC, & Clayton Taylor



## Ozello Trail Commercial

46.25 ACRES • \$2,500,000 • HOMOSASSA, FLORIDA

- Water and sewer on West Ozello Trail
- Residential and/or commercial development opportunity
- 1,640 ± FT of road frontage on U.S Hwy 19

Greg Driskell & Clay Taylor, ALC



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# Development Land



## North Lake County Residential Land

**45 ACRES • \$3,500,000 • LEESBURG, FLORIDA**

- 45 ± acres (38 ± acre uplands)
- SFR development parcel
- 55 FT easement adjoins Lake Square Mall with direct access

Marvin Puryear



## Marianna 44

**44 ACRES • \$616,000 • MARIANNA, FLORIDA**

- 100% uplands
- Close to downtown Marianna, FL
- Close proximity to state recreational areas

Mark Wirick



## Hwy 27 S at SR 48 – Leesburg 43 Acres

**43 ACRES • \$8,000,000 • LEESBURG, FLORIDA**

- 900 ± FT frontage on Hwy 27
- 665 ± FT frontage on SR 48
- High traffic market area

Marvin Puryear



## Plant City Development Site

**38.77 ACRES • \$1,900,000 • PLANT CITY, FLORIDA**

- Proximity to I-4 & State Rd 574
- Easy access to Downtown Plant City
- Adjacent to future developments

Tyler Davis, ALC & Jerrod Parker



## Madison I-10 Interchange

**36.39 ACRES • \$990,000 • MADISON, FLORIDA**

- Prime commercial tract at I-10 interchange
- Business-friendly zoning in place
- Multiple access points via SR 53 & Genoa Way

Greg Driskell & Mark Wirick



## King 33

**33 ACRES • \$478,500 • STEVENSON, ALABAMA**

- 33 acres with 1,460 feet of frontage on Hwy 72 in North Alabama
- Level terrain ideal for commercial, residential, or ag use
- High visibility location with scenic mountain views

Neil Colbert, ALC



## Sumter County Commercial Property

**32 ACRES • \$5,000,000 • SUMTERVILLE, FLORIDA**

- Extensive road frontage on US 301, CR 526, and CR 528
- All uplands
- Zoned (CL)

Dean Saunders, ALC, CCIM & Zeb Griffin, ALC



## Riverline Ranch North Development

**30 ACRES • \$1,350,000 • ARCADIA, FLORIDA**

- Zoned A-5 with "rural" future land use and strong potential for industrial rezoning
- Prime location just 2.5 miles from town with quick access to major cities

Keat Waldron, ALC



# Development Land



## Masterpiece Grove

28.6 ACRES • \$560,000 • LAKE WALES, FLORIDA

- Zoned RS - Residential Suburban
- Ideal for residential development
- Desirable location in Lake Wales

Richard Dempsey, ALC, CIPS



## Scenic Hwy Residential Development

22.7 ACRES • \$700,000 • LAKE WALES, FLORIDA

- Proximity to a variety of retailers, schools, employers, and major thoroughfares
- In the path of development with major approved developments nearby

Maricruz Gutierrez Mejia & R. Todd Dantzler, CCIM



## Hwy 27 and Sullivan Rd West

22.6 ACRES • \$3,500,000 • MINNEOLA, FLORIDA

- Near the Florida Turnpike
- 1,145 ± FT frontage on US 27
- Zoned B1 (City of Minneola)-Residential/Retail/Office

Marvin Puryear



## I-75 Development North Florida Land Tracts

21.66 ACRES • \$6,500,000 • LAKE CITY, FLORIDA

- Located directly on I-75 on the exit ramp to CR47
- 21.66 acres (63+ acres with adjoining 42 acres available)
- All utilities available: water, sewer, gas, power, phone/cable/internet

Marvin Puryear



## Rural Residential 20 Acres Green Cove Springs

20.7 ACRES • \$1,200,000 • GREEN COVE SPRINGS, FLORIDA

- Versatile zoning in Green Cove Springs with strong investment potential
- Near Spring Park, St. Johns River, and downtown amenities
- Quick access to SR-16, U.S. 17, and First Coast Expressway

Shea R. Booster, Clay Taylor, ALC, & Clayton Taylor



## Ocala Mixed-Use 19 ± Acres on West Highway 40

19.59 ACRES • \$2,500,000 • OCALA, FLORIDA

- Zoned RAC
- Development ready ground
- Adjacent to 2024 Golden Ocala 700 ± acre acquisition

David Lapham & Zane Mueller



## Fort Meade Road 20 ± Acres

19.56 ACRES • \$530,000 • FROSTPROOF, FLORIDA

- Prime investment opportunity in the growing Frostproof area
- Agricultural zoning with a stunning view of Lake Clinch
- Ideal for residential development, farming, or livestock

David Hitchcock, ALC



## Tindel Camp Grove

17.89 ACRES • \$1,073,400 • LAKE WALES, FLORIDA

- 825 ± feet of frontage on Tindel Camp Road
- 100% Uplands
- Future Land use RS

Daniel Lanier, ALC

# Development Land



## Frostproof 17.8 Acres Vacant Land

17.8 ACRES • \$712,000 • FROSTPROOF, FLORIDA

- Residential development possibility multifamily and planned development could be allowed
- Water and sewer are on Hwy 27 and water tower is contiguous

Clay Taylor, ALC, Daniel Lanier, ALC, & Clayton Taylor



## Plant City East Trapnell Transitional 17 Acre

17 ACRES • \$2,500,000 • PLANT CITY, FLORIDA

- Located within Plant City's gateway corridor
- Premier single-family or multi-family development
- Fast-growing area of Plant City

Jerrod Parker



## Masterpiece Grove - South 14.6 Acres

14.6 ACRES • \$280,000 • LAKE WALES, FLORIDA

- RS-zoned parcel primed for residential development
- Strategic location with access to nearby amenities
- Great opportunity for investors in a growing area

Richard Dempsey, ALC, CIPS



## Transitional Plant City Strawberry Tract

14.2 ACRES • \$1,200,000 • PLANT CITY, FLORIDA

- Agricultural (R-1) with potential for annexation and rezoning for development
- Adjacent to Walden Lake with multiple potential uses
- Located in FEMA flood zone A per current maps

Tyler Davis, ALC & Jerrod Parker



## Masterpiece Grove - North 14 Acres

14 ACRES • \$280,000 • LAKE WALES, FLORIDA

- RS-zoned parcel ideal for residential development
- Convenient access to local amenities and attractions
- Strong investment potential in a growing area

Richard Dempsey, ALC, CIPS



## Ocala Mixed-Use 14 ± Acres on West Highway 40

14 ACRES • \$2,000,000 • OCALA, FLORIDA

- Zoned RAC
- Development ready ground
- Across from 2024 Golden Ocala 700 ± acre acquisition

David Lapham & Zane Mueller



## Osceola Polk Line Road Developmental Acreage

13.75 ACRES • \$4,200,000 • DAVENPORT, FLORIDA

- Investment opportunity
- Close to Orlando
- Paved road frontage

Dusty Calderon & Dean Saunders, ALC, CCIM



## Riverview Residential Development Land

12.8 ACRES • \$1,200,000 • RIVERVIEW, FLORIDA

- Close proximity to U.S Hwy 301 & I-75
- Easy access to Tampa and Brandon
- Situated in a growing residential area

Clay Taylor, ALC & Clayton Taylor



# Development Land



## Poinciana Multi Family Development Opportunity

11.6 ACRES • \$4,750,000 • POINCIANA, FLORIDA

- Existing approval for 232 units PUD
- No public hearings required
- Senior or workforce housing

R. Todd Dantzler, CCIM



## Meadowcrest Residential Mixed Use

11 ACRES • \$1,500,000 • CRYSTAL RIVER, FLORIDA

- Multifamily residential & commercial - approved for 168 MF units
- Water and sewer are at the property
- Next to Summerhill condos and Meadowcrest neighborhood

Greg Driskell & Clay Taylor, ALC



## NW Albany Development Land

10.87 ACRES • \$599,000 • ALBANY, GEORGIA

- 470 frontage FT on Ledo road with two access points
- 100% upland for maximum usability

Todd Davis



## Perry, Georgia PUD - 10.66 Acres

10.66 ACRES • \$515,000 • PERRY, GEORGIA

- Zoned for Planned Unit Development
- 4.6 dwellings per acre
- 4 ± miles from downtown Perry, Georgia, less than 2 ± miles from I-75

Tom Tuggle, ALC



## 10.5 Acre Davenport Development Site

10.51 ACRES • \$1,500,000 • DAVENPORT, FLORIDA

- Six miles south of I-4 and 2 miles east of Highway 27
- Over 19,000 cars/day on Highway 92

Clay Taylor, ALC & Clayton Taylor



## Lake Bella Road Transitional Land

9.91 ACRES • \$399,000 • LAKE WALES, FLORIDA

- Proximity to many residential & commercial developments
- Near major thoroughfares such as US Hwy 27, State Road 60, & Scenic Hwy

Maricruz Gutierrez Mejia



## SE Sebring Home Site

9.21 ACRES • \$166,000 • SEBRING, FLORIDA

- High and dry AG-zoned acreage
- Ideal for residential or land development
- Strong opportunity for investors seeking location and flexibility

Richard Dempsey, ALC, CIPS



## Webster Residential Development Land

3.72 ACRES • \$799,000 • WEBSTER, FLORIDA

- Close proximity to the the Sumter County Farmers Market
- 15 ± minutes to I-75
- Just East of State Road 471

Jim Allen, Clay Taylor, ALC, & Clayton Taylor

# Equestrian



## Heldon Ranch Equine Estate

295 ACRES • \$8,150,000 • DUNNELLON, FLORIDA

- 17 vibrant pastures
- Grand estate home
- Rolling hills with quick access to the World Equestrian Center

Shea R. Booster & Zane Mueller



## Tiffany Farm 108 ± Acres

108.51 ACRES • \$3,900,000 • OCALA, FLORIDA

- Zoned A1
- Across from Golden Ocala Acquisition
- Prime frontage and location in the Ocala area

David Lapham, Shea R. Booster, & Zane Mueller



## Ocala Stable and Racetrack

78 ACRES • \$4,500,000 • MORRISTON, FLORIDA

- Premier equine estate in the heart of Ocala's horse country
- Features a 5/8th mile track, paddocks, breaking arenas, and top-tier training facilities

Zane Mueller & Shea R. Booster

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# Farms and Cropland



## Duck Curve Farm

2,678 ACRES • \$25,000,000 • IMMOKALEE, FLORIDA

- 2,678 acre ag property in Hendry County with 1,644 acres of farmland
- Two irrigated farms with 43 wells and strong water infrastructure
- Includes 15,000 SF packing/storage facility for turnkey ag operations

Trent Saunders, ALC & David Lapham



## Manatee County Farm Land

1,176 ACRES • NEGOTIABLE • MYAKKA CITY, FLORIDA

- Productive farmland in Manatee County, currently in watermelon production
- Level ground, quality soil, and strong water access ideal for sod or row crops
- Efficient layout suited for irrigation and equipment use

David Lapham & Trent Saunders, ALC



## Panhandle Farm and Timberland

797 ACRES • \$3,200,000 • VERNON, FLORIDA

- Mix of farmland and natural timber
- Great land banking opportunity
- Access on multiple sides

Bryant Peace, ALC & Dusty Calderon



# Farms and Cropland



## 688 ± Acre Turn Key Farm Operation in Marion County

**688 ACRES • \$13,760,000 • DUNNELLON, FLORIDA**

- Zoned A1
- Ideal for agricultural use
- Ample space for various projects

Shea R. Booster & Zane Mueller



## 600 Acre Marion County Farm

**601 ACRES • \$10,836,000 • DUNNELLON, FLORIDA**

- A1-zoned agricultural land in Dunnellon, Marion County
- Bahia grass pastures ready for grazing or hay production
- Equipped with linears, offering irrigation potential for agricultural use

David Lapham



## Bleckley County Farm

**481 ACRES • \$3,367,000 • COCHRAN, GEORGIA**

- Five stocked ponds, a large beaver pond, and two creeks for top-tier hunting and fishing
- Prime duck hunting with ringnecks, wood ducks, and Canada geese

Tom Tuggle, ALC



## K Row Farm

**250 ACRES • \$1,749,000 • CAIRO, GEORGIA**

- Excellent location with multiple 12" and 10" wells
- This former plant nursery site has unlimited potential for blueberry farm, forestry seedling nursery, landscape plant nursery, and sod farm

Todd Davis & Carson Futch



## Stanley's Mangos Business & Farms

**224 ACRES • \$23,500,000 • BOKEELIA, FLORIDA**

- Varieties: Florigan, Brahm Kai Meu, Carrie, Coconut Cream, Glenn, and more
- Trees: Additional 65,000 trees being grown and grafted which will go with the sale
- Buildings: Warehouse & office 9,600 SF, 4.42 acre nursery with shade cloth and concrete block storage barn

Trent Saunders, ALC & David Saley



## Wood Valley Farm

**203 ACRES • \$953,092.25 • ARLINGTON, GEORGIA**

- Excellent internal road system
- Established food plots

Todd Davis



# Farms and Cropland



## Sumter County Sod Farm

167 ACRES • \$2,250,000 • CENTER HILL, FLORIDA

- 120-acre Bahia sod farm with strong local reputation
- Prime Central Florida location near growth corridors
- Turn-key operation, ready for immediate harvest

David Lapham



## Suwannee County Quarter Section Farm

160 ACRES • \$1,279,000 • O'BRIEN, FLORIDA

- Prime agricultural opportunity in Suwannee County
- Rich history of successful farming, ideal for various types of crops
- Frontage on a major county road for easy access

Shea R. Booster



## Graceville Longview Farm

153 ACRES • \$497,250 • GRACEVILLE, FLORIDA

- 153 ± acres with farmland, timber, and great hunting
- Includes 40 ± acres cultivated; near Dothan, Chipley, and Rehobeth
- Home, fishing pond & 10 acres adjacent for additional \$175,000 sold separately

Dusty Calderon



## Old Magnolia Farm

145 ACRES • \$1,185,000 • STATESBORO, GEORGIA

- Future homesite or weekend getaway featuring farmland, pine plantation, and great recreational potential
- Investment opportunity with close proximity to Statesboro, Georgia

Chap Shuman



## Manatee County Farmland

123 ACRES • \$3,380,000 • PARRISH, FLORIDA

- 70 irrigated acres
- Farm supporting structures on site
- Various farm implements included in the sale

Shea R. Booster & Clay Taylor, ALC



## Lost Farm

101 ACRES • \$541,687.50 • ARABI, GEORGIA

- Located in the southeastern corner of Crisp County
- Balanced mix of income-producing acreage, open pasture, and natural features
- Well-suited for continued agricultural use, cattle, or a long-term land investment

Tom Tuggle, ALC



## Hawthorne Estate: Home and Hay Farm

80 ACRES • \$1,600,000 • HAWTHORNE, FLORIDA

- Approximately 40 acre turnkey Coastal Bermuda operation
- Beautiful 4 bedroom, 3 bathroom home built for entertaining
- Approximately 40 acres of recreational acreage

Shea R. Booster & Zane Mueller



## East Dublin Pasture

78 ACRES • \$345,000 • EAST DUBLIN, GEORGIA

- Hay farm with productive soil and live oaks
- Ideal for cattle, horses, agriculture, or hunting
- Established road system with future development potential

Chap Shuman



# Farms and Cropland



## Greentree Road Solar Farm in Kingsland - GA

74 ACRES • \$600,000 • KINGSLAND, GEORGIA

- Income producing property
- Solar lease with income of \$21,406 annually
- Land banking opportunity

Mike Lansdell, ALC



## Tired Creek Chicken House and Game Farm

49 ACRES • \$595,000 • WHIGHAM, GEORGIA

- Rolling agricultural fields utilized for cattle grazing, mixed hardwood and pine areas that serve as wildlife habitat, and five poultry houses
- Features a rented mobile home, providing a reliable stream of income

Justin Beall



## Bunnell 40 Acre Farm

40 ACRES • \$880,000 • BUNNELL, FLORIDA

- Farm with favorable sandy soils with a history of productive yields
- Ideal for sod production or vegetable cultivation
- Prime location for agricultural investment

Shea R. Booster



## Springhead 17 Acre Strawberry Farm

17 ACRES • \$900,000 • PLANT CITY, FLORIDA

- Turnkey strawberry farm
- Investment opportunity
- Labor housing

Jerrod Parker



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Things  
Differently

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# Hunting and Recreational Land



## Osceola Ranch and Recreation

1,230 ACRES • \$5,000,000 • SAINT CLOUD, FLORIDA

- Great unencumbered property for potential conservation easement
- Current cattle operation with excellent hunting

Daniel Lanier, ALC



NEW LISTING

## Fox Pen Lakes

633 ACRES • \$4,114,500 • HAWTHORNE, FLORIDA

- 10-ac private lake, plus other lake frontage
- 84% uplands
- Mature pine plantation

Greg Driskell, Tony Wallace, CF, Dusty Calderon, & Dean Saunders, ALC, CCIM



SWFWMD SURPLUS LAND

## Hidden Lake Preserve

589 ACRES • \$1,732,500 • NEW PORT RICHEY, FLORIDA

- Sold subject to a conservation easement
- Tremendous hunting and fishing opportunities
- Hidden Lake is roughly 48 ± acres that lie in the center of the property

Zeb Griffin, ALC & Dean Saunders, ALC, CCIM



## 574 Acres at I95 and Barton Boulevard

574 ACRES • \$7,250,000 • ROCKLEDGE, FLORIDA

- Careful extraction will support wetland habitats
- Phase 1 permits in place for creation of waterfowl habitat and mineral extraction
- Prime location for solar field approved for mineral extraction

Rick Gonzalez, ALC, CCIM & Bo Jahna



## Hawks Ave 554

554 ACRES • \$1,795,000 • GREENVILLE, FLORIDA

- Road frontage on CR 253 and NW Hawks Ave
- Great hunting potential
- 67% uplands

Daniel Lanier, ALC & Greg Driskell



NEW LISTING

## Little River Timber and Hunting

423 ACRES • \$1,750,000 • HAHIRA, GEORGIA

- Over a mile of Little River on property
- Only 5 minutes from I-75 & easy access from GA Hwy 122
- Hardwoods and planted pines

Tony Wallace, CF & Mark Wirick



# Hunting and Recreational Land



## Merriwether Road Tract

**387 ACRES • \$2,000,000 • PIKE ROAD, ALABAMA**

- Development opportunities: recreational use with deer, turkey, and duck hunting
- Timberland with mature hardwood and pine timber
- Meriwether Rd frontage: 0.4 miles, Barnes Rd frontage: 0.75 miles, 0.25 miles from Hwy 231/82, willing to divide

Hoke Smith IV, ALC



## The Craft 254

**254 ACRES • \$849,900 • ATTALLA, ALABAMA**

- 254 acre ridge property in Carlisle Rockledge with scenic views and homesite potential
- Mix of hardwoods, pines, springs, and wetlands for timber and wildlife value
- Private retreat with easy access to Attalla, ideal for recreation or investment

Neil Colbert, ALC



## 246 Acres in Pierce County GA

**246 ACRES • \$688,800 • BLACKSHEAR, GEORGIA**

- 141 ± acres of 7-year-old planted loblolly
- 1.25 miles of frontage on the Alabama River
- Excellent hunting and fishing

Mike Lansdell, ALC



## Lake Buffum Ranch

**211 ACRES • \$2,100,000 • FORT MEADE, FLORIDA**

- 2,200 FT of frontage on Doc Lindsey Road
- Exceptional turkey hunting
- 6" well with John Deere power unit

Daniel Lanier, ALC



## Underwood Road Tract

**204 ACRES • \$1,250,000 • REYNOLDS, GEORGIA**

- 204.54 acres with peach orchard lease through 2029
- Includes longleaf pine straw potential, hunting, and recreation
- Features paved frontage, updated 1935 brick home, and storage buildings

Troy Amos, RF & Conrad LeComte

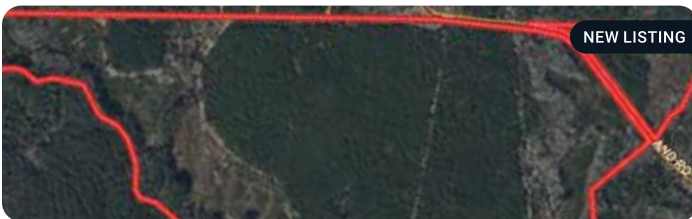


## Hawks Ave 200

**200 ACRES • \$629,500 • GREENVILLE, FLORIDA**

- Excellent deer and turkey population
- Possible future timber income
- 2,822 FT of road frontage on Hawks Ave

Daniel Lanier, ALC & Greg Driskell



## Watson Creek Timber

**175 ACRES • \$959,000 • VIDALIA, GEORGIA**

- Prime South Georgia hunting property with food plots, creek frontage, 2 ± miles of internal access roads, and a healthy deer and turkey population
- Features 123 ± acres of pine plantation, productive soils, and 87% uplands acreage

Chap Shuman



## Withlacoochee River Timber and Hunting

**172 ACRES • \$550,000 • HAHIRA, GEORGIA**

- Over one mile of frontage on Withlacoochee River
- Less than 10 minutes from I-75 & easy access from GA Hwy 122
- Hardwoods and planted pines

Tony Wallace, CF & Mark Wirick



# Hunting and Recreational Land



## Bryan 161

161 ACRES • \$899,900 • FORT PAYNE, ALABAMA

- 160 acre tract near town with privacy and rural charm
- Ideal for hunting, recreation, or future development
- Features trails, scenic ridgeline views, and multiple wildlife amenities

Neil Colbert, ALC



## South Lake County Ranch and Hunting Tract

157 ACRES • \$1,962,500 • CLERMONT, FLORIDA

- Secluded cattle ranch with a mix of improved pasture and pine woods
- Abundant wildlife, including deer, turkey, and hogs
- Encumbered by a conservation easement

Zeb Griffin, ALC & Carson Futch



## Hamilton County 120

120 ACRES • \$720,000 • JASPER, FLORIDA

- Prime land in Jasper, FL ideal for hunting, recreation, or a homesite
- Easy access to I-75 for convenient connectivity
- Scenic, versatile property with strong investment potential

Ken Rembert



## Garren 70

70 ACRES • \$350,000 • ATTALLA, ALABAMA

- 70 acre tract in Duck Springs with hardwoods, pines, and trail system
- Great for hunting, recreation, or a private homesite
- County highway access with power and water available

Neil Colbert, ALC



## Bryan 60

60 ACRES • \$219,900 • CENTRE, ALABAMA

- Unrestricted tract near Weiss Lake with open and wooded terrain
- Ideal for a custom home, hunting, or recreational retreat
- Conveniently located under 90 minutes from Birmingham, Atlanta, & Chattanooga

Neil Colbert, ALC



## Buck Creek Hunting Property

59 ACRES • \$324,500 • ELLAVILLE, GEORGIA

- Hunting tract top trophy buck region with duck pond and Buck Creek access
- Features 46 acres of pine, 7 acres of hardwoods, & pine straw income potential
- Prime wildlife habitat just minutes from Ellaville, Americus, and Perry

Tom Tuggle, ALC



## Polk City Ranchette

52 ACRES • \$925,000 • POLK CITY, FLORIDA

- Ideal for grazing cattle and horses with mixed woods for diversity
- Abundant wildlife, including turkey and occasional deer
- Peaceful country living with quick access to shopping and amenities

Jim Allen



## Columbia County Hunting and Recreation

43.28 ACRES • \$349,000 • LAKE CITY, FLORIDA

- Versatile ag-zoned land near Lake City with development and income potential
- Ideal for hunting, timber, recreation, or a future homesite
- Convenient access to High Springs and Alachua in a rural setting

Ken Rembert



# Hunting and Recreational Land



## Weeki Wachee Preserve Rec Tract

35 ACRES • \$700,000 • WEEKI WACHEE, FLORIDA

- Adjacent to Weekiwachee Preserve
- Near major commercial activity
- Potential homesite

Jeremiah Thompson, ALC



## Toombs County 22 ± Acres

22.92 ACRES • \$105,000 • UVALDA, GEORGIA

- Great potential for a secluded, rural homesite 20 min from Vidalia, Georgia
- Mature, natural pine timber with a mix of native hardwoods that can provide a future income

Chap Shuman



## The Hill 14

14.34 ACRES • \$90,000 • VALLEY HEAD, ALABAMA

- Foothills setting
- Private & wooded
- Close to state park & Mentone

Neil Colbert, ALC



## Lot 24 & 25 Sylvania Estates

4 ACRES • \$39,900 • SYLVANIA, ALABAMA

- Rare 4-acre lot in a sought-after, established neighborhood
- Private, wooded setting with no HOA and utilities available
- Ideal for a custom home or quiet retreat just minutes from town

Neil Colbert, ALC



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# Nurseries and Greenhouses



## Central Florida Integrated Nursery

29 ACRES • \$12,500,000 • FROSTPROOF, FLORIDA

- Opportunity to purchase an extremely large and robust nursery operation
- Roughly 270,578 SF under cover
- A multitude of other structures and equipment on the property

David Hitchcock, ALC & Zeb Griffin, ALC



## Volusia County Landscape Nursery

23 ACRES • \$1,760,000 • DELAND, FLORIDA

- High and dry acreage
- Large metal building
- Turnkey business available

Carson Futch & Zeb Griffin, ALC



## Polk County Citrus Nursery

14.72 ACRES • \$1,600,000 • LAKE WALES, FLORIDA

- Frontage on Lake Rosalie Rd
- Currently being used as a citrus nursery operation

Zeb Griffin, ALC & Daniel Lanier, ALC



## Lake County Turnkey Nursery

9 ACRES • \$3,450,000 • MINNEOLA, FLORIDA

- Approximately 2 acres of 10 FT, gutter-connected, double poly greenhouses
- Greenhouses equipped with mist and heating capabilities (250,000 BTUs)
- 1.25 acres of shade houses with 250,000 BTU Sterling heaters

Shea R. Booster, Clay Taylor, ALC, & Clayton Taylor



# Ranches and Pastureland



## Peace River Legacy Ranch

**2,540 ACRES • \$14,950,000 • FORT MEADE, FLORIDA**

- Turnkey cattle ranch – 500+ head capacity with full infrastructure.
- 3/4 mile paved road frontage for easy access.
- Borders 2+ miles of Peace River conservation land rich in wildlife.
- Central FL location – 1.5 hrs. to Tampa/Orlando, 30 min to Lakeland.

Keat Waldron, ALC



## Sugar Creek Ranch

**2,122 ACRES • \$7,639,200 • LUMBER CITY, GEORGIA**

- 300 acres of arable land and 320 acres of 8 year old planted loblolly
- Multiple warehouses
- Highway frontage

Mike Lansdell, ALC



**MOTIVATED SELLER**

## Flagler County Land Investment and Recreational Tract

**1,305 ACRES • CALL FOR PRICING • BUNNELL, FLORIDA**

- Located outside Ormond Beach and is minutes to the East Coast
- Comprised of pine woods and some improved pasture on the north end
- Great candidate for a conservation easement

Zeb Griffin, ALC



## Heldon Ranch

**1,275 ACRES • CALL FOR PRICING • DUNNELLON, FLORIDA**

- Property spans across both Levy and Marion Counties
- Close to the World Equestrian Center
- Pristine pastures, grand estate home, and development opportunity

Zane Mueller & Shea R. Booster



## Lake County Ranch & Timber

**1,028 ACRES • \$6,168,000 • GROVELAND, FLORIDA**

- Nice combination of improved pasture and woods
- New covered cowpens and 1,000 roll hay barn
- Great infrastructure and perimeter/cross fencing

Jim Allen



## Osceola Legacy Ranch

**876 ACRES • \$8,760,000 • SAINT CLOUD, FLORIDA**

- 876 ± acres with hunting, ag land, and cattle ponds in Saint Cloud
- Fenced with camp, well, and access via easement; borders historic Partin Ranch
- Only 15 ± minutes to downtown Saint Cloud

Dusty Calderon & Dean Saunders, ALC, CCIM



## Denco Ranch

**495 ACRES • \$5,000,000 • LAKE PLACID, FLORIDA**

- Lush grasses on heavy dark soil
- 60' x 200' barn and cowpens
- 2,843 FT of frontage on SR70

Daniel Lanier, ALC



# Ranches and Pastureland



## Flying "S" Ranch & Air Park

**381 ACRES • \$3,000,000 • KENANSVILLE, FLORIDA**

- Existing 100 FT wide, 3,200 FT turf runway with 800 FT runway threshold
- Centrally-located
- Proposed rural airpark and private hangers

Clay Taylor, ALC & David Hitchcock, ALC



## Heldon Ranch North

**340 ACRES • \$4,700,000 • MORRISTON, FLORIDA**

- Pastures, barns, and a recently renovated 4 bedroom house
- Wells and water line fed pond
- Fully functioning cattle ranch

Shea R. Booster & Zane Mueller



## Oslo Rd 300 Acres

**300 ACRES • \$19,000/ACRE OR \$5,662,000 • VERO BEACH, FLORIDA**

- Turnkey pastureland with farming infrastructure, with an adjacent additional 300 acres available
- Located in the path of growth with easy access to a new I-95 interchange
- Fenced with a cattle lease

Jeff Cusson, CCIM



## Luxury Riverfront Lodge

**246 ACRES • \$4,150,000 • BRYCEVILLE, FLORIDA**

- 1.2 miles of river frontage
- 8,000 SF lodge
- Fenced pastures

Bryant Peace, ALC & Mike Lansdell, ALC



## Lake Lizzie Pasture

**241 ACRES • \$1,650,000 • BARTOW, FLORIDA**

- Lakefront property
- Great site for cattle or recreation
- Convenient to Winter Haven, Bartow, and Lake Wales

Clay Taylor, ALC, Daniel Lanier, ALC, & Clayton Taylor



## Lake County Ranch Land 170

**170 ACRES • \$2,533,000 • GROVELAND, FLORIDA**

- Secluded, well-managed pasture in western Lake County
- New covered cowpens with quality perimeter and interior fencing
- Ideal for intensive or rotational grazing

Jim Allen



## Lake County Ranch Land 153

**153 ACRES • \$2,279,700 • GROVELAND, FLORIDA**

- Well-drained with excellent grazing capacity
- Located in western Lake County
- Abundant wildlife and ideal for a family homestead or ranch

Jim Allen



## Rockridge Ranch

**150 ACRES • \$3,500,000 • POLK CITY, FLORIDA**

- 150 acre ranch with 3,200 SF, 5-bed, 3-bath home ideal for country living
- Perfect for cattle, farming, and enjoying open, fertile land
- Peaceful rural setting with space, comfort, and productivity

Jim Allen



# Ranches and Pastureland



## 82 ± Acre Marion County Ranchette

82 ACRES • \$2,062,000 • DUNNELLON, FLORIDA

- Zoned A-1
- Ideal for residential development
- Located in Dunnellon area

Shea R. Booster & Zane Mueller



## 72 ± Acre Marion County Ranchette

72 ACRES • \$1,305,000 • DUNNELLON, FLORIDA

- Zoned A-1
- Ideal for farming or equestrian pursuits
- Located in Marion County

Zane Mueller & Shea R. Booster



## Bronson South Ranch

71.6 ACRES • \$785,000 • BRONSON, FLORIDA

- Rolling oak and pine uplands
- Adjacent to Goethe State Forest
- Convenient to Ocala and Gainesville

Greg Driskell & Mark Wirick



## 46 ± Acre Marion County Ranchette East

46 ACRES • \$1,150,000 • DUNNELLON, FLORIDA

- Zoned A-1
- Ideal for residential development
- Located in Dunnellon area

Shea R. Booster & Zane Mueller



## 46 ± Acre Marion County Ranchette West

46 ACRES • \$1,150,000 • DUNNELLON, FLORIDA

- Zoned A-1
- Ideal for residential development
- Located in Dunnellon area

Shea R. Booster & Zane Mueller



## Carter Ranch - Polk County Acreage and Home

33 ACRES • \$1,200,000 • HAINES CITY, FLORIDA

- Home and other agricultural structures on site
- Almost entirely uplands
- Located in a growing part of Lake County

Glenn Folsom & Zeb Griffin, ALC



## 29 ± Acre Marion County Ranchette

29 ACRES • \$551,000 • DUNNELLON, FLORIDA

- Zoned A-1
- Ideal for residential development
- Potential for diverse projects

Zane Mueller & Shea R. Booster



## Osceola Transitional Ranchette & Nursery

26.76 ACRES • \$2,676,000 • SAINT CLOUD, FLORIDA

- Residential development
- Paved road frontage
- Investment opportunity

Dusty Calderon





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# Timberland



## Waccasassa Flatwoods Tract

21,730 ACRES • \$54,325,000 • CHIEFLAND, FLORIDA

- Nearly 22,000 acres of professionally managed timberland in Levy County, FL
- Merchantable & premerchantable pine stands with natural hardwood & cypress forests
- Managed by major timber companies for over 70 years

Dean Saunders, ALC, CCIM, Tony Wallace, CF, & Greg Driskell



## Southern Rosin Tract

1,425 ACRES • \$3,990,000 • CHIEFLAND, FLORIDA

- Professionally managed timberland in Levy County, FL
- Merchantable and premerchantable pine plantations on highly productive soils
- Natural hardwoods and cypress provide excellent wildlife habitat

Dean Saunders, ALC, CCIM, Tony Wallace, CF, & Greg Driskell



## Baker County Transitional Timberland

1,150 ACRES • \$13,800,000 • SANDERSON, FLORIDA

- Large acreage
- Significant paved road frontage
- Contiguous to conserved lands

Bryant Peace, ALC & Mike Lansdell, ALC



## 1,142 Acres In Ware County

1,142 ACRES • \$3,654,400 • WARESBORO, GEORGIA

- Numerous places to access the river
- Timberland on the Satilla River
- Timber was harvested about 5 years ago and the upland ground was re-planted

Mike Lansdell, ALC



## Otter Creek West Tract

1,131 ACRES • \$3,845,400 • OTTER CREEK, FLORIDA

- Professionally managed timberland in Levy County, FL
- Merchantable and premerchantable pine plantations on highly productive soils
- Natural hardwoods and cypress provide excellent wildlife habitat

Dean Saunders, ALC, CCIM, Tony Wallace, CF, & Greg Driskell



## Satilla River Bottom Timberlands

1,081 ACRES • \$2,810,600 • NAHUNTA, GEORGIA

- 4.8 miles of prime Satilla River frontage for unparalleled recreational activities
- Abundant hunting opportunities on expansive and picturesque grounds
- Exceptional fishing experiences along the scenic Satilla River

Mike Lansdell, ALC



## Bay County 803

803 ACRES • \$3,900,000 • PANAMA CITY, FLORIDA

- Large timberland investment with strategic location and development potential
- Excellent accessibility and exposure to a growing commercial market
- Well-maintained road system with direct entry to Highway 231

Mark Wirick & Greg Driskell



## Otter Creek East Tract

807 ACRES • \$2,743,800 • OTTER CREEK, FLORIDA

- Professionally managed timberland in Levy County, FL
- Merchantable and premerchantable pine plantations on highly productive soils
- Natural hardwoods and cypress provide excellent wildlife habitat

Dean Saunders, ALC, CCIM, Tony Wallace, CF, & Greg Driskell





## Hilliard Transitional Timberland Tract North

693 ACRES • \$5,197,500 • HILLIARD, FLORIDA

- Merchantable and premerchantable pine plantations with excellent genetic stock
- High upland percentage (84%) allowing for versatile land use options

Matthew Simpson, CF & Tony Wallace, CF



## Long Branch Hunting & Timber with House

652 ACRES • \$2,700,000 • PRESTON, GEORGIA

- Very well managed hunting and timberland.
- Annual income from longleaf straw and row crops.
- Feature the lake, creeks, house, barn, and food plots.

Mike Matre, ALC, RF, ACF



## Camden Satilla River Tract

633 ACRES • \$1,764,000 • WHITE OAK, GEORGIA

- Suitable for various investment strategies
- Scenic views and natural features
- Opportunity for conservation efforts

Mike Lansdell, ALC



## 380 Acres in Crawford County Arkansas

380 ACRES • \$2,166,000 • MULBERRY, ARKANSAS

- Mature merchantable planted pines and natural hardwoods
- Excellent whitetail and turkey habitat with a network of well maintained internal roads
- Less than one hour from Northwest Arkansas hub in the Boston Mountain Range

David Hill



## California Woods 1A

227 ACRES • \$449,000 • LUMPKIN, GEORGIA

- Diverse timber types and habitat
- Sprawling network of both clear running creeks and improved woods roads
- Six existing food plots well placed throughout the tract

Mike Matre, ALC, RF, ACF



## California Woods 1B

225 ACRES • \$395,000 • LUMPKIN, GEORGIA

- 144 acres of the property is upland cutover that was harvested in 2022 and 2023
- Deer hunting opportunities are of course throughout the property
- Located near Lake Eufaula and Providence Canyon State Park

Mike Matre, ALC, RF, ACF



## Bay County 213 Acres

213 ACRES • \$745,500 • PANAMA CITY, FLORIDA

- Mature planted pines and natural hardwoods on the outskirts of Panama City
- Located east of the Panama City Port Authority's Intermodal Distribution Center
- Positioned along the proposed Turnpike Distribution Center Connector

Greg Driskell & Mark Wirick



## California Woods 2A

204 ACRES • \$374,000 • LUMPKIN, GEORGIA

- 144 acres of the property is upland cutover that was harvested in 2022 and 2023
- Deer hunting opportunities are of course throughout the property
- Located near Lake Eufaula and Providence Canyon State Park

Mike Matre, ALC, RF, ACF



# Natural Resource Planning Services

*For land, timber, and wildlife resources,  
we have the experience and expertise you need.*



## ARBORIST SERVICES

- Tree Appraisals
- On-site Tree Preservation
- Pre-development Inventories

## ENVIRONMENTAL SERVICES

- Conservation Easements
- Mitigation Bank Consulting and Management
- Prescribed Burning

## FORESTRY SERVICES

- Timber Inventory and Valuation
- Ecosystem Restoration
- Investment Analysis

## WILDLIFE SERVICES

- Hunt Lease Management for over 700,000 acres across the southeast
- Wildlife Management Plans
- Wildlife Habitat Enhancement

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# Timberland



## 203 Acres in Valdosta

**203 ACRES • \$1,224,000 • VALDOSTA, GEORGIA**

- The property split by Perimeter Road, a major four-lane highway in Valdosta
- Adjacent to Madison Highway (Hwy 31) with high daily traffic counts
- Directly across from Valdosta Regional Airport, offering strong development

Mike Lansdell, ALC



## Millwood Timberland West

**200 ACRES • \$1,100,000 • GREENVILLE, FLORIDA**

- Prime recreational timberland with diverse habitat
- 15-year-old slash pine ready for thinning
- Convenient location near Thomasville, Tallahassee, and Valdosta

Bryant Peace, ALC



## Hahira Transitional Timberland

**164 ACRES • \$1,200,000 • HAHIRA, GEORGIA**

- Desirable Hahira, GA area only 2 minutes from I-75
- ½ mile of frontage on GA Hwy 122
- Approximately 90% uplands

Tony Wallace, CF & Mark Wirick



## Millwood Timberland East

**122 ACRES • \$487,878 • GREENVILLE, FLORIDA**

- Balanced recreational property in a prime hunting area
- 8-year-old slash pine ready for custom thinning
- Excellent duck habitat with strong regional flyway

Bryant Peace, ALC



## Calhoun 102

**102 ACRES • \$530,504 • ALTHA, FLORIDA**

- 102-acre Ag-zoned property with paved road frontage and easy access
- Located near I-10, ideal for various development or investment uses
- Great potential for recreation, timber, or long-term land investment

Mark Wirick



## Clinch County 95 Acres Timber and Hunting Tract

**95 ACRES • \$237,500 • HOMERVILLE, GEORGIA**

- 1,300 ± FT of paved road frontage on Hwy 441
- Entry level timberland/recreation tract

Mike Lansdell, ALC



## North Madison 75

**74 ACRES • \$412,500 • GREENVILLE, FLORIDA**

- 75-acre recreational tract in scenic Madison County, FL near the Georgia line
- Ideal for timber growth, deer, and turkey hunting
- Over 1/4 mile of paved road frontage with easy access from I-10 via SR 53

Daniel Lanier, ALC & Greg Driskell



## Monticello Homesite & Investment Land

**71 ACRES • \$570,000 • MONTICELLO, FLORIDA**

- Potential for land development
- Spacious lot size
- Easy access to major roads

Jeremiah Thompson, ALC & Mike Lansdell, ALC

# Waterfront



## Homosassa Islands

408 ACRES • \$1,500,000 • HOMOSASSA, FLORIDA

- Coastal hammock lands along the world-famous Homosassa River
- Prime fishing for snook, redfish, tarpon, trout, and scallops
- Excellent waterfowl hunting with scaup, redheads, and other ducks

Mike Lansdell, ALC & Greg Driskell



## Inverness Waterfront Acreage

280 ACRES • \$3,640,000 • INVERNESS, FLORIDA

- Water access on Lake Tsala-Apopka chain of lakes
- Nearby recreational amenities include Ft. Cooper State Park and Withlacoochee Trail
- Hunting and recreational tract

Eric Hoyer, CF, CA, RCA & John Holzaepfel, ACF, CF, CA



## 113 Marshfront Acres in McIntosh County Georgia

113 ACRES • \$1,113,000 • TOWNSEND, GEORGIA

- Marshfront views
- Peace and quiet
- Ideal prospect for forward-thinking investors seeking a high return

Mike Lansdell, ALC





## D Sanctuary at Kings Bay

**107 ACRES • \$4,500,000 • CRYSTAL RIVER, FLORIDA**

- Creeks providing deep water access to Crystal River's Kings Bay, the Gulf of Mexico
- Ideal location for a very private waterfront family compound and/or wildlife sanctuary
- Whitetail deer, wild hogs, manatees, Osceola turkeys, otters, alligators, ducks, & more

Zeb Griffin, ALC



## Levy County Islands

**84 ACRES • \$2,500,000 • YANKEETOWN, FLORIDA**

- 2 single-family homes
- 8 total islands
- Excellent fishing & recreation opportunities

Mike Lansdell, ALC, Jeremiah Thompson, ALC, & Greg Driskell



## Lake Gentry Waterfront Ranchette

**18.29 ACRES • \$2,200,000 • SAINT CLOUD, FLORIDA**

- 18-acre ranchette with lake frontage, canal access, pasture, woods, and a 3-bed/2-bath home with barn
- Great for cattle, fishing, and recreation, just 30/40 minutes from Orlando attractions
- Mildred Bass Road is slated for major improvements per Osceola county to be built into a main road artery

Dusty Calderon



## Tampa Bypass Canal Acreage

**1.59 ACRES • \$78,000 • TAMPA, FLORIDA**

- Waterfront property 10 minutes away from downtown
- At the moment, there are no signs of legal access to the property

Zeb Griffin, ALC



## Lake Pierce Island

**1.58 ACRES • \$795,000 • LAKE WALES, FLORIDA**

- Private island with 1,179 SF cabin
- Floating dock
- Well, septic and electricity on site

Bo Jahna & Clayton Taylor



## Lot 78 Lake on the Brow

**0.92 ACRES • \$45,000 • MENTONE, ALABAMA**

- Lakefront property with 154 feet of shoreline in a private, stocked lake community
- Near Little River Canyon and Little River Falls with shared amenities and utilities
- Secluded retreat with easy access to town and modern conveniences

Neil Colbert, ALC

# Your Trusted Experts

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“ —

I cannot compliment Dean Mead enough for their expertise and assistance in handling the sale of a longstanding, multi-generational dairy farm. Their expertise concerning the challenges that are unique to agricultural properties and businesses, tax advice, attention to detail, clear communication, creativity and commitment to ensuring everything went smoothly made a complicated sale feel much easier. Our company is grateful for Dean Mead's continued hard work and dedication.

**Darryl Mahan, *McArthur Farms***

With offices throughout Florida, Dean Mead has advised landowners, developers, and investors for 40+ years, helping them realize value from land. Our firm's practice areas include tax planning, real estate, solar projects, conservation easements, carbon tax credits, and water resource management.



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