

Saunders Landbook

LAND LISTINGS CATALOG

FALL 2024



FLORIDA ADVISORS FOR ALL YOUR LEGAL NEEDS

deanmead.com
(877) 363-8992

Practice Areas

- Agribusiness
- Business Litigation
- Commercial Real Estate
- Conservation Easements
- Construction Law
- Corporate Law
- Environmental Regulations
- Estate & Succession Planning
- Labor & Employment
- Land Acquisition
- Land Use, Zoning & Permitting
- Real Estate
- Solar & Renewable Energy
- Tax, Mergers & Acquisitions
- Trust & Estate Litigation
- Utilities and Regulation
- Water Law
- And more...

About Dean Mead

Our team has 40+ years of Florida-based experience. We advise landowners, developers, and investors on how they can realize value from their land through a variety of sources, such as solar projects, renewable natural gas, conservation easements, carbon credits, and more. We focus on your legal needs, working collaboratively towards the best outcome.

SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$5 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, forestry division, hunting lease management, and extensive expertise in conservation easements. With offices located in Florida, Georgia, and Arkansas we provide proven leadership and collaborative expertise throughout the southeast. To learn more, visit Saundersrealestate.com.

Landbook

FALL LISTINGS 2024

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“Old Florida” Hunting Lease Opportunities

Available Hunting Leases in Volusia County, FL



Several Available Parcels

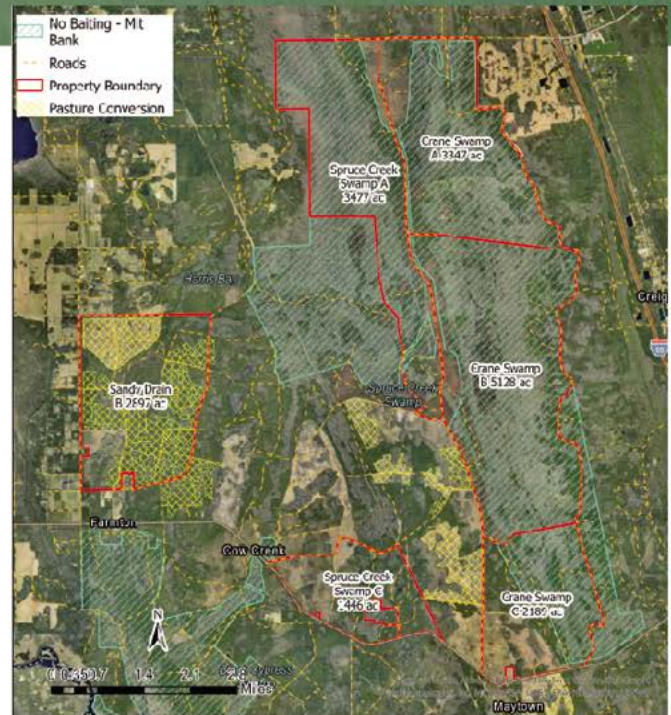
\$15-\$17/acre

This deer management program allows the use of rifles throughout Zone C hunting season (including bow season). Each lease will come with 1 buck and 1 doe tag per 150 acres. Hunter density is limited to no more than 1 member/300 acres across the entire 50k acre cooperative.

What to Expect

Diverse landscape consisting of swamps and upland pine plantations maintained with prescribed fire. Some areas being converted to improved pasture. True “Old Florida” property and holds healthy populations of the iconic game species including:

- Osceola wild turkey
- White-tailed deer
- Feral hogs
- Black bears
- Deer survey performed by certified wildlife biologists in 2023
- Deer survey showed 30 deer per square mile



RANCH & RECREATION

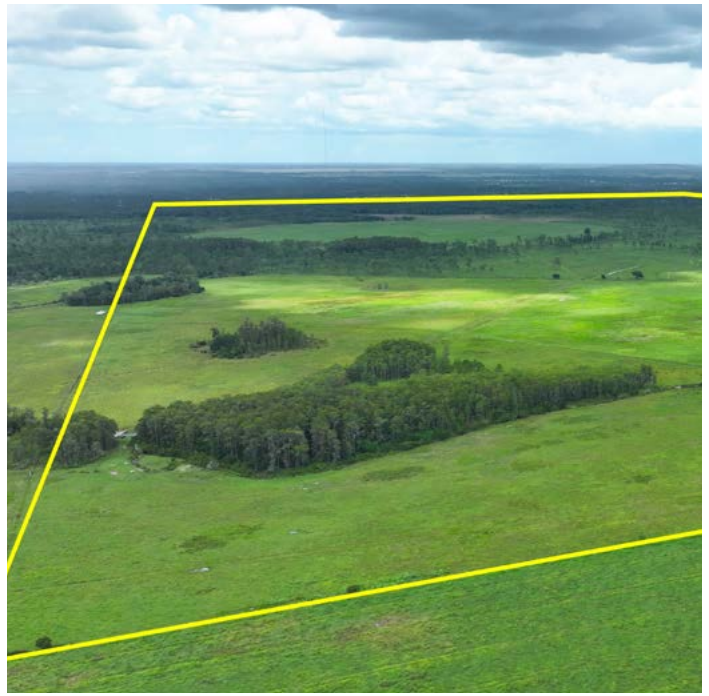


SADDLE RIDGE RANCH

\$12,600,000 • 1,135 Acres • Lake Placid, FL

- Improved with 3,700 SF Home
- Excellent Access - One Mile of Paved Roads
- Conservation Easement Potential
- Development Opportunity
- Approved to Sell 100 Lots

Keat Waldron, ALC



OSCEOLA LEGACY RANCH

\$8,760,000 • 876 Acres • Saint Cloud, FL

- Expansive 876 ± acre property
- Diverse landscape comprising recreational areas, prime hunting grounds, and agricultural land
- Wildlife, offering an abundance of big deer and Osceola turkeys
- Cattle and cattle ponds are scattered throughout

Dusty Calderon & Dean Saunders, ALC, CCIM



HIDDEN LAKE PRESERVE

\$1,732,500 • 589 Acres • New Port Richey, FL

- Tremendous hunting and fishing opportunities
- Subject to a conservation easement
- Hidden Lake is roughly 48 ± acres that lie in the center of the property
- 20 minutes to New Port Richey and less than 5 miles from the 18,000 acre Starkey Wilderness Preserve

Zeb Griffin, ALC & Dean Saunders, ALC, CCIM



DENCO RANCH

\$4,350,000 • 495 Acres • Lake Placid, FL

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

Daniel Lanier



New Listing

PANIOLA SKY RANCH

\$4,350,000 • 175 Acres • Ocala, FL

- Prime opportunity to create a premier aviation destination
- Fully operational 3,000-foot turf runway and an adjacent water runway, this property is ready for takeoff
- Located strategically between Ocala, Gainesville, Orlando, Jacksonville

Shea R. Booster & Zane Mueller



Under Contract

BROWNING RANCH

\$2,062,500 • 275 Acres • Webster, FL

- Outdoor enthusiast dream with fishing, hunting, and recreational opportunities
- Stunning elevation changes and great views over the two large lakes
- Minutes from Highway 50 and sits just outside Webster

Zeb Griffin, ALC



WAUCHULA LUXURY HOME & 140 ACRE RANCH

\$3,250,000 • 140 Acres • Wauchula, FL

- 6 Pastures
- 12 Stall Stables
- 3/3 3600 SF Home
- Equipment Barn
- Arena

Trace Linder & Mike Damboise



SOUTH LAKE COUNTY RANCH AND HUNTING TRACT

\$2,355,000 • 157 Acres • Clermont, FL

- Build your Dream Home or Getaway Cabin on this secluded 157 acre cattle ranch
- Comprised of a nice mix of improved pasture and pine woods
- Deer, turkey, and hogs can all be found on this tract

Zeb Griffin, ALC & Carson Futch



OLD TOWN RANCH

\$1,120,000 • 80 Acres • Old Town, FL

- Working cattle ranch
- Cypress board home
- Multiple barns, garage, and wells

Greg Driskell



MORAN'S PRAIRIE HUNTING & RECREATION TRACT

\$450,000 • 141 Acres • Orange Heights, FL

- Beautiful Florida forestland
- Pine and live oak hammocks, planted pine uplands, and pristine cypress stands
- Recreational property that's easily accessible from Gainesville and Ocala

Greg Driskell & Tony Wallace, CF



BRIAR RUN RANCH

\$2,250,000 • 47.76 Acres • Dunnellon, FL

- Nestled in Marion County's esteemed horse country
- Expansive 47 ± acre property comes fully fenced and features two homes, a 4-bed, 3-bath, and a 2-bed, 1-bath
- Directly across from the 8,146-acre HV° Ipata Tasthanaki Preserve along the Withlacoochee River

Zane Mueller & Shea R. Booster



CHIEFLAND 40 ACRES

\$325,000 • 40 Acres • Chiefland, FL

- Small hunting tract or a homesite in the country
- Mixture of Pines, Hardwood Hammocks and natural ground cover
- Easy to navigate around and has only a small amount of wetlands in the one pond that is near the south boundary

Clay Taylor, ALC, Greg Driskell & David Hitchcock, ALC, CCIM



MICANOPY HOMESITE AND RECREATIONAL TRACT

\$468,000 • 26 Acres • Micanopy, FL

- Located just 15 minutes from Gainesville
- Secluded 26 acres is the perfect location for a homesite, recreational retreat, or hunting camp
- Abundant wildlife navigates through this region
- Over 10,000 acres of untouched woods and conservation lands

Keat Waldron, ALC



ST JOHNS RIVER RETREAT

\$3,099,000 • 20 Acres • San Mateo, FL

- Ideal for a family or corporate retreat
- Designed for luxury, comfort, and brilliant exchange of ideas
- Two separate 3/2 cottages for extra guests
- Two-story boat dock with sun deck for total enjoyment of the historic St Johns River

R. Todd Dantzler, CCIM



MAYS ISLAND TIMBERLAND

\$14,899,500 • 3,870 Acres • Greenville, FL

- 240 ± acre High Fence
- Excellent habitat diversity
- Managed pine plantations
- Irrigated crop field
- Can be subdivided

Bryant Peace, ALC & Dean Saunders, ALC, CCIM



MAYS ISLAND TIMBERLAND NORTH

\$5,766,558 • 1,442 Acres • Greenville, FL

- Excellent habitat diversity
- Managed pine plantations
- Crop fields
- Additional acreage available

Bryant Peace, ALC & Dean Saunders, ALC, CCIM



MAYS ISLAND TIMBERLAND SOUTH

\$10,092,495 • 2,429 Acres • Greenville, FL

- 240 ± acre High Fence
- Excellent habitat diversity
- Managed pine plantations
- Irrigated crop field

Bryant Peace, ALC & Dean Saunders, ALC, CCIM

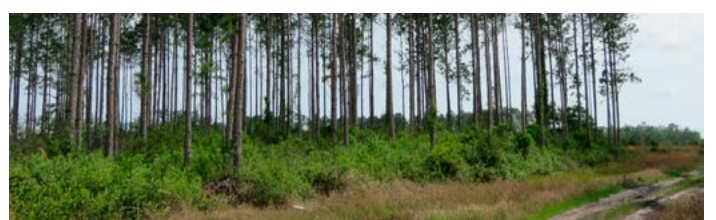


TURKEY SCRATCH ROAD TIMBERLAND

\$7,800,000 • 3,089 Acres • Monticello, FL

- Features 616 ± Upland Acres [20%] / 2473 ± Wetland Acres [80%]
- 4± miles of combined road frontage on I-10, 4,450 ± feet of road frontage on Turkey Scratch Road
- 1,725 ± feet on Aucilla Road
- Several miles of well-maintained internal roads for easy navigation

Mike Lansdell, ALC & Jeremiah Thompson, ALC



SOUTHERN ROSIN TRACT

\$3,990,000 • 1,425 Acres • Chiefland, FL

- 664 acres of pre merchantable planted pine
- 40 acres of merchantable planted pine
- 704 acres of natural timber
- Additional timberland tracts available at this location

Dean Saunders, Tony Wallace, & Greg Driskell



BAKER COUNTY TRANSITIONAL TIMBERLAND

\$13,800,000 • 1,150 Acres • Sanderson, FL

- Large acreage
- Significant paved road frontage
- Contiguous to conserved lands
- Great conservation easement potential

Bryant Peace, ALC & Mike Lansdell, ALC



OTTER CREEK WEST TRACT

\$3,845,400 • 1,131 Acres • Otter Creek, FL

- 171 acres of merchantable planted pine
- 468 acres of pre merchantable planted pine
- 45 acres harvested ready for reforestation
- 447 acres of natural timber
- Additional timberland/recreational tracts also available at this location

Dean Saunders, Tony Wallace, & Greg Driskell



WHITE OAK CREEK 1071

\$2,667,500 • 1,071 Acres • Chipley, FL

- Managed timberland
- Abundant game
- Close proximity to Panama City, FL

Mark Wirick



OTTER CREEK EAST TRACT

\$2,743,800 • 807 Acres • Otter Creek, FL

- 83% Uplands
- 138 acres of merchantable planted pine
- 43 acres of natural pine regeneration upland
- 503 acres of harvested land ready for reforestation
- 121 acres of natural timber

Dean Saunders, Tony Wallace, & Greg Driskell



SMITH ROAD TRACT

\$2,612,200 • 706 Acres • Bronson, FL

- 115 acres of pre merchantable planted pine
- 21 acres of merchantable planted pine
- 218 acres harvested and ready for reforestation
- 334 acres of natural timber
- Additional timberland/recreational tracts also available at this location

Dean Saunders, Tony Wallace, & Greg Driskell

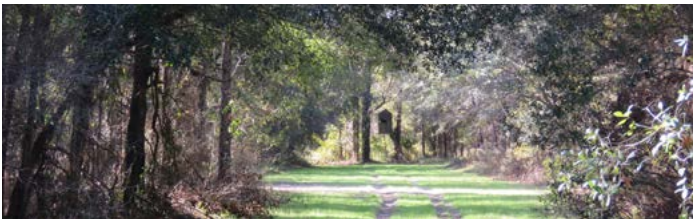


NASSAU COUNTY TRANSITIONAL ACREAGE

\$2,498,940 • 416 Acres • Bryceville, FL

- Investment opportunity only 20 minutes west of Jacksonville
- 3/4 mile of frontage on CR-121
- less than 10 minutes to I-75
- Approximately 80% uplands

Jeff Bewsher & Tony Wallace, CF



MONTEOCHA CREEK WOODLANDS

\$2,685,000 • 358 Acres • Gainesville, FL

- Mature and pre merch planted pines
- Montechoa Creek frontage
- Established food plots and shooting houses
- Only minutes to Gainesville and University of Florida

Tony Wallace, CF & Greg Driskell



BOATRIGHT WELL ROAD TIMBERLAND

\$485,000 • 120 Acres • Otter Creek, FL

- Prime Gulf Hammock land
- 90 ± acres of merchantable 2009 loblolly pine
- Great place to build a hunting cabin and establish your own private playground

Greg Driskell & Mark Wirick



WACCASASSA FLATWOODS TRACT

\$54,325,000 • 21,730 Acres • Chiefland, FL

- Rare opportunity for a significant timberland investment in Florida
- Features almost 22 thousand acres of professionally-managed, good site quality timberlands in the heart of Levy County

Dean Saunders, Tony Wallace, & Greg Driskell



WACCASASSA FLATWOODS WEST TRACT

\$28,953,600 • 11,136 Acres • Chiefland, FL

- Over 11 thousand acres of land in Levy County
- Premier timber investment opportunity
- The property has been managed by several major timber companies
- Good site quality soils
- Natural cypress and hardwood areas provide excellent wildlife habitat

Dean Saunders, Tony Wallace, & Greg Driskell



WACCASASSA FLATWOODS EAST

\$27,544,400 • 10,594 Acres • Bronson, FL

- Almost 11 thousand acres of well-managed timberland in the heart of Levy County
- Network of quality logging roads provides access to all parts of the property for management and recreational purposes

Dean Saunders, Tony Wallace, & Greg Driskell



O-I TIMBERLAND TRACT

\$12,989,700 • 4,811 Acres • Chiefland, FL

- Productive woodlands located in Levy County, FL
- Exceptional forestry investment opportunity
- Professionally managed by several major timber companies over the past decades
- Features merchantable and pre merchantable pine plantations

Dean Saunders, Tony Wallace, & Greg Driskell



MILL OWNERS TRACT

\$7,405,000 • 2,962 Acres • Chiefland, FL

- 1,070 acres of pre-merchantable planted pine
- 43 acres of merchantable planted pines
- 202 acres of plantable land ready for reforestation
- 1,626 acres of natural timber

Dean Saunders, Tony Wallace, & Greg Driskell



BAY COUNTY 803

\$4,416,500 • 803 Acres • Panama City, FL

- Prime investment opportunity in Panama City, FL
- Located on Highway 231 offers not only a large timberland investment
- Ideal canvas for a variety of ventures.
- Proximity to Panama City ensures accessibility and exposure to a bustling commercial market

Mark Wirick & Greg Driskell



MCGEE BRANCH WEST TRACT

\$16,380,900 • 6,067 Acres • Otter Creek, FL

- 6,067 acres of productive timberland located in Levy County, FL
- Exceptional timberland investment opportunity
- Professionally managed by several major timber companies over the past decades
- Features merchantable and pre merchantable pine plantations

Dean Saunders, Tony Wallace, & Greg Driskell



MCGEE BRANCH EAST TRACT

\$10,319,400 • 3,822 Acres • Bronson, FL

- 3,822 acres of productive forests
- Exceptional timberland investment opportunity
- Features merchantable and pre merchantable pine plantations established with seedlings
- Natural hardwoods and cypress in the wetlands provide excellent wildlife

Dean Saunders, Tony Wallace, & Greg Driskell



INTERLACHEN TIMBER AND CONSERVATION TRACT

\$5,600,000 • 2,657 Acres • Interlachen, FL

- Only 1/2 hour east of Gainesville and University of Florida
- 20 minutes to Palatka and St. Johns River and just one hour to Jacksonville
- Professionally managed timber stands
- 2,393 acres protected by Conservation Easement
- 264 acres unencumbered with house and barn

Tony Wallace, CF & Dean Saunders, ALC, CCIM



ROCKY HAMMOCK PINES

\$3,100,000 • 635 Acres • Chiefland, FL

- 635 acres of excellent timberland and outstanding wildlife habitat.
- 423 acres of mature planted pines, 189 acres of natural forests, 9 acres of food plots and wildlife openings, and 13 acres of natural and dug ponds
- Exceptional recreational property and a solid financial investment for your future

Tony Wallace, CF & Greg Driskell

New Listing



HILLIARD TRANSITIONAL TIMBERLAND TRACT NORTH

\$5,197,500 • 693 Acres • Hilliard, FL

- Transitional timberland tract located in a rapidly growing area within Nassau County, Florida
- Frontage on multiple paved roads and a graded road
- High percentage of uplands. Approx. 84%
- Merchantable and premerchantable planted pines with improved genetics

Matthew Simpson, CF & Tony Wallace, CF



HILLIARD TRANSITIONAL TIMBERLAND TRACT

\$3,048,300 • 480 Acres • Hilliard, FL

- Transitional, timber and recreation tract located in a rapidly growing area within Nassau County, FL
- Features merchantable and pre merchantable planted pine plantations
- Natural timber consisting of pine, hardwood, and cypress in the lowlands
- Internal system of native soil roads that can be utilized for access

Matthew Simpson, CF & Tony Wallace, CF



BAY COUNTY 213 ACRES

\$745,500 • 213 Acres • Panama City, FL

- Featuring mature planted pines and natural hardwoods
- Outskirts of Panama City
- in the path of the proposed Turnpike Distribution Center Connector and adjacent to the Sweetwater Mitigation Bank
- Poised for future growth opportunities

Greg Driskell & Mark Wirick



BRONSON SOUTH RANCH

\$995,000 • 71.6 Acres • Bronson, FL

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

Greg Driskell & Mark Wirick

New Listing



GOODWIN ROAD TRACT 2

\$669,570 • 110 Acres • Hilliard, FL

- Planted pines and natural timber
- Homesite, recreation, and hunting
- Timber investment

Matthew Simpson, CF

New Listing



GOODWIN ROAD TRACT 1

\$280,500 • 51 Acres • Hilliard, FL

- Planted pines and natural timber
- Homesite, recreation, hunting
- Private yet close to Hilliard, FL

Matthew Simpson, CF

New Listing



GOODWIN ROAD TRACT 3

\$581,462 • 41 Acres • Hilliard, FL

- Site prepared and ready for planting pines this winter
- Great for homesite, recreation, timber investment

Matthew Simpson, CF



CHUNKY POND GETAWAY TRACT

\$127,000 • 12.05 Acres • Bronson, FL

- 8 acres of newly planted pines and natural timber
- Easy access from county-graded road [NE 77th Ave]
- Build your dream cabin and hunt in your backyard
- Peaceful setting but convenient to Gainesville and Ocala

Dean Saunders, Tony Wallace, & Greg Driskell

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

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

Lake City, FL • 386.438.5896

San Antonio, FL • 352.588.2580

Tallahassee, FL • 850.570.5963

New Listing

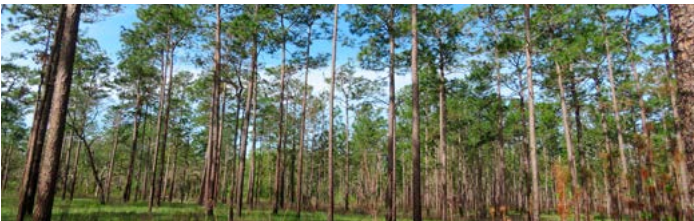


HOLOPAW FARM LEASE

Call for Pricing • 2,200 Acres • Saint Cloud, FL

- Farm conversion
- Former Citrus Grove with excellent infrastructure and soils
- [20] 12" wells
- Convenient to Orlando Market
- Productive Soils

Jeff Cusson, CCIM, Bryan Cusson & David Lapham



RIVER VIEW FARMS

\$9,450,000 • 937 Acres • Pinetta, FL

- Unique hunting and recreation property
- Nestled on over a mile of Withlacoochee River frontage
- Boasts 415 acres of mature longleaf pine and wiregrass uplands
- Carefully managed to support both recreational and ecological values

Greg Driskell & Mark Wirick



GREENVILLE FARM AND TIMBERLAND

\$3,600,000 • 579 Acres • Greenville, FL

- 280 acres under pivot irrigation
- Multiple irrigation wells
- Pine Plantations
- Shop and office

Bryant Peace, ALC & Dean Saunders, ALC, CCIM



TOMOKA FARMS ROAD 411 ± ACRES

Call for Pricing • 411 Acres • Port Orange, FL

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

Zeb Griffin, ALC



TEN MILE FARM

\$2,540,000 • 253 Acres • Zolfo Springs, FL

- Located at the corner of Ten Mile Grade Road and Scarborough Road
- In southern Hardee County
- Formerly a citrus grove
- Three 12" wells

Daniel Lanier



GRACEVILLE DUCK POND FARMLAND

\$1,298,538 • 186 Acres • Graceville, FL

- Consists primarily of non-irrigated cultivated farmland
- Corn currently growing on the property
- Hunting deer, turkey, and hog found throughout the 180 + acres
- Three exceptional ponds used for duck hunting and fishing scattered throughout the property

Dusty Calderon



SUWANNEE COUNTY QUARTER SECTION FARM

\$1,525,000 • 160 Acres • O'Brien, FL

- 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
- Uniform shape maximizes tillable acreage

Shea R. Booster



GRACEVILLE LONGVIEW FARM

\$765,000 • 153 Acres • Graceville, FL

- 153 ± acres of farming, timber, and hunting land
- Approximately 40 acres of non-irrigated cultivated farmland
- Currently growing peanuts
- Well known for its excellent Whitetail deer, turkey, and hog hunting

Dusty Calderon



JASPER FARM AND RECREATION

\$967,500 • 129 Acres • Jasper, FL

- Exceptional 129-acre agricultural property
- expansive farm, historically dedicated to peanut cultivation, is now available for those seeking a productive and visually stunning land investment
- The property is divided into two fields, with a beautiful pond serving as a focal point

Shea R. Booster, Zane Mueller & Blake Beltz



MANATEE COUNTY FARMLAND

\$3,380,000 • 123 Acres • Parrish, FL

- 70 Irrigated Acres
- Farm Supporting Structures on Site
- Various Farm Implements Included in the Sale
- Property contains 109 greenhouses that measure 27' x 110' and are 9' tall in the center

Shea R. Booster & Clay Taylor, ALC



LAKE ISTOKPOGA FARM LAND

\$3,200,000 • 87 Acres • Lake Placid, FL

- Deep muck soils
- Irrigated from a permitted canal to Lake Istokpoga
- Multiple artesian wells

Daniel Lanier



BUNNELL 40 ACRE FARM

\$880,000 • 40 Acres • Bunnell, FL

- 40-acre farm with favorable sandy soils
- Ideal for sod production or vegetable cultivation
- Active lease through June 2025 for immediate income
- History of productive yields

Shea R. Booster



PANHANDLE FARM AND TIMBERLAND

\$4,200,000 • 797 Acres • Vernon, FL

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

Bryant Peace, ALC & Dusty Calderon

FARM & NURSERY



SUWANNEE COUNTY FARM

\$608,400 • 78 Acres • McAlpin, FL

- Beautiful rolling hay field
- Eastern boundary is lined with mature hardwoods
- Potential income from hay production or it could be converted to pasture
- Location is excellent for developing a country residential estate with paved road frontage

Jeff Bewsher & Tony Wallace, CF



CENTRAL FLORIDA INTEGRATED NURSERY

\$12,000,000 • 29 Acres • Frostproof, FL

- Opportunity to purchase an extremely large and robust nursery operation
- Roughly 276,615 SF under cover
- A multitude of other structures and equipment on the property
- Four large ranges all tie into a centrally located headhouse

David Hitchcock, ALC & Zeb Griffin



VOLUSIA COUNTY LANDSCAPE NURSERY

\$1,376,500 • 23 Acres • DeLand, FL

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

Carson Futch & Zeb Griffin, ALC



GARFIELD NURSERY ROAD 20 ACRES

\$600,000 • 20 Acres • Lake Wales, FL

- Expansive citrus grove features a well-maintained pump house
- Over 20± acres situated in the esteemed Lake Wales area
- Offers an exceptional opportunity for land and residential investors

David Hitchcock, ALC, CCIM



20 ACRE FARM GETAWAY

\$995,000 • 20 Acres • Webster, FL

- 20 Acres all high/dry
- Can be split into 2 - 10 acre tracts
- Beautiful Cracker House
- 3,600 SF Barn (used in the past for a Wedding Venue)
- Direct access to the 28,000 acre State Forest

Trish Leisner, CCIM



SUWANNEE COUNTY GREENHOUSE AND NURSERY

\$1,750,000 • 15 Acres • Wellborn, FL

- 5 acres of expansive greenhouses
- Rich history of supplying tomatoes to major retailers such as Publix, Winn-Dixie, Walmart, and more
- Over 200,000 square feet of greenhouse space, this property holds the potential for a thriving agricultural enterprise

Shea Booster



LAKE COUNTY TURNKEY NURSERY

\$3,450,000 • 9 Acres • Minneola, FL

- Approximately 2 acres of 10ft, 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
- Supplies major retailers and wholesalers
- Turnkey operation with all structures and equipment included

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



MANSFIELD LANDSCAPING

\$695,000 • 1.13 Acres • Yalaha, FL

- Established Lake County Landscaping and Nursery
- Equipment and Inventory included
- Direct Highway Road frontage
- 1.13 acres for retail and landscaping site
- Another parcel of land is available to be negotiated separately

Trish Leisner, CCIM

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**Financing Land,
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SOUTHWEST FLORIDA WATER MANAGEMENT

Under Contract



SWFWMD - CENTRAL POLK PARKWAY DEVELOPMENT LAND

\$2,262,000 • 19.22 Acres • Winter Haven, FL

- Ample space for versatile development
- Ideal for land investors seeking a promising venture
- Prime piece of real estate in a growing area

David Hungerford, CCIM, SIOR



SWFWMD - HARNEY ROAD HOMESITE AND ACREAGE

\$400,000 • 3.6 Acres • Thonotosassa, FL

- Ideal acreage and homesite
- Approximately 2 miles away from exit 265
- Quick access to I-75
- Surrounding area is vibrant, with nearly 15,000 residents within a 2-mile radius

Zeb Griffin, ALC



SWFWMD - TAMPA BYPASS CANAL ACREAGE

\$78,000 • 1.59 Acres • Tampa, FL

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

Zeb Griffin, ALC

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PECANS & TREES

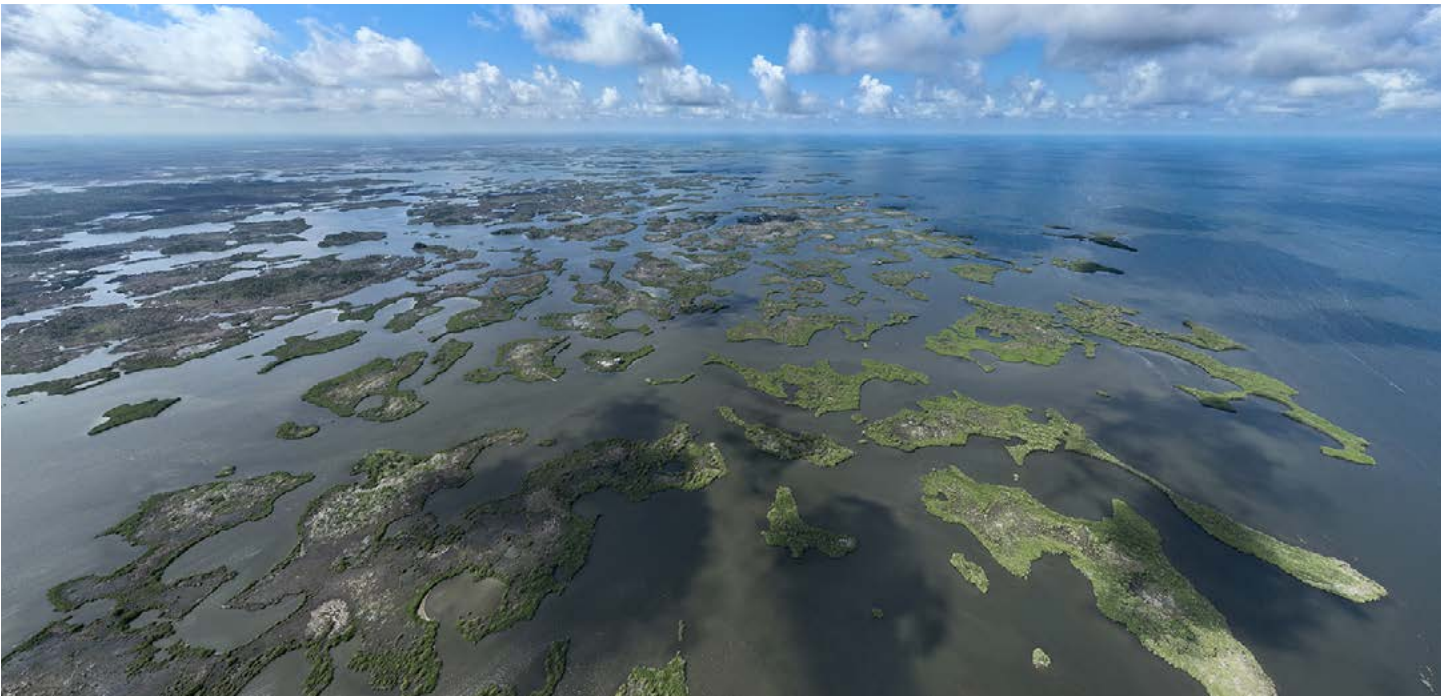
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HOMOSSASSA ISLANDS

\$1,500,000 • 408 Acres • Homosassa, FL

- Feature coastal hammock lands along the world-famous Homosassa River
- Backcountry snook and redfish, world-class fly fishing for tarpon
- Crystal clear grass flats teeming with speckled trout and scallops, plus scaup, redheads, and other ducks - Sportsman Paradise

Mike Lansdell, ALC & Greg Driskell



D SANCTUARY AT KINGS BAY

\$4,500,000 • 107 Acres • Crystal River, FL

- 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, etc

Zeb Griffin, ALC



SUWANNEE RIVER RETREAT

\$1,990,000 • 82 Acres • O'Brien, FL

- Over 1,400 feet of riverfront
- Upland oak hammocks and pasture
- Lodge is being sold fully furnished
- Floating dock included

Bryant Peace, ALC & Tony Wallace, CF



LEVY COUNTY ISLANDS

\$2,500,000 • 84 Acres • Yankeetown, FL

- 2 Single-Family Homes
- 8 Total Islands
- Excellent Fishing & Recreation Opportunities
- Waterfront on the Withlacoochee River & Gulf of Mexico

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



New Listing

LAKE PIERCE ISLAND

\$969,500 • 1.58 Acres • Lake Wales, FL

- 1.58 acre island
- 1,179 SF cabin
- Floating dock
- Well, septic and electricity on site

Bo Jahna & Clayton Taylor



THE PANTHER GROVE

\$9,500,000 • 1,280 Acres • Immokalee, FL

- Surrounded by true natural beauty and serene landscapes
- Former citrus grove with excellent agricultural infrastructure
- One mile of frontage adjacent to Big Cypress National Preserve
- Relaxing one hour drive to Naples, 2 hours to Miami or 1:45 to Fort Lauderdale

Jeff Cusson, CCIM & Bryan Cusson



HICORIA ROAD GROVES

\$2,350,000 • 286 Acres • Venus, FL

- Quality citrus operation
- Nearly 100% tree density
- 30-acres in Hamilins
- 256-acres in Valencias

Daniel Lanier



LAKE MOODY GROVE

\$2,021,040 • 144 Acres • Frostproof, FL

- Fantastic lakefront investment opportunity
- Surrounding the growing Scenic Highway and Lake Patrick Road in Frostproof, FL
- Currently planted with Valencia oranges
- Features two large wells with diesel pump motors

Clay Taylor, ALC



LAKE STREETY GROVE

\$1,100,000 • 90 Acres • Frostproof, FL

- 10" well with Detroit diesel power unit
- 1,028 feet of frontage on Otto Polk Road
- 2,822 feet of frontage on Lake Streety Road
- Less than a mile from US 27

Daniel Lanier



LAFFERTY GROVE

\$559,875 • 44 Acres • Fort Meade, FL

- 10" well with Caterpillar diesel engine
- Valencia oranges
- Highly productive

Daniel Lanier

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GOPHER RIDGE

\$38,000,000 • 5,509 Acres • Immokalee, FL

- Located immediately northwest of Immokalee Airport and in America's fruit and vegetable basket
- Current highest and best use, many other opportunities are available on this property. Such as mining, residential development, commercial/industrial development, and solar

Dean Saunders, ALC, CCIM, Trent Saunders, ALC & Paul J. Meador

New Listing



LAKE COUNTY 2,478 ± ACRE LAND INVESTMENT AND RANCH

Call for Pricing • 2,478 Acres • Groveland, FL

- Excellent land banking opportunity
- Road frontage on CR 33
- Well-connected internal road system for navigating the entirety of the ranch
- The Villages have land holdings that adjoin the Northern and Western boundaries of the property

Zeb Griffin, ALC

New Listing



FLAGLER COUNTY LAND INVESTMENT AND RECREATIONAL TRACT

Call for Pricing • 1,305 Acres • Bunnell, FL

- Located just outside Ormond Beach and is just minutes to the East Coast
- Comprised of pine woods and some improved pasture on the north end
- The property is not currently encumbered but could make a great candidate for a Conservation Easement

Zeb Griffin, ALC



POLK COUNTY ROCK MINE

Call for Pricing • 425 Acres • Kathleen, FL

- 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, featuring 85 acres of permitted mining ready for immediate extraction

Bo Jahna & David Saley



HERNANDO COUNTY 275 ACRES

\$4,242,000 • 275 Acres • Hernando, FL

- Frontage on US Highway 301
- Located near the Hernando/ Pasco County Line
- Has frontage on the Withlacoochee River

Zeb Griffin, ALC



STANLEY'S MANGOS BUSINESS & FARMS

\$23,500,000 • 224 Acres • Bokeelia, FL

- Business for sale
- Carrying varieties: Florigon, Brahm Kai Meu, Carrie, Coconut Cream, Glenn, Nam Doc Mai, Kia Savoie, Maha Chanok, Orange Sherbet, Valencia Pride, Gold Nugget, Himsagar, Sunrise, Kesar, Lemon Zest
- Trees: An additional 65,000 trees are being grown and grafted

Trent Saunders, ALC & David Saley



BASIN 22 WETLAND MITIGATION BANK

Subject To Offer • 2,146 Acres • Fellsmere, FL

- Established to meet the mitigation needs of the Basin 22 region, roughly defined as the area from Melbourne to Fort Pierce on the east coast of Florida
- Provides a means of offsetting the unavoidable impacts to aquatic resources within the basin as defined by federal, state, or local wetland regulations

Jeff Cusson, CCIM & Dean Saunders, ALC, CCIM



CENTRAL FLORIDA LAKESIDE RETREAT AND CONFERENCE CENTER

Request for Proposals • 114 Acres • Haines City, FL

- Versatile layout for diverse business opportunities
- Proximity to major transportation routes
- Ample parking and accessibility for large events
- Rare Leisure/Recreation Future Land Use
- High visibility and signage opportunities

Dean Saunders, ALC, CCIM & Shea R. Booster



PLANT CITY DEVELOPMENT SITE

4,500,000 • 38.77 Acres • Plant City, FL

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

Tyler Davis, ALC & Jerrod Parker



PREMIER LAND PARCEL BY SANFORD'S AIRPORT HUB

\$3,000,000 • 19.06 Acres • Sanford, FL

- Future Business Park/Commerce Park
- Industrial Park or Warehousing Office
- Land Use: HIPAP (High Intensity Planned Development Airport)
- Less than one mile from Sanford International Airport
- High growth corridor

Rafael Mendez, CCIM & Ali Manekia, CCIM, SIOR

INVESTMENT



TRANSITIONAL PLANT CITY STRAWBERRY TRACT

\$1,420,000 • 14.2 Acres • Plant City, FL

- Located on West Trapnell Road and consists of two parcels which are 14.2 acres combined
- Zoned agricultural but is adjacent to the city limits of Plant City
- Annexation into the city of Plant City is recommended to get the land use and zoning changed to facilitate development

Tyler Davis, ALC & Jerrod Parker



HICKORY PLACE INDUSTRIAL PARK

\$12,500,000 • 14 Acres • Saint Cloud, FL

- Just south of Irlo Bronson Memorial Highway
- In the center of a high growth area
- Nearby large-scale
- Residential/commercial developments
- Highest and best use for this site is industrial

Dusty Calderon



OSCEOLA POLK LINE ROAD DEVELOPMENTAL ACREAGE

\$2,200,000 • 13.75 Acres • Davenport, FL

- Conveniently located near Orlando, Disney, I-4, and Four-Corners - This property offers a wealth of possibilities for potential buyers
- Investment Opportunity
- Close to Orlando
- Paved Road Frontage

Dusty Calderon & Dean Saunders, ALC, CCIM



10.5 ACRE DAVENPORT DEVELOPMENT SITE

\$2,800,000 • 10.51 Acres • Davenport, FL

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

Tyler Davis, Clay Taylor & David Hitchcock



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New Listing



PANAMA CITY RESIDENTIAL DEVELOPMENT

\$10,415,850 • 968 Acres • Panama City, FL

- Located within the city limits Panama City, FL
- Approved Urban Community Future Land Use
- Allows for 1,800 Residential Units

Austin Fisher & Dean Saunders, ALC, CCIM

Under Contract



CORRIGAN RANCH

Subject To Offer • 5,849 Acres • Fellsmere, FL

- Located near Vero Beach, Æ, Æs I-95 and SR60 Interchange
- Rare development opportunity for up to 9,300 residential units
- Future Land Use Entitlements allow 998 acres of commercial and industrial
- The 5,849-acre portion of the ranch that is for sale, 2,146 acres make up the Basin 22 Wetland Mitigation Bank

Jeff Cusson, CCIM & Dean Saunders, ALC, CCIM

Under Contract



PUTNAM COUNTY DEVELOPMENT SITE

\$39,000,000 • 3,425 Acres • Palatka, FL

- Located 13 miles south of new Outer Beltway & Shands Bridge
- 6,200 feet of frontage on Hwy 17
- County support for master-planned development
- Over 300 acres of Industrial zoning

Bryant Peace, ALC

Under Contract



SOUTH LAKE TOHO DEVELOPMENT TRACT

Calls for Offers • 3,229 Acres • Kenansville, FL

- 3,229 ± acres in Osceola County
- Opportunity for development allows for multiple uses within the property, including commercial, industrial, single, and multi-family residential
- Uplands/Wetlands: 88% Uplands / 12% Wetlands
- Lake & Water Features: 1 ± mile of lake frontage on Lake Tohopekaliga

Dusty Calderon & Dean Saunders, ALC, CCIM



POINCIANA BLVD RESIDENTIAL DEVELOPMENT TRACT

Call Agents for Pricing • 1,720 Acres • Kissimmee, FL

- Legacy property in the Central Florida Tourism Corridor
- Features 1.5 ± miles of road frontage along Poinciana Boulevard
- 1,708 acres are zoned Low-Density Residential allowing for 3 to 8 dwelling units per acre
- Located 5 miles from the ESPN Wide World of Sports Complex

Dean Saunders, ALC, CCIM & Dusty Calderon

RESIDENTIAL DEVELOPMENT



LAKE COUNTY 418 ACRES DEVELOPMENT LAND

\$15,000,000 • 418 Acres • Groveland, FL

- Development Property
- 2 ± Miles from The Villages
- 5.5 ± Miles from the Florida Turnpike entrance at CR 470
- Orlando International Airport is less than 1-hour drive

Trish Leisner, CCIM



ALACHUA FARMLIFE

\$5,275,000 • 420 Acres • Alachua, FL

- Excellent opportunity for the development of small ranches
- Ranchettes can be divided into 5, 10, or 20 acre lots
- Located 2 miles north of Alachua, Florida
- Ten miles from Gainesville and the University of Florida
- Current lease that pays \$22,000 annually

Ken Rembert



WINSLOW'S POINT MIXED USE LAKEFRONT

\$8,900,000 • 270 Acres • Lake Wales, FL

- Multi-family/Single Family Zoning- 172 ± acres (533 units)
- Hotel Zoning 2 ± acres
- Planned Development
- Approved PD Featuring 427 Single-Family Lots
- 106 Multifamily Lots & 124,400 ± SF Retail Commercial

Richard Dempsey, ALC, CIPS



PALATKA TRANSITIONAL TIMBERLAND TRACT

\$2,748,320 • 343.54 Acres • Palatka, FL

- Transitional, timber and recreation tract located in a rapidly growing area within Putnam County
- Features merchantable planted pine plantations on 91% of the tract
- Located just 3 miles west of Palatka, FL
- Approximately 3/4 mile of frontage on State Road 20

Marvin Puryear



US HIGHWAY 27 S MIXED-USE DEVELOPMENT LAND

\$18,000,000 • 205 Acres • Leesburg, FL

- Great opportunity for single-family, multi-family, and commercial development
- 90.6 % uplands
- Over 1,000 estimated net residential units
- Density: 8 DU/AC

Marvin Puryear



COLUMBIA COUNTY DEVELOPMENT LAND

\$4,403,400 • 246 Acres • Fort White, FL

- Great Location
- Convenient for commuting to adjacent cities
- Direct access to US 441 and I-75
- 47,000 AADT (I-75)
- 4,500 AADT (US 441)

Ken Rembert



LECANTO 166 RESIDENTIAL DEVELOPMENT

\$5,000,000 • 166.4 Acres • Lecanto, FL

- Beautiful rolling hills with pasture
- Located on busy South Lecanto Hwy, which is four lane and has a turn lane into the property
- Adjacent to Citrus County Government Center and three public schools

Greg Driskell, David Hitchcock & Clay Taylor



WEST LAKE WALES RESIDENTIAL OR COMMERCIAL OR INDUSTRIAL ACREAGE

\$4,400,000 • 193 Acres • Lake Wales, FL

- 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

RESIDENTIAL DEVELOPMENT



LIVE OAK 145 ACRE DEVELOPMENT PARCEL

\$3,250,000 • 145 Acres • Live Oak, FL

- Located in the City of Live Oak, FL
- Residential, multifamily or mixed-use development; up to 20 du/acre
- Rezoning/Land use required with Live Oak
- Utilities at or close to the site: Power, Water, Sewer, Cable
- DOT DTC: 6,600 cars per day

Marvin Puryear & Tony Wallace, CF



84 ACRES FOR SF RESIDENTIAL DEVELOPMENT OR LIGHT INDUSTRIAL DEVELOPMENT

\$5,400,000 • 84 Acres • Dade City, FL

- 4 Parcels in fast-growing area of SE Pasco County
- Best use: Single-family residential developments or Industrial development
- 4,800 ± FT of frontage on Old Lakeland Highway
- Power on site on Old Lakeland Highway
- Water on site on Old Lakeland Highway (12-inch water main)

Steve Toner, MBA



OUTBACK OASIS RESIDENTIAL DEVELOPMENT

\$17,000,000 • 71 Acres • Winter Haven, FL

- 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
- Within the city limits of Winter Haven
- Extra amenities available

R. Todd Dantzer, CCIM



IRON MOUNTAIN RESIDENTIAL PLANNED DEVELOPMENT

\$12,000,000 • 76.95 Acres • Lake Wales, FL

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

Clay Taylor, ALC



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RESIDENTIAL DEVELOPMENT



FROSTPROOF HWY 27 MIXED-USE DEVELOPMENT

\$2,400,000 • 48 Acres • Frostproof, FL

- Almost 800 ± FT of road frontage on US Hwy 27
- A unique mix of residential and commercial potential
- 100% uplands

Keat Waldron, ALC



Under Contract

48 ACRE DADE CITY DEVELOPMENT PROPERTY

\$4,750,000 • 48 Acres • Dade City, FL

- Approved PUD for 206 SFR Units
- Located on US301 in the heart of Dade City
- Utilities are located at 301
- US301 DTC 26,500
- Numerous national food service and retailers on US301

Marvin Puryear



Under Contract

NORTH LAKE COUNTY RESIDENTIAL LAND

\$3,500,000 • 45.6 Acres • Leesburg, FL

- 45 ± Acres (38 ± acres uplands)
- SFR Development Parcel
- 55' Easement Adjoins Lake Square Mall with direct access
- 100' Easement to Radio Road
- All utilities (city of Leesburg) water/sewer, power, cable/phone)

Marvin Puryear



HWY 27 S AT SR 48 LEESBURG 43 AC

\$8,000,000 • 43 Acres • Leesburg, FL

- Property adjoins Lake Harris Square Shopping Center
- 900 ± FT frontage on Hwy 27
- 665 ± FT frontage on SR 48
- High traffic market area

Marvin Puryear



DADE CITY RESIDENTIAL DEVELOPMENT OPPORTUNITY

\$750,000 • 28 Acres • Dade City, FL

- 28 acres with a few oaks, rolling pasture land (RES-1)
- Gated, pavers, & landscaped entry
- Fronts to paved driveway with fencing
- High and dry land; Great for a country estate
- Electric Power, Well, & Septic

Steve Toner, MBA



Under Contract

BUCKMOORE HEIGHTS

\$2,400,000 • 23.7 Acres • Lake Wales, FL

- 100 Number of Lots
- Fully Approved Planned Development Project
- 100% Uplands
- Located on Buck Moore Rd in Lake Wales, FL
- Median Income Within One Mile is \$78,127

Clay Taylor, ALC



SCENIC HWY RESIDENTIAL DEVELOPMENT

\$800,000 • 22.7 Acres • Lake Wales, FL

- Proximity to a variety of retailers, schools, employers, and major thoroughfares
- In the path of development with major approved developments nearby
- property has frontage along Scott Road, Lake Bella Road, and US 17

Maricruz Gutierrez Mejia & R. Todd Dantzler, CCIM



Under Contract

HWY 455 CLERMONT - HARTLE 17AC

\$3,900,000 • 17.5 Acres • Clermont, FL

- 17.5 ± Acres Vacant Commercial
- Utilities in place>Residential/Industrial/Multi-family or Mixed-Use
- in the heart of the growth of Clermont, just 2 miles from FL Turnpike entrance

Marvin Puryear



MEADOWCREST RESIDENTIAL MIXED USE

\$1,500,000 • 11 Acres • Crystal River, FL

- Multi-family residential & commercial - approved for 168 MF units
- The property has three access points stubbed out
- Water and sewer are at the property
- Nice elevation change on the property will make for a pretty development
- Excellent road frontage

Greg Driskell & Clay Taylor, ALC



LAKE WALES RESIDENTIAL 10 ACRE DEVELOPMENT

\$500,000 • 10 Acres • Lake Wales, FL

- Prime investment opportunity
- Zoned A/RR, and offers unlimited potential for land and residential development
- Ideal location provides a peaceful retreat while remaining conveniently accessible, making it perfect for residential investors

David Hitchcock, ALC, CCIM



MIAMI STREET RESIDENTIAL

\$524,150 • 9.53 Acres • Lake Wales, FL

- Investment opportunity in Lake Wales, FL
- Zoned R-1A (Residential)
- Offers an exceptional foundation for residential development within the growing Lake Wales area
- Blank canvas for crafting a contemporary residential community

David Hitchcock, ALC, CCIM



FROSTPROOF RESIDENTIAL DEVELOPMENT

\$320,000 • 7.11 Acres • Frostproof, FL

- The property is a 7.11-acre citrus grove
- Perfect for a re-development into a small residential subdivision

David Hitchcock, ALC, CCIM

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FLYING "S" RANCH & AIR PARK

\$4,200,000 • 381 Acres • Kenansville, FL

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

Clay Taylor, ALC & David Hitchcock, ALC, CCIM



LAKE LIZZIE PASTURE

\$1,990,000 • 241 Acres • Bartow, FL

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

Clay Taylor, ALC, Daniel Lanier & Clayton Taylor



RIVERLINE RANCH AND DEVELOPMENT

\$3,300,000 • 139 Acres • Arcadia, FL

- Outside the city limits of Arcadia
- Ample road frontage on both HWY 70 and SE Hansel Ave
- Allows for multiple points of access for a future landowner or developer
- Can also be accessed from the east via SE Hagen St
- Currently zoned A-5 for low density residential development

Keat Waldron, ALC



CHIEFLAND 162 ACRES

\$1,200,000 • 161 Acres • Chiefland, FL

- High and dry parcel perfect for a rural estate or small ranch
- Excellent paved road frontage
- Beautiful live oaks

Greg Driskell



INDIAN RIVER 143 ACRE RANCHETTE PUD

\$55,000/acre • 143 Acres • Vero Beach, FL

- [30] 4.5 acre lots
- Convenient location
- Growing area east of I-95
- Just 1/4 mile east of Sebastian City Limits

Jeff Cusson, CCIM



LAKE COUNTY 91 ACRES WATERFRONT DEVELOPMENT LAND

\$3,000,000 • 91 Acres • Groveland, FL

- Waterfront
- 333 acre Clearwater Lake
- Adjacent to 418 acres that is also for sale
- Value is the lake combined with 418 adjacent acreage

Trish Leisner, CCIM & Marvin Puryear



LAKE COUNTY TRANSITIONAL WATERFRONT ACREAGE

\$1,200,000 • 112 Acres • Fruitland Park, FL

- 112 acres with 62 acres of uplands
- Convenient Central FL location
- Potential for single-family home subdivision and or estate homesites
- Includes about 1/4 mile of frontage on Lake Unity nursery road

Rick Gonzalez, ALC, CCIM



HAWTHORNE TRAIL RANCHETTE AND HOMESITE

\$450,000 • 40 Acres • Gainesville, FL

- Ideally situated between Gainesville and Hawthorne with quick access to I-75
- Humble home with well and septic, ready for renovation or teardown
- Large pole barn for storing feed and equipment
- Small pond within property boundaries

Shea R. Booster & Dean Saunders, ALC, CCIM



66TH AVE 78 ACRES

\$4,696,800 • 78 Acres • Vero Beach, FL

- 1,300 feet of frontage on 66th Ave
- A newly expanded four lane highway
- Adjacent to the Urban Service Area
- Agricultural Exemption provides low taxes of \$1993
- One mile east of Sebastian in the path of growth

Jeff Cusson, CCIM & Bryan Cusson



OCALA STABLE AND RACETRACK

\$4,800,000 • 78 Acres • Morriston, FL

- Premier 78-acre equine estate in the heart of Ocala
- 5/8th mile track, paddocks, breaking arenas, and more, all ideal for training and conditioning high-performing thoroughbred horses
- Impressive office overlooking the track
- Housing accommodations, including a residence for employees or a facility

Zane Mueller & Shea R. Booster



ST LUCIE HEADER CANAL 76 ACRES

\$2,290,500 • 76 Acres • Fort Pierce, FL

- AG-5 Zoning allows one unit per five acres
- Header Canal Rd is the western boundary for a proposed Agricultural Limited Service Planning Area
- Wonderful location for a ranchette community with 1,250' of paved, county road frontage on Header Canal and 2,500' on Kelly Rd

Jeff Cusson, CCIM & Bryan Cusson



OTTO POLK ROAD

\$762,000 • 48 Acres • Frostproof, FL

- Zoned A/RR, is perfectly suited for citrus and agricultural endeavors
- Ample space and favorable zoning
- Compelling opportunity for investors looking to capitalize on the region's rich agricultural heritage

David Hitchcock, ALC, CCIM



HAWTHORNE 40 ACRES

\$334,400 • 41.8 Acres • Hawthorne, FL

- Located just east of Hawthorne and minutes from Hwy 301
- Over ten acres of high and dry uplands
- Natural hardwoods and open understory
- Bordered on two sides by the Little Orange Creek Nature Park

Jeff Bewsher & Tony Wallace, CF



WEEKI WACHEE PRESERVE REC TRACT

\$700,000 • 35 Acres • Weeki Wachee, FL

- Adjacent to Weeki Wachee Preserve
- Near Major Commercial Activity
- Potential Homesite

Jeremiah Thompson, ALC



FROSTPROOF 33.4 ACRE RV/RESIDENTIAL SITE

\$3,250,000 • 33.4 Acres • Frostproof, FL

- RV Park & Residential Development potential
- Frontage on U.S Highway 27
- Prime investment opportunity

Daniel Lanier & Clay Taylor, ALC

ACREAGE & ACREAGE HOMESITES



RIVERLINE RANCH NORTH DEVELOPMENT

\$1,350,000 • 30 Acres • Arcadia, FL

- 1,320 feet of frontage on HWY 70 in Arcadia, FL
- Located just 2.5 miles outside of town
- Currently zoned A-5 (1 dwelling per 5 acres), with a "Rural" future land use designation
- Good opportunity to rezone the land for industrial use

Keat Waldron, ALC



MADISON COUNTY INVESTMENT ACREAGE

\$279,500 • 30 Acres • Lee, FL

- Beautiful, wooded property in eastern Madison
- Just 5 miles east of Lee, FL
- 30-acre property features 8-year-old planted longleaf on a majority of the acreage
- 100% uplands with no swamps or bottomland

Matthew Simpson, CF & Tony Wallace, CF



LAKE WALES EQUESTRIAN ESTATE

\$1,200,000 • 29 Acres • Lake Wales, FL

- Turnkey Country Estate - beautiful pastures and oak trees throughout
- Structures include a 2,283 sq ft home, 5,500 SF barn, two pole barns, and multiple storage sheds
- 2 miles from accessing Kissimmee Chain of Lakes
- 1 hour from East Coast, 2 hours to West Palm, 1.5 hours from Orlando or Tampa

Keat Waldron, ALC



28 ACRE DEVELOPMENT OPPORTUNITY IN VERO BEACH

\$1,714,195 • 28.81 Acres • Vero Beach, FL

- Tremendous long-range potential
- 66th Ave is in the process of expansion to four lanes
- 53rd St is in the long-range MPO plan for a future I-95 interchange

Jeff Cusson, CCIM & Ken Rembert



OSCEOLA DEVELOPMENT ACREAGE

\$2,676,000 • 26.76 Acres • Saint Cloud, FL

- Residential development
- Paved road frontage
- Investment opportunity

Dusty Calderon



CHIEFLAND 18

\$275,000 • 18.34 Acres • Chiefland, FL

- 18 acres ready for multiple homesites
- Large estate, or rezone for multifamily
- Easy access along 2 paved roads and no wetlands

Greg Driskell



LAKE GENTRY WATERFRONT RANCHETTE

\$1,300,000 • 18.29 Acres • Saint Cloud, FL

- Beautiful 18-acre ranchette that features lakefrontage and a navigable canal leading to the lake
- Fenced for cattle
- Features a three-bedroom, two-bathroom home built in 1999

Dusty Calderon & Trent Saunders, ALC



WESLEY CHAPEL EQUESTRIAN ACREAGE

\$1,499,000 • 10 Acres • Wesley Chapel, FL

- Equestrian training facilities
- Ideal for a private homesite
- Scenic natural surroundings
- Proximity to essential amenities
- Potential for future development

Trace Linder



ENTRELAGOS

\$19,500,000 • 2.44 Acres • Orlando, FL

- Private peninsula
- Spa, Cabana bar, Sauna
- 14 bedrooms and 15 full/2 half baths
- 14,706 ± SF total
- 11,048 ± SF gross living area

Richard Dempsey, ALC, CIPS



LUXURY POOL HOME ON 1.13 ACRES

\$1,250,000 • 1.13 Acres • Bartow, FL

- Spectacular 4-bedroom, 4-bathroom pool home on over an acre
- Beautiful gated community of Riverlake
- Once-in-a-lifetime opportunity to own a dream home
- Custom-built home by Hulbert Homes

Carly Powell



New Listing

3503 SW TRAILSIDE PATH, STUART FL

20 Acres • \$750,000 • Stuart, FL

- Trailside Ranchette Community, nestled just west of Hobe Sound, Florida
- Perfect for building a custom home, creating an equestrian retreat
- Rural charm at home and proximity to modern conveniences
- Serene escape surrounded by nature

Bo Jahna



New Listing

KENILWORTH 35 ACRE FARM AND HOMESITE

\$549,000 • 35 Acres • Sebring, FL

- 1,129 feet of road frontage
- 35.18 acres
- 100% uplands

Daniel Lanier



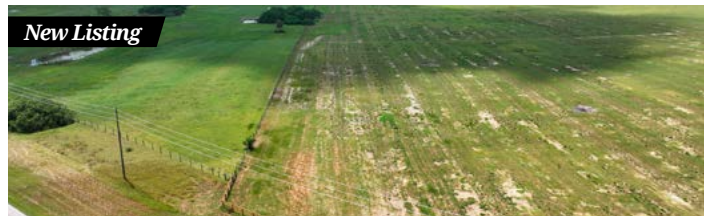
New Listing

EAST ZOLFO SPRINGS RANCHETTE

\$625,000 • 29.4 Acres • Zolfo Springs, FL

- 29.4 acres
- 1352 square foot mobile home
- 1,312 feet of frontage on SR66

Daniel Lanier



New Listing

SECLUDED KENILWORTH 25

\$375,000 • 25 Acres • Sebring, FL

- 130 feet of frontage on Kenilworth Boulevard
- Adjoining the Lake Wales Ridge National Wildlife Refuge
- 100% Uplands

Daniel Lanier

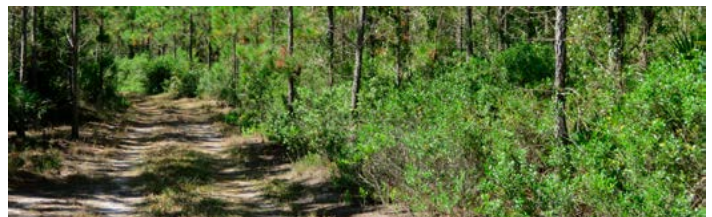


HILLIARD COUNTRY ESTATE PARCEL 3

\$400,000 • 20 Acres • Hilliard, FL

- Beautiful, wooded property
- 7-year-old planted slash pine and 7-year-old planted loblolly pine
- Upland portion of this property makes up approximately 95% of the parcel
- Located just west of Hilliard, FL
- Approximately 740 feet of frontage on Bay Rd

Matthew Simpson, CF & Tony Wallace, CF



HILLIARD COUNTRY ESTATE PARCEL 4

\$400,000 • 20 Acres • Hilliard, FL

- Beautiful, wooded property in a growing area just west of Hilliard FL
- 22-acre property features 7-year-old planted slash pine and 7-year-old planted loblolly pine
- The upland portion of this property makes up approximately 96% of the parcel

Matthew Simpson, CF & Tony Wallace, CF

ACREAGE HOMESITES



HILLIARD COUNTRY ESTATE PARCEL 1

\$320,000 • 16 Acres • Hilliard, FL

- Located adjacent to a conservation area that will never be developed
- 16-acre property features 7-year-old planted slash pine on the majority of the property and a small, isolated, wooded wetland area
- 740 feet of frontage on Bay Rd. and within a half-hour drive to Jacksonville, FL

Matthew Simpson, CF & Tony Wallace, CF



HILLIARD COUNTRY ESTATE PARCEL 2

\$320,000 • 16 Acres • Hilliard, FL

- Beautiful, wooded property
- Features 7-year-old planted slash pine
- West of Hilliard, FL
- 740 feet of frontage on Bay Rd. and within a half-hour drive to Jacksonville
- Great location for a country estate

Matthew Simpson, CF & Tony Wallace, CF



LEVY COUNTY 10 ACRE HOMESITE

\$150,000 • 10 Acres • Dunnellon, FL

- 10-acre parcel nestled in the heart of Levy County, Florida
- Raw land offers a world of possibilities and natural beauty
- Power lines tracing the southern and western boundaries

Clay Taylor, ALC & Shea R. Booster

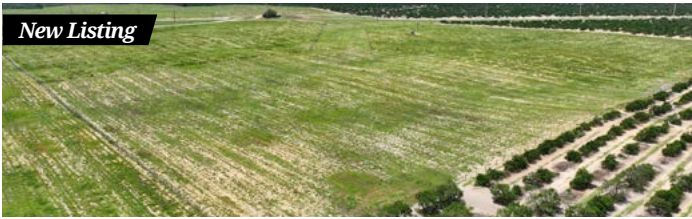


3990 EAST GASKINS ROAD

\$875,000 • 20 Acres • Bartow, FL

- Perfect home for anyone looking to live on a large tract of land
- Recently updated 3 bed/ 2bath home, an in-ground swimming pool
- Enclosed 40x40 shop with a generator hookup and a 40x60 pole barn
- Pastures that surround the home are planted in bahia and other native grasses, perfect for any livestock

Daniel Lanier



SNYDER 9.6 HOMESITE

\$199,900 • 9.6 Acres • Sebring, FL

- 9.6 acres
- 100% Uplands
- Less than 5 miles to Downtown Sebring
- City water available

Daniel Lanier



ROCKER ROAD ESTATES LOT 1

\$300,000 • 9.09 Acres • Bartow, FL

- One of four home lots
- Former citrus grove ready to be cleared for pasture or a home site
- Potential part-time farm
- Pasture
- Located in Central Florida

Richard Dempsey, ALC, CIPS



GROVELAND HOMESITE & WAREHOUSE

\$1,299,000 • 8.96 Acres • Groveland, FL

- Warehouse Office that is designed to hold extra storage above
- The house was built in 2008 and is 2,368 ± SF. It offers 3 bedrooms, 2 1/2 baths with recent renovations, and a new roof
- 3 barns with multiple stalls, outbuildings, and sheds, new within the past year
- Cabin for your overnight guests

Trish Leisner, CCIM



LAKE BUFFUM ACREAGE

\$167,200 • 4.18 Acres • Fort Meade, FL

- Situated along Lake Buffum Road in Fort Meade, FL
- 4.18-acre property in the Alturas/Lake Buffum
- Prime location for those seeking a peaceful homestead or a small farm venture
- Zoned for a Single Family Residence

Jim Allen



SUGAR CREEK RANCH

\$7,639,200 • 2,122 Acres • Lumber City, GA

- 300 acres of arable land
- 320 acres of 8-year-old planted loblolly
- Multiple warehouses
- Highway frontage
- Over 2.5 miles of frontage on Sugar Creek

Mike Lansdell, ALC



FOREST LODGE FARM

\$5,350,000 • 1,514 Acres • Camilla, GA

- Income Producing
- Merchantable Timber
- High and Dry Land
- Excellent Game Population
- Working Forest Conservation Easement

Jeremiah Thompson, ALC & Austin Fisher

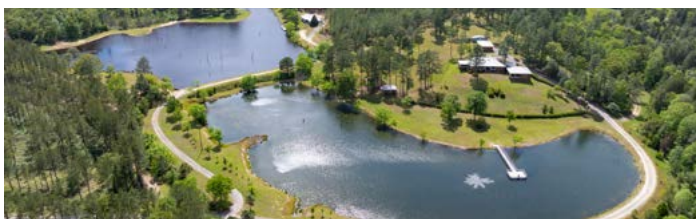


CALIFORNIA WOODS

\$2,880,780 • 1,444 Acres • Lumpkin, GA

- Large contiguous timber and hunting property
- Offered as a whole or divided
- Awesome topography gives a North GA feel in Southwest GA

Mike Matre, ALC, RF, ACF

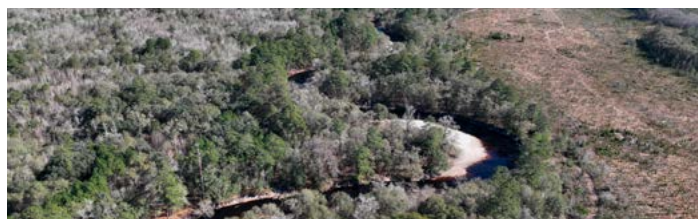


WHITEWATER CREEK HIGH FENCE

\$8,500,000 • 1,341 Acres • Mauk, GA

- 1 mile of frontage along Whitewater Creek
- Nearly 7 miles of maintained high fence
- Trophy-managed deer herd
- Stocked bass ponds
- 5,000 SF main lodge

Bryant Peace, ALC & Dean Saunders, ALC, CCIM



1,142 ACRES IN WARE COUNTY

\$3,654,400 • 1,142 Acres • Waresboro, GA

- Numerous places to access the river
- 1,142 ± acres of timberland on the Satilla River
- Timber was harvested about 5 years ago and the upland ground was re-planted a year later with loblolly

Mike Lansdell, ALC



SATILLA RIVER BOTTOM TIMBERLANDS

\$2,810,600 • 1,081 Acres • Nahunta, GA

- 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
- Ideal camping spots with stunning natural surroundings

Mike Lansdell, ALC



New Listing

CAMDEN SATILLA RIVER

\$1,764,000 • 633 Acres • White Oak GA

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

Mike Lansdell, ALC



New Listing

SMITHVILLE FARM

\$4,230,400 • 528 Acres • Smithville, GA

- Soil & Climate: Fertile soil and favorable growing conditions
- Accessibility: Conveniently located near key transportation routes
- Investment Opportunity: Ideal for expanding agricultural operations or investing in productive farmland
- Immediate Income: Leased land provides ongoing revenue for the new

Trent Saunders, ALC & Mike Lansdell, ALC



New Listing

BAINBRIDGE FARM

\$4,177,600 • 522 Acres • Bainbridge, GA

- Size: 522.2 acres of prime agricultural land
- Location: Located near Bainbridge, Georgia
- Historic Crops: corn, cotton, and peanuts
- Turnkey Operation: Fully leased with all pivots going with the sale

Trent Saunders, ALC & Mike Lansdell, ALC



New Listing

OAK HILL FARM

\$2,032,712 • 465 Acres • Davisboro, GA

- 165 ± acres of non-irrigated farmland featuring highly productive soils
- 300 ± acres of mature, natural hardwood and pine timber
- Outstanding hunting opportunities for whitetail deer and wild turkeys
- Gentle, rolling topography with 98.15% uplands acreage

Chap Shuman & Austin Fisher



HOUSTON SPRINGS COMMERCIAL & RESIDENTIAL DEVELOPMENT

\$10,500,000 • 467 Acres • Perry, GA

- 68 Finished Lots and 64 Roughed Lots
- 156 Single Family Attached Lots
- 180 Condo Units
- 18-hole golf course
- Approvals for: 670 Single Family Detached Lots

Jeff Cusson, CCIM & Austin Fisher



LAKESIDE RECREATION PROPERTY

\$2,682,000 • 447 Acres • Macon, GA

- 35-acre lake ideal for fishing and recreational activities
- Trophy whitetail deer for hunting enthusiasts
- Large food plots to increase habitat
- Dove fields for bird hunting
- Internal road system for easy property access and trail riding

Tom Tuggle, ALC



New Listing

430 DEVELOPMENT ACRES IN MCINTOSH COUNTY

\$4,300,000 • 430 Acres • Townsend, GA

- Zoned for agricultural use
- Prime location in Townsend
- Opportunity for large-scale development
- Abundant undeveloped land

Mike Lansdell, ALC



New Listing

WOOD VALLEY FARM

\$953,09 • 203 Acres • Arlington, GA

- Excellent internal road system
- Established Food Plots
- 78.12 acres of 17-year-old longleaf pines
- 115.75 acres of mixed hardwood and pine

Todd Davis



KILLINGSWORTH PATAULA FARM EAST

\$1,023,000 • 596 Acres • Morris, GA

- Countless homesites and numerous potential pond sites
- County paved and dirt road frontage
- Power is located on the road frontage and on the property
- Excellent hunting for deer, turkey, ducks, and other game

Mike Matre, ALC, RF, ACF



New Listing

BEAVER SIGN TRACT HUNTING & TIMBER

\$585,800 • 202 Acres • Talbotton, GA

- ±202 acre professionally managed hunting & timber property
- Located in NE Talbot County GA near the Flint River
- ±41.4 acres Mature Upland Natural Pine/Hardwood
- ±43.5 acres Mature Bottomland Natural Oak & Other Hardwoods
- ±51.5 acres 2017 Planted Loblolly

Mike Matre, ALC, RF, ACF



K ROW FARM

\$1,950,000 • 266 Acres • Cairo, GA

- Location with Multiple 12 and 10-inch Wells
- Former Plant Nursery Site has Unlimited Potential for Blueberry Farm, Forestry Seedling Nursery, Landscape Plant Nursery, and Sod Farm

Todd Davis & Carson Futch



KINGS WALK RESIDENTIAL DEVELOPMENT

\$6,925,000 • 253 Acres • Brunswick, GA

- Currently zoned as a Planned Development (PD)
- Consisting of 965 attached, semi-attached, and detached residential lots
- Excellent access to minor thoroughfares

Austin Fisher & Rob Rojas



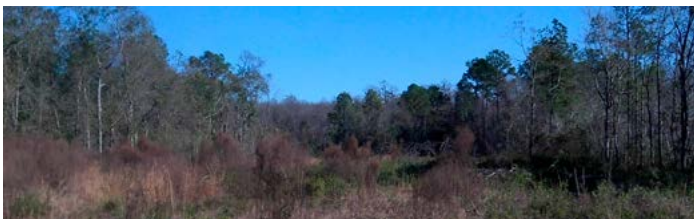
New Listing

214 ACRES OF DEVELOPMENT LAND IN HAZLEHURST

\$2,140,000 • 214 Acres • Hazlehurst, GA

- 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
- Boasting convenient access to major transportation routes

Mike Lansdell, ALC



203 ACRES IN VALDOSTA

\$1,224,000 • 203 Acres • Valdosta, GA

- 203 acres in Valdosta, GA
- Located just minutes from downtown or Interstate 75
- Lowndes county water is available and is located on the north side of Perimeter Road

Mike Lansdell, ALC



FLYNN HUNTING & TIMBER PROPERTY IN LEE COUNTY

\$1,450,400 • 196 Acres • Leesburg, GA

- The deer herd has been on a regular protein-feeding program since 2017
- A healthy wild quail population allows for 10 wild quail hunts per year
- Quail are regularly fed via a network of feed trails
- Dove, turkey, and duck hunting
- 113 acres of fire-maintained mature slash and longleaf and pine

Mike Matre, ALC, RF, ACF

New Listing



113 MARSHFRONT ACRES IN MCINTOSH COUNTY

1,113,000 • 113 Acres • Townsend, GA

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

Mike Lansdell, ALC



CLINCH COUNTY 95 ACRES TIMBER AND HUNTING TRACT

\$237,500 • 95 Acres • Homerville, GA

- 1,300 ± FT of paved road frontage on Hwy 441
- Entry-level timberland/recreation tract
- Balance of the tract is natural pine and hardwood mix
- Deal for an investor who is interested in a hunting property with timber

Mike Lansdell, ALC

New Listing



ROGERS MITCHELL COUNTY GA FARM

\$310,068 • 70 Acres • Camilla, GA

- Currently, 59± acres, or 84% of the total acres, are planted
- Plantable acres can feasibly be increased to 98% of the total acres
- 0.27 miles of frontage on Hopeful Park Road (county graded)

Mike Matre, ALC, RF, ACF



JOHNSON COUNTY OUTDOOR RETREAT

\$415,000 • 79 Acres • Wrightsville, GA

- Conveniently between Dublin and Wrightsville, Georgia, in scenic Johnson County
- Remarkable property is an ideal retreat for outdoor enthusiasts and nature lovers alike
- Cozy retreat after a day of adventure

Tom Tuggle, ALC



76 DEVELOPMENT ACRES IN HAZLEHURST

\$760,000 • 76 Acres • Hazlehurst, GA

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

Mike Lansdell, ALC



GREENTREE ROAD SOLAR FARM IN KINGSLAND

\$600,000 • 74 Acres • Kingsland, GA

- Income Producing Property
- Solar Lease with income of \$21,406 annually
- Land Banking Opportunity
- Located near all necessary amenities, such as multiple shopping centers

Mike Lansdell, ALC

Under Contract



IDEAL ACRES

\$153,750 • 51 Acres • Oglethorpe, GA

- Intermittent creek running through the property
- Extensive Road Frontage and internal roads
- Currently enrolled in a 10 Year CUVA until 2025, offering property tax benefits

Tom Tuggle, ALC



40.76 ACRES NEAR VALDOSTA

\$459,000 • 40.76 Acres • Valdosta, GA

- Just outside Valdosta, GA
- 1,500 ± feet of paved road frontage on Old Clyattville Road
- Could expand the farm with more citrus, blueberries, blackberries, or mayhaws
- 7.5 acres of citrus trees, 19 acres of planted slash pine, 8-acre cypress pond

Mike Lansdell, ALC



CAMP CREEK HUNTING PROPERTY

\$158,100 • 34 Acres • Ideal, GA

- Great hunting for deer, turkey, and ducks
- Paved Road Frontage
- Beautiful Hardwoods
- 36-Year-Old Pine Plantation Timber
- Camp Creek

Tom Tuggle, ALC



HOUSTON COUNTY MANUFACTURED HOME DEVELOPMENT

\$625,000 • 14.4 Acres • Perry, GA

- On Hwy 41 South in Houston County, Georgia
- Zoned for Perry Planned Unit Development
- 4.6 dwellings per acre
- 4 ± miles from downtown Perry, Georgia, less than 2 ± miles from I-75

Tom Tuggle, ALC



PERRY, GEORGIA HWY 41 LOT

\$175,000 • 3.75 Acres • Perry, GA

- Located less than 4 miles from the Georgia National Fairgrounds
- Less than a mile from Georgia Flat Creek Public Fishing Area
- Currently zoned PUD

Tom Tuggle, ALC



CAMILLA GA COMMERCIAL LAND

\$175,000 • 2 Acres • Camilla, GA

- Located in Camilla GA, this property is 2 acres and has 300 Ft of frontage on Hwy 37 and James Holton Rd
- Corner lot is across from Mitchell Co's primary, middle, and high schools

Todd Davis



BAYOU LACOMBE TIMBERLAND & MITIGATION AREA

\$9,370,000 • 3,755 Acres • Abita Springs, LA

- Located in the upper Bayou Lacombe basin in Saint Tammany Parrish, Louisiana
- Features 3,340 ± Upland Acres [89%] and 415 ± Wetland Acres [11%]
- Mitigation credits available to sell

Jeremiah Thompson, ALC



SUNSPOT TIMBER & HUNTING NORTH TRACT

\$1,755,600 • 462 Acres • Hurtsboro, AL

- Quality heavily stocked mature pine & hardwood
- Some well-stocked pre-merchantable planted pine
- Quality neighbors including quail plantations
- Frontage on Lockhart Creek
- Existing food plots

Troy Amos, RF & Mike Matre, ALC, RF, ACF



POND HOUSE RANCHETTE

\$742,000 • 44 Acres • Gordon, AL

- Ranchette is located on the Florida and Alabama state line
- New Construction Pond House
- Beautiful pastures
- Cypress Pond

Dusty Calderon & Bryant Peace, ALC



RANCH HOUSE ON 5 ACRES

\$275,000 • 5 Acres • Gordon, AL

- Fenced pasture
- Cow pens
- Brick farm house
- An additional 5 acres can be added to enlarge the parcel

Dusty Calderon & Bryant Peace, ALC

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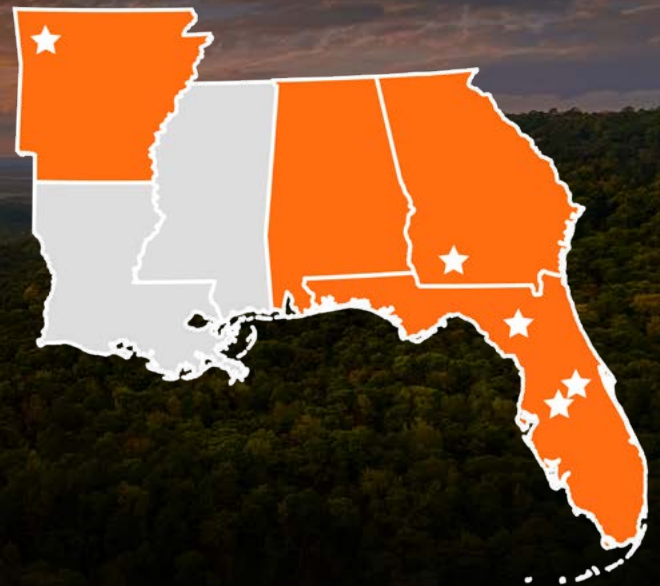
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