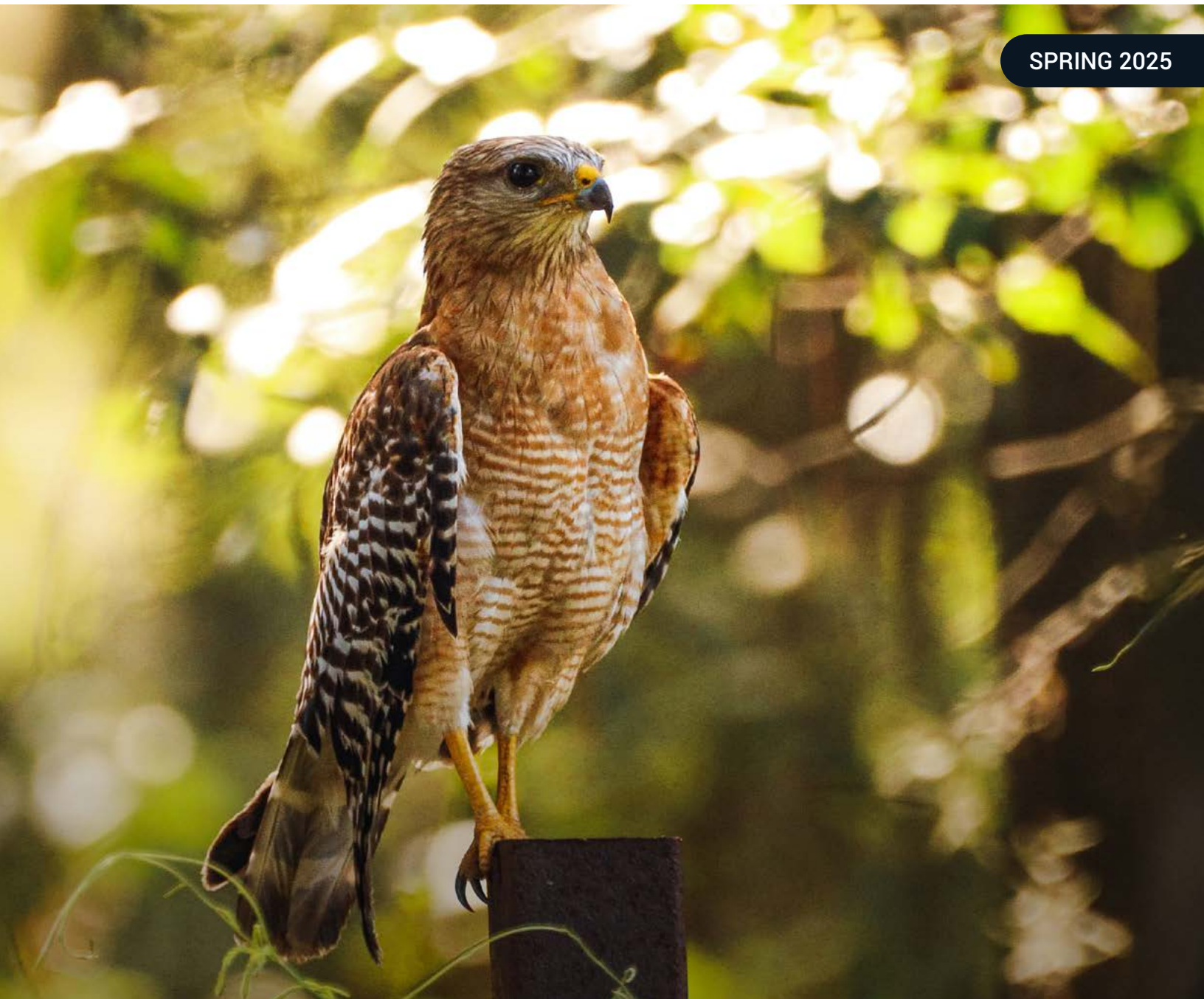


SAUNDERS

# Landbook

SPRING 2025





## FLORIDA ADVISORS FOR ALL YOUR LEGAL NEEDS

“ —

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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EXPERT LAND BROKERAGE

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.

SAUNDERS  
Landbook

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Saunders Land produces the industry-leading Lay of the Land Market Report, an annual, data-driven publication covering Florida, Georgia, and Arkansas. Backed by a team of over eight full-time analysts, Saunders Research verifies land sales and delivers year-round market analysis on properties ranging from ranches and farmland to conservation easements. Distributed in print to more than 50,000 landowners, the report features exclusive insights, trend analysis, and expert commentary, establishing it as the most trusted source for land value data in the region. Through this publication, Saunders Land reinforces its mission to be the most knowledgeable and trusted land advisor in the market.



SPRING 2025

# Ranch & Recreation



## 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

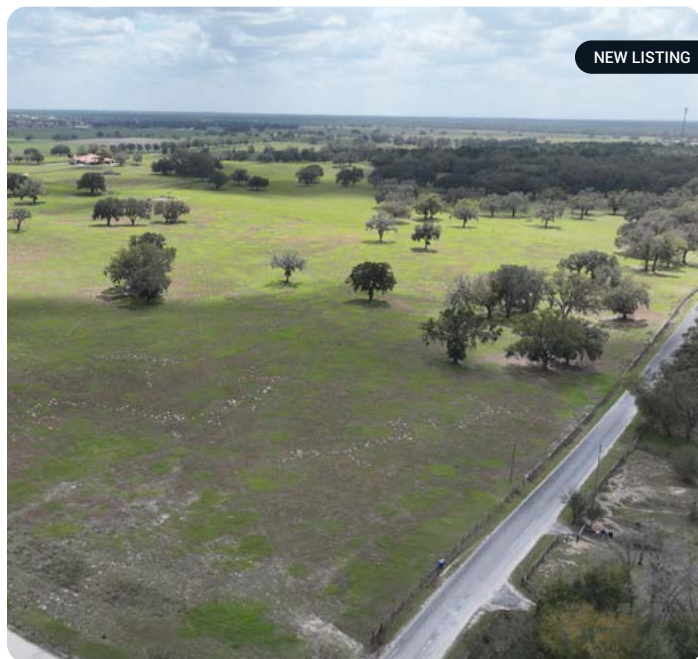


## Flagler County Land Investment and Recreational Tract

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

1,285 ACRES • CALL FOR OFFERS • DUNNELLON, FLORIDA

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

Shea R. Booster & Zane Mueller

# Ranch & Recreation



## Lake County Ranch and Timber

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

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

Jim Allen



## 574 Acres at I95 and Barton Boulevard

**574 ACRES • \$9,750,000 • ROCKLEDGE, FLORIDA**

- Careful extraction will support wetland habitats
- Phase 1 permits in place for creation of waterfowl habitat and mineral extraction

Rick Gonzalez, ALC, CCIM, & Bo Jahna



## Denco Ranch

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

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

Daniel Lanier



## Flying "S" Ranch & Air Park

**381 ACRES • \$4,200,000 • KENANSVILLE, FLORIDA**

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

Clay Taylor, ALC & David Hitchcock, ALC



## Alachua FarmLife

**420 ACRES • \$5,275,000 • ALACHUA, FLORIDA**

- Excellent opportunity for the development of small ranchettes
- Ranchettes can be divided into 5, 10, or 20 acre lots
- Located 2 miles north of Alachua, Florida

Ken Rembert



## Jupiter Recreational Retreat

**321 ACRES • \$5,500,000 • INDIANTOWN, FLORIDA**

- Unencumbered recreational tract
- 20 minutes from Jupiter's world class beaches, marina, and golf courses
- Potential to build homesites or cabins

Bo Jahna



## Heldon Ranch North

**340 ACRES • CALL FOR OFFERS • 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

SPRING 2025

# Ranch & Recreation



## Luxury Riverfront Lodge

245 ACRES • \$4,500,000 • 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 • \$1,990,000 • BARTOW, FLORIDA

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

Clay Taylor, ALC, Daniel Lanier, & 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



## 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



## 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

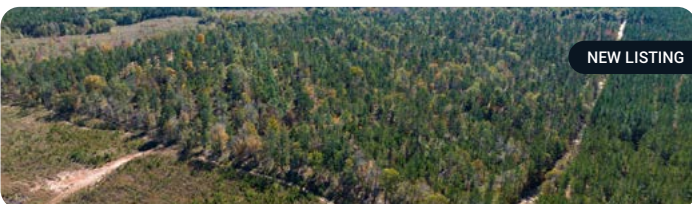


## Rock Hill Hunting Preserve

144 ACRES • \$648,000 • ELLAVILLE, GEORGIA

- Turnkey hunting property
- 184 Acres with a mix of natural hardwoods and pines
- Hunting camp with power and county water

Tom Tuggle, ALC



## Schley County Hunting Property

112 ACRES • \$571,200 • ELLAVILLE, GEORGIA

- Trophy-managed for years, producing quality bucks and turkeys
- Natural spring enhances wildlife activity and property appeal
- Hunting camp sleeps 8, with county water and power for extended stays

Tom Tuggle, ALC



## Old Town Ranch

80 ACRES • \$1,120,000 • OLD TOWN, FLORIDA

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

Greg Driskell

# Ranch & Recreation



## Bronson South Ranch

**71.6 ACRES • \$1,100,000 • BRONSON, FLORIDA**

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

Greg Driskell & Mark Wirick



## Bell Gilchrist 48 Acres

**48 ACRES • \$399,000 • BELL, FLORIDA**

- Rolling uplands outside of Bell, Florida
- Newly planted pines

Greg Driskell



## 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



## White Marion County Property

**29.88 ACRES • \$4,482,000 • OCALA, FLORIDA**

- Borders I-75
- Near equestrian estates, residential and commercial development
- 100% uplands

David Genho



## 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 2A

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

- Affordable hunting and timber property
- 153 acres have been recently clearcut and is naturally regenerating in hardwoods and pine
- Especially good turkey hunting opportunities

Mike Matre, ALC, RF, ACF

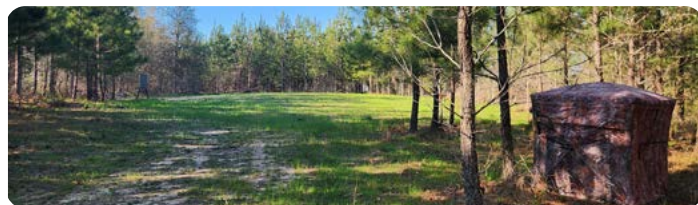


## California Woods 1B

**1,443 ACRES • \$2,880,780 • 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



## California Woods 2B

**147 ACRES • \$384,000 • LUMPKIN, GEORGIA**

- Prettiest mature oak and mixed hardwoods in Stewart County
- Quality woods roads providing good internal access
- Located near Lake Eufaula and Providence Canyon State Park

Mike Matre, ALC, RF, ACF

SPRING 2025

# Investment



## Star Lake Cattle and Timber

4,833 ACRES • \$19,332,000 • HAWTHORNE, FLORIDA

- Over 1,700 acres of pasture and over 900 acres of planted pines
- Pasture areas fenced and cross fenced for cattle operation
- 77% uplands with multiple natural lakes and frontage on Orange Creek

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



## Hills of West Marion

1,625 ACRES • \$19,902,500 • OCALA, FLORIDA

- Located 15 minutes from Ocala and the World Equestrian Center
- Approximately 95% uplands
- 1.1 miles of frontage on US Hwy 27

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



### 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



### 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



### Polk County Rock Mine

425 ACRES • CALL FOR PRICING • 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



### 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 feet of hard road frontage on Tomoka Farms Road
- The ranch consist of a mixture of improved pasture and pine woods

Zeb Griffin, ALC



### Heldon Ranch Mixed-Use Development Acreage

357 ACRES • CALL FOR OFFERS • 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



### 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

# 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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Lake City, FL • 386.438.5896

San Antonio, FL • 352.588.2580

Tallahassee, FL • 850.570.5963

# Timber & Recreation



UNDER CONTRACT

## Waccasassa Flatwoods Tract

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

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

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



## Bayou Lacombe Timberland & Mitigation Area

3,755 ACRES • \$9,370,000 • ABITA SPRINGS, LOUISIANA

- 3,340 ± upland acres (89%) and 415 ± wetland acres (11%) with mitigation credits available
- Natural sloughs enhance biodiversity, supporting deer, turkey, and hogs

Jeremiah Thompson, ALC



## Interlachen Timber and Conservation Tract

2,657 ACRES • \$5,600,000 • PALATKA, FLORIDA

- 1/2 hour east of Gainesville and University of Florida
- 20 minutes to Palatka and St. Johns River and just one hour to Jacksonville
- 2,393 acres protected by conservation easement and 264 acres unencumbered with a house and barn

Tony Wallace, CF & Dean Saunders, ALC, CCIM

# Timber & Recreation



## 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



## Rocky Hammock Pines

**635 ACRES • \$3,100,000 • CHIEFLAND, FLORIDA**

- Abundant deer, Osceola turkey, hogs, and small game for top-tier hunting
- Well-maintained internal road system for easy access and management
- 72' x 44' pole barn for equipment storage and a unique Tiki Bar with electricity and water

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



## 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



## 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



## Camden Satilla River Tract

**633.5 ACRES • \$1,764,000 • WHITE OAK, GEORGIA**

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

Mike Lansdell, ALC

# Timber & Recreation



## River View Farms

**937 ACRES • \$9,450,000 • PINETTA, FLORIDA**

- Over 1 mile of Withlacoochee River frontage
- 415 ± acres of mature longleaf pine & wiregrass uplands
- 40+ years leased as a Fortune 500 quail hunting retreat

Greg Driskell & Mark Wirick



## Bull Creek Ranch

**462 ACRES • \$1,963,500 • CLAXTON GEORGIA**

- Turnkey hunting property that holds whitetail deer, eastern wild turkeys, and ducks throughout the year
- New custom-built hunting blinds, new game feeders, and 6 food plots

Chap Shuman

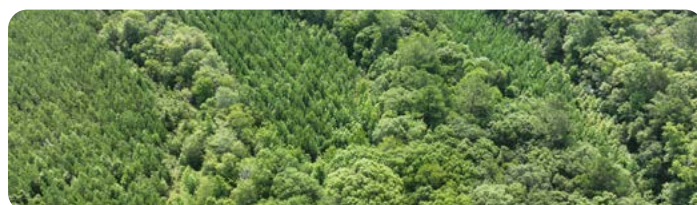


## Hilliard Transitional Timberland South Tract

**480 ACRES • \$3,048,000 • HILLIARD, FLORIDA**

- Transitional timber and recreation tract in rapidly growing Nassau County, FL
- 71% uplands with merchantable and premerchantable pine plantations
- Natural timber includes pine, hardwood, and cypress in lowlands

Matthew Simpson, CF & Tony Wallace, CF



## 246 Acres in Pierce County GA

**245.5 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



## California Woods West

**452 ACRES • \$901,740 • LUMPKIN, GEORGIA**

- Up to 1,443 ± contiguous acres available
- Awesome topography gives a North GA feel in Southwest GA
- Beautiful vistas and numerous spring fed creeks

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

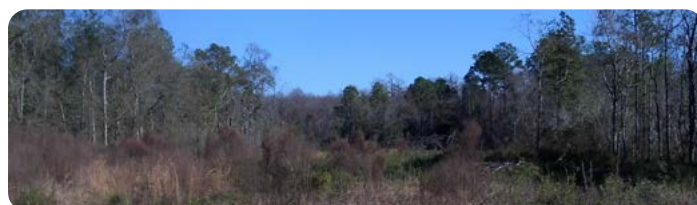


## Wood Valley Farm

**204 ACRES • \$953,092 • ARLINGTON, GEORGIA**

- Excellent internal road system
- Established food plots

Todd Davis



## 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

SPRING 2025

# Timber & Recreation



## Millwood Timberland West

200 ACRES • \$1,300,000 • 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



## Old Magnolia Farm

146 ACRES • \$1,290,000 • STATESBORO, GEORGIA

- Farmland, pine plantation, and homesite potential
- 48 acres of productive farmland and 55 acres of merchantable timber
- Prime deer and turkey hunting with excellent road access

Chap Shuman



## Millwood Timberland East

122 ACRES • \$609,878 • 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



## 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



## Ellaville Hunting Property

72 ACRES • \$367,200 • ELLAVILLE, GEORGIA

- 30+ year-old mature pine plantation and hardwoods providing prime wildlife habitat
- Borders a 1,200-acre plantation, ensuring privacy and quality game

Tom Tuggle, ALC



## 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



## Courson Longleaf Tract

63 ACRES • \$187,325 • AXSON, GEORGIA

- Timber and hunting property in east Atkinson County, GA
- 49 ± acres of well-stocked Longleaf pine planted in 2019 with future income potential from pine straw and timber

Mike Matre, ALC, RF, ACF



## Pine Ridge Hunting Property

50 ACRES • \$269,000 • REYNOLDS, GEORGIA

- Mature hardwood and pine timber with a beaver pond for duck hunting
- Trophy-class deer, turkeys, and ducks with a well-managed deer herd
- On-site power, PVC-cased well (pump needed), and 18 cleared acres

Tom Tuggle, ALC

# *Build Your Legacy* INVEST IN LAND

**When you need a financial partner who can maximize your land's potential, we're here to help you thrive.**



**FARM CREDIT**

ASSOCIATIONS OF FLORIDA

FINANCING FARMS, HOME AND LAND



## Stanley's Mangos Business & Farms

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

- 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
- Buildings: Warehouse and office 9,600 SF, 4.42 acre nursery with shade cloth and a concrete block storage barn

Trent Saunders, ALC & David Saley



## 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



## Holopaw Farm Lease

**2,200 ACRES • CALL FOR PRICING • ST. CLOUD, FLORIDA**

- Farm conversion (20) 12" wells
- Convenient to Orlando market
- Productive soils

Jeff Cusson, CCIM, Bryan Cusson, & David Lapham



## Panhandle Farm and Timberland

**797 ACRES • \$3,500,000 • VERNON, FLORIDA**

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

Bryant Peace, ALC & Dusty Calderon



## K Row Farm

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

- Excellent location with multiple 12 and 10-inch 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



## 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



## Oak Hill Farm

**466 ACRES • \$1,700,000 • DAVISBORO, GEORGIA**

- 165 ± acres of non-irrigated farmland that is composed of highly productive soils
- 300 ± acres of mature, natural hardwood and pine timber

Chap Shuman & Austin Fisher



## Tired Creek Chicken House and Game Farm

**50 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



## Cox Place Farm

**382 ACRES • \$6,115,000 • CHIEFLAND, FLORIDA**

- Two center pivots
- Approximately 1.25 miles road frontage
- Within two miles to shopping/restaurants

David Genho



## Graceville Longview Farm

**153 ACRES • \$765,000 • GRACEVILLE, FLORIDA**

- Excellent whitetail deer, turkey, and hog hunting with small water holes
- Cutover land offers potential for pasture or additional farmland
- Unique elevation changes provide spectacular views over the farmland

Dusty Calderon

# Farm



## Suwannee County Quarter Section Farm

**160 ACRES • \$1,525,000 • 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



## Jasper Farm and Recreation

**129 ACRES • \$775,000 • JASPER, FLORIDA**

- Divided into two fields with a scenic pond for fishing and waterfowl hunting
- Sandy soil ideal for successful peanut production and other agricultural uses
- Conveniently located near Gainesville, Valdosta, and Jacksonville

Shea R. Booster, Zane Mueller, & Blake Beltz



## Stoney Batter Farm

**137 ACRES • \$3,427,000 • TRENTON, FLORIDA**

- FL-26 frontage, 40 miles from Gainesville
- 100% uplands, mostly cleared with hardwoods and pines
- Near state parks, the Suwannee River, and Steinhatchee

David Genho



## 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 • \$556,875 • 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



## Lake Istokpoga Farmland

**87 ACRES • \$3,200,000 • LAKE PLACID, FLORIDA**

- 22 feet deep muck
- Irrigated from Lake Istokpoga
- 40 x 100 barn

Daniel Lanier



## Premier Hawthorne Estate: Home and Turnkey Hay Farm

**80 ACRES • \$1,750,000 • 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



## Greentree Road Solar Farm in Kingsland

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

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

Mike Lansdell, ALC



NEW LISTING

## Elmore County Sod Farm

**60 ACRES • \$2,000,000 • WETUMPKA, ALABAMA**

- Established 28-acre sod farm with 18 acres of Emerald Zoysia and 10 acres of Bermuda
- Includes Firefly 155 harvester, forklift, and two valley center pivots

David Lapham, Troy Amos, RF, & Angie Carter



NEW LISTING

## Springhead 17 Acre Strawberry Farm

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

- Turnkey strawberry farm
- Investment opportunity
- Labor housing

Jerrod Parker



## 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

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# Nursery



## 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



## 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



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## The Panther Grove

**1,280 ACRES • \$9,500,000 • IMMOKALEE, FLORIDA**

- Surrounded by true natural beauty and serene landscapes
- Bears, turkey, hogs, and deer
- One mile of frontage adjacent to Big Cypress National Preserve

Jeff Cusson, CCIM & Bryan Cusson



## Daybreak Grove

**427 ACRES • \$3,800,000 • FORT PIERCE FLORIDA**

- Planted in 2018
- 301 acres Valencia oranges
- 81 acres Hamlin oranges

Jeff Cusson, CCIM, & Tom Jerkins

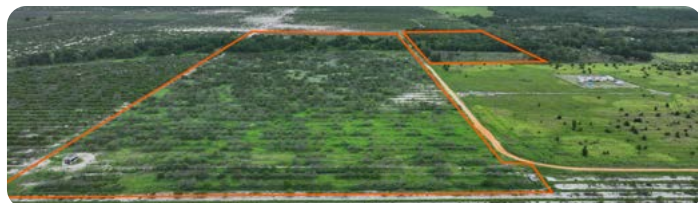


## Lemon Zest Grove

**265 ACRES • \$3,300,000 • FORT PIERCE, FLORIDA**

- Young productive citrus grove
- Professional management
- Strong long term contract in place

Jeff Cusson, CCIM



## Otto Polk Road

**48.1 ACRES • \$762,000 • FROSTPROOF, FLORIDA**

- Zoned A/RR, ideal for citrus and agricultural use
- Expansive land perfect for groves, farming, and other ag activities
- Strong investment opportunity in a thriving agricultural region

David Hitchcock, ALC



## Scenic Hwy Babson Park Grove

**35 ACRES • \$2,000,000 • 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



## Garfield Nursery Road 20 Acres

**19.97 ACRES • \$600,000 • LAKE WALES, FLORIDA**

- Citrus grove in the esteemed Lake Wales area
- Well-maintained pump house supports agricultural operations
- Prime opportunity for citrus investment or residential development

David Hitchcock, ALC



## Seminole Road Grove

**13 ACRES • \$570,000 • BABSON PARK, FLORIDA**

- Zoned A/RR with a thriving young citrus grove
- Convenient county water access for agricultural use or development
- Located at one of the highest elevations in Polk County

Richard Dempsey, ALC, CIPS

SPRING 2025

# Waterfront Property



## Entrelagos

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

- Private peninsula with a 12 bedrooms and 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



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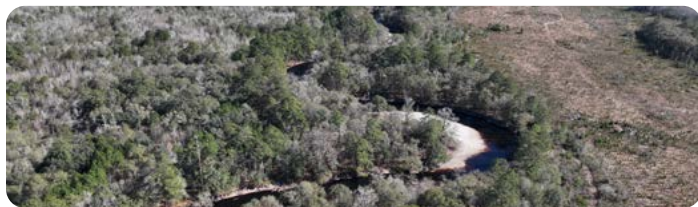
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TALLAHASSEE  
850.222.5702

TAMPA  
813.775.2331

WEST PALM BEACH  
561.640.0820

# Waterfront Property



## 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



## 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

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

Mike Lansdell, ALC



## D Sanctuary at Kings Bay

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

- Creeks provide deep water access to Kings Bay, the Gulf of Mexico
- Ideal for a very private waterfront family compound and/or wildlife sanctuary
- Whitetail deer, wild hogs, manatees, Osceola turkeys, otters, alligators, ducks, and many 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



## Suwannee River Retreat

**82 ACRES • \$1,990,000 • O'BRIEN, FLORIDA**

- Over 1,400 feet of riverfront
- Beautiful log home
- Fully furnished

Tony Wallace, CF



## 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

SPRING 2025

# Equestrian

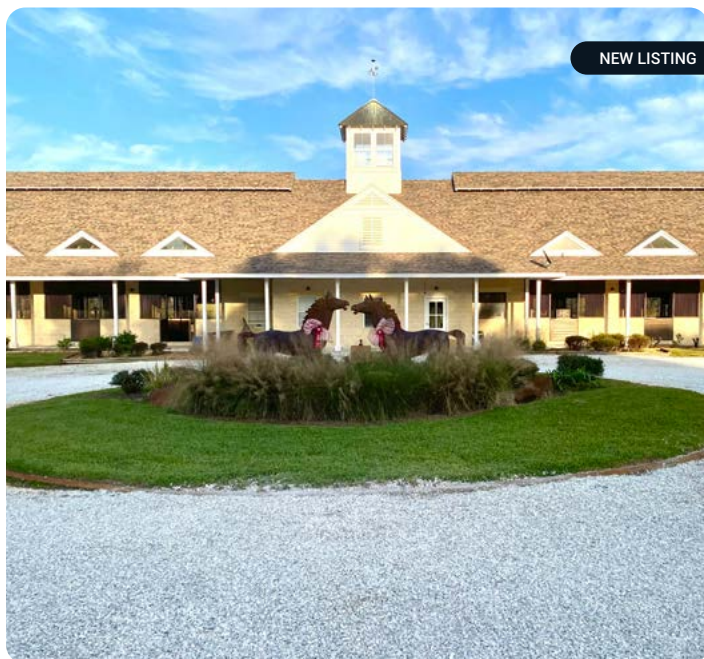


## Heldon Ranch Equine Estate

577 ACRES • CALL FOR OFFERS • DUNNELLON, FLORIDA

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

Shea R. Booster & Zane Mueller



## Sheik Island Farm

267 ACRES • \$8,000,000 • DADE CITY, FLORIDA

- Two beautiful barns with living quarters
- Incredible 360 degree views
- Lush pastures, high end equine amenities, and housing for staff and guests

Shea R. Booster, Zane Mueller, & Kaitlyn Smith



## 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

# Residential Development



## 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 & Glenn Palmer



## 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



## Panama City Development Tract

1,200 ACRES • CALL FOR PRICING • PANAMA CITY, FLORIDA

- Located within the city limits of Panama City, Florida
- Approved urban community future land use
- Allows for 1,800 residential units & 450,000 SF of mixed use

Austin Fisher & Dean Saunders, ALC, CCIM



## Houston Springs Commercial & Residential Development

494 ACRES • \$10,500,000 • PERRY, GEORGIA

- 68 finished lots, 156 single family attached lots, & 180 condo units
- 18-hole golf course approvals for: 670 single family detached lots, many of them with golf course frontage

Jeff Cusson, CCIM & Austin Fisher

# Residential Development



## Houston Springs Residential Development

**467 ACRES • \$7,500,000 • PERRY, GEORGIA**

- 68 Finished Lots, 156 Single Family Attached Lots, & 180 Condo Units
- 18-hole golf course Approvals for: 670 single family detached lots, many of them with golf course frontage

Jeff Cusson, CCIM & Austin Fisher



## 430 Development Acres in McIntosh County Georgia

**430 ACRES • \$4,300,000 • TOWNSEND, GEORGIA**

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

Mike Lansdell, ALC



## Palatka 356 Ac Development Tract

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

- 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, Tony Wallace, CF, & Jeff Bewsher



## Kings Walk Residential Development

**254 ACRES • \$6,925,000 • BRUNSWICK, GA**

- Zoned for 965 residential lots
- Access via Kings Walk and Chanslor Rd; water and sewer available
- Located between Darien and Brunswick, near major highways

Austin Fisher



## Columbia County Development Land

**246 ACRES • \$4,649,400 • ELLISVILLE, FLORIDA**

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

Ken Rembert



## 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 or 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
- Two international airports and several shipping ports in close proximity

Glenn Folsom & Zeb Griffin, ALC



## 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

# Residential Development



## Indian River 143 acre Ranchette PUD

143 ACRES • \$55,000 / 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

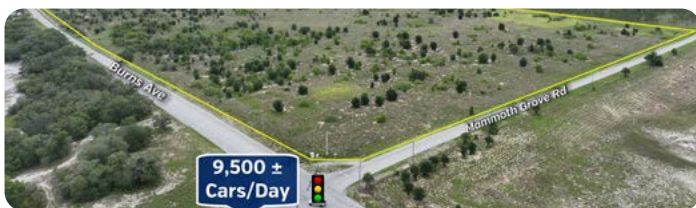


## 84 Acres for SF Residential Development or Light Industrial Development

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

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

Steve Toner, MBA



## Iron Mountain Residential Planned Development

76.95 ACRES • \$12,000,000 • LAKE WALES, FLORIDA

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

Clay Taylor, ALC



## 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



## Zephyrhills Development Acreage

53 ACRES • \$4,200,000 • ZEPHYRHILLS, FLORIDA

- 29 acres in the city limits - PUD with 24 acres in the County Res 3
- Water and sewer are both in the area and could be close soon
- Existing and new residential development close

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



## 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 47 Acres Residential 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



## North Lake County Residential Land

46 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

SPRING 2025

# Residential Development



## Hwy 27 S at SR 48 – Leesburg

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

- 900 ± FT Frontage on Hwy 27
- 665 ± FT Frontage on SR 482
- 9,500 DTC

Marvin Puryear



## Frostproof 33.4 Acre RV/Residential Site

33.4 ACRES • \$3,250,000 • FROSTPROOF, FLORIDA

- RV Park & residential development potential
- Frontage on U.S Highway 27
- Prime investment opportunity

Daniel Lanier, Clay Taylor, ALC, & Clayton Taylor



## Masterpiece Grove

28.6 ACRES • \$725,000 • LAKE WALES, FLORIDA

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

Richard Dempsey, ALC, CIPS



## Osceola Transitional Ranchette & Nursery

26.76 ACRES • \$2,676,000 • ST. CLOUD, FLORIDA

- Residential development
- Paved road frontage
- Investment opportunity

Dusty Calderon



## 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



## 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



## Hwy 455 Clermont - Hartle

17 ACRES • \$3,900,000 • CLERMONT, FLORIDA

- Vacant commercial
- Utilities in place
- Residential/Industrial/Multifamily or Mixed-Use

Marvin Puryear



## 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

# Residential Development



## 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



## 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



## 76 Development Acres in Hazlehurst, Georgia

**76 ACRES • \$760,000 • HAZLEHURST, GEORGIA**

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

Mike Lansdell, ALC



## 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



## 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



## 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, & Clayton Taylor



## Kings Hwy Industrial Development Site

**16.62 ACRES • \$4,500,000 • FORT PIERCE, FLORIDA**

- Industrially zoned development site
- Located 1.7 miles north of the I-95 exit 131
- Future signalized intersection with commercial potential

Jeff Cusson, CCIM



## 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

# Residential Development



## Riverview Residential Development Land

**12.8 ACRES • \$1,280,000 • 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



## Poinciana Multifamily 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**

- Multi-family 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



## 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 Wales Residential 10 Acre Development

**10 ACRES • \$500,000 • LAKE WALES, FLORIDA**

- Prime investment opportunity
- Zoned A/RR with potential for land and residential development
- Peaceful setting with convenient accessibility

David Hitchcock, ALC



## Miami Street Residential

**9.53 ACRES • \$524,150 • LAKE WALES, FLORIDA**

- Prime investment opportunity
- Zoned R-1A, ideal for residential development
- Strategic location with access to essential amenities

David Hitchcock, ALC



## Frostproof Residential Development

**7.11 ACRES • \$320,000 • FROSTPROOF, FLORIDA**

- Perfect for a re-development into a small residential subdivision
- Currently a citrus grove

David Hitchcock, ALC



## 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



At **Florida Power & Light Company**, we're committed to investing in critical infrastructure and technology to reliably power Florida now and in the future while keeping bills as low as possible.

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## 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



## Goodwin Road Tract 1

51 ACRES • \$280,500 • HILLIARD, FLORIDA

- Slash pine planted in 2023, 2013, and 1986 across four stands
- 28% uplands with natural hardwood and cypress swamp balance
- Ideal for a homesite, recreation, hunting, and privacy

Matthew Simpson, CF & Tony Wallace, CF



## Goodwin Road Tract 2

110 ACRES • \$669,570 • HILLIARD, FLORIDA

- 25-acre stand of slash pine planted in 2023, with natural timber throughout
- 30% uplands, offering diverse land use potential
- Ideal for a homesite, recreation, hunting, and privacy

Matthew Simpson, CF & Tony Wallace, CF



## Goodwin Road Tract 3

41 ACRES • \$581,462 • HILLIARD, FLORIDA

- 35 acres of site-prepared land ready for pine planting in winter 2025
- 90% uplands, offering excellent land use potential
- Ideal for a homesite, timber investment, recreation, and hunting

Matthew Simpson, CF & Tony Wallace, CF



## 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



### Kenilworth 35

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

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

Daniel Lanier



### Secluded Kenilworth 25

25 ACRES • \$375,000 • SEBRING, FLORIDA

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

Daniel Lanier



### Wauchula Residential Acreage

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

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

R. Todd Dantzler, CCIM



### Toombs County 22 ± Acres

22 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

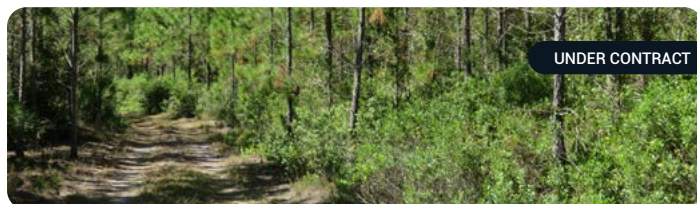


### Hilliard Country Estate Parcel 3

20 ACRES • \$400,000 • HILLIARD, FLORIDA

- 8-year-old planted slash pine and loblolly pine in two stands
- 95% uplands with approximately 740 feet of frontage on Bay Road
- Within 30 minutes of Jacksonville, Florida, in a growing area

Matthew Simpson, CF & Tony Wallace, CF



### Hilliard Country Estate Parcel 4

20 ACRES • \$400,000 • HILLIARD, FLORIDA

- 8-year-old planted slash pine and loblolly pine in two stands
- 96% uplands with approximately 740 feet of frontage on Bay Road
- Within 30 minutes of Jacksonville, Florida, in a growing area

Matthew Simpson, CF & Tony Wallace, CF

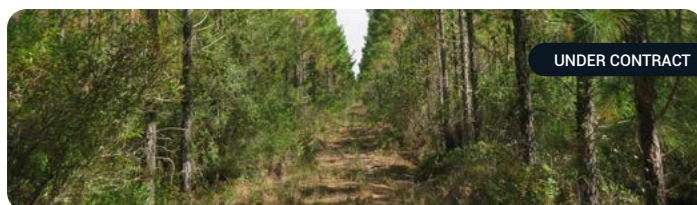


### Hilliard Country Estate Parcel 1

16 ACRES • \$320,000 • HILLIARD, FLORIDA

- 8-year-old planted slash pine with a small, scenic wetland area
- 89% uplands with approximately 740 feet of frontage on Bay Road
- Adjacent to a permanent conservation area, ensuring privacy

Matthew Simpson, CF & Tony Wallace, CF



### Hilliard Country Estate Parcel 2

16 ACRES • \$320,000 • HILLIARD, FLORIDA

- 8-year-old planted slash pine with a small, scenic wetland area
- 93% uplands with approximately 740 feet of frontage on Bay Road
- Within 30 minutes of Jacksonville, Florida, in a growing area

Matthew Simpson, CF & Tony Wallace, CF

SPRING 2025

# Acreage Homesites



## 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



## Pond House Ranchette

44 ACRES • \$742,000 • GORDON, ALABAMA

- New construction pond house
- Beautiful pastures
- Cypress pond

Dusty Calderon & Bryant Peace, ALC

# Acreage Homesites



## 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

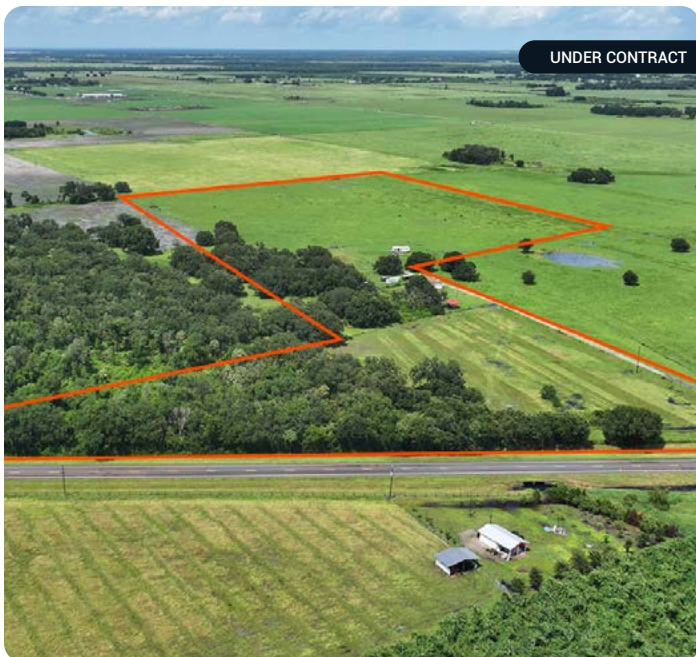


## Central Florida Land - 45 Acres

46 ACRES • \$599,000 • GROVELAND, FLORIDA

- Two newer metal buildings (3,480 SF & 2,100 SF) on separate parcels with potential for two building sites
- Approx. 570 FT of CR 33 road frontage

Trish Leisner, CCIM



## East Zolfo Springs Ranchette

29 ACRES • \$625,000 • ZOLFO SPRINGS, FLORIDA

- 1,352 square foot mobile home
- 1,312 feet of frontage on SR66

Daniel Lanier



## Hawthorne Trail Ranchette and Homesite

40 ACRES • \$450,000 • GAINESVILLE, FLORIDA

- 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

Shea R. Booster & Dean Saunders, ALC, CCIM



## 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

SPRING 2025

# Acreage Homesites



NEW LISTING

## Masterpiece Road 14 Acres South

14.6 ACRES • \$350,000 • LAKE WALES, FLORIDA

- Currently an active citrus grove operated with adjoining parcels to the south
  - The property has a great view of Bok Tower to the west
  - Could be a single family home site of combined and developed for residential
- Richard Dempsey, ALC, CIPS



NEW LISTING

## Masterpiece Road 14 Acres North

14 ACRES • \$335,000 • LAKE WALES, FLORIDA

- Currently an active citrus grove operated with adjoining parcels to the south
  - The property has a great view of Bok Tower to the west
  - Could be a single family home site of combined and developed for residential
- Richard Dempsey, ALC, CIPS



UNDER CONTRACT

## Levy County 10 Acre Homesite

10 ACRES • \$130,000 • DUNNELLON, FLORIDA

- Levy County, Florida, near Williston
- Power available; well and septic needed
- Scenic oaks and native Florida trees

Clay Taylor, ALC & Shea R. Booster



NEW LISTING

## 2436 Bay Lake Loop

9.85 ACRES • \$499,000 • GROVELAND, FLORIDA

- Zoned AG and ready for livestock and to make this your next home
- Fenced and ready to use
- Has well and septic in place

Trish Leisner, CCIM



## Osceola Ranch and Recreation

1,230 ACRES • \$4,500,000 • SAINT CLOUD, FLORIDA

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

Daniel Lanier



## Groveland Homesite & Warehouse

8.96 ACRES • \$1,249,000 • GROVELAND, FLORIDA

- 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

Trish Leisner, CCIM



## Office & Industrial Complex in the Ozarks

8.8 ACRES • \$565,000 • 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



## Ranch House on 5 Acres

5 ACRES • \$275,000 • GORDON, ALABAMA

- Fenced pasture
- Cow pens
- Brick farm house

Dusty Calderon & Bryant Peace, ALC

# Southwest Florida Water Management



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



Harney Road Homesite and Acreage

2.83 ACRES • \$400,000 • THONOTOSASSA, FLORIDA

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

Zeb Griffin, ALC



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



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