

Saunders Landbook

LAND LISTINGS CATALOG


FALL 2023



“

Dean Mead is one of the best firms we have ever worked with (we have worked with many). Given their wide ranging track record working on numerous types of natural gas projects, renewable energy and environmental complexities, selecting Dean Mead to represent us was an easy choice for Full Circle Dairy's renewable natural gas project.

- Jake Willis at Full Circle Dairy



More Than
Solar...



The Dean Mead Team has evolved to cover a variety of renewable energy projects, including capturing renewable natural gas generated from dairy farms!

Our Agribusiness and Solar & Renewable Energy Teams 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 have over 40 years of experience representing all forms of agribusiness, from multigenerational family farms to multi-national entities with agribusiness operations throughout Florida and the United States. Our team stays on top of the latest agribusiness and renewable energy trends to advise our clients on the cutting-edge technologies within their industry.

For more information contact Michael Minton, Chair of the Dean Mead Agribusiness and Solar & Renewable Energy Teams.

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ABOUT

SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$4.5 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, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located in Florida and Georgia, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit SVNsaunders.com.

Landbook

FALL LISTINGS 2023

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LLW

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LONGMAN
WALKER

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Things
Differently

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106 East College Avenue, Suite 1500, Tallahassee, Florida 32301**

TIMBER & RECREATION



KNIGHT TAYLOR RANCH

Tennille, FL • \$32,812,500 • 12,006 ± Total Acres

- 3,041 AC pasture
- 419 AC under pivot irrigation
- 3,212 AC cleared for conversion to pasture or reforestation
- 643 AC of merchantable planted pine

Dean Saunders, Tony Wallace, Greg Driskell & Dusty Calderon



KNIGHT TAYLOR RANCH - MIDDLE TRACT

Tennille, FL • \$12,438,400 • 4,784 ± Acres

- Pastures, irrigated cropland, bottomland hardwoods, and is a mixture of wetlands
- The cleared areas can be for potential conversion to pasture or reforestation

Dean Saunders, Tony Wallace, Greg Driskell & Dusty Calderon

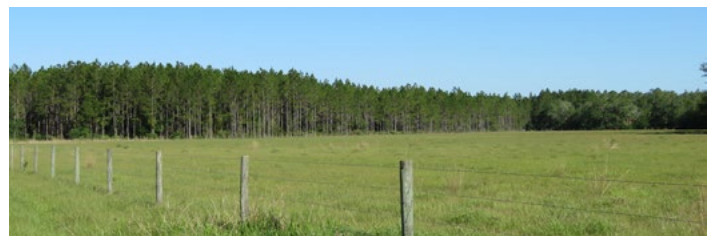


KNIGHT TAYLOR RANCH - NORTH TRACT

Tennille, FL • \$8,614,200 • 3,516 ± Acres

- 627 acres of pasture
- 1,313 acres cleared for conversion to pasture or reforestation
- 68 acres of merchantable planted pine

Dean Saunders, Tony Wallace, Greg Driskell & Dusty Calderon



KNIGHT TAYLOR RANCH - SOUTH TRACT

Tennille, FL • \$12,233,100 • 3,707 ± Acres

- Pastures, merchantable planted pines
- Irrigated cropland and multiple cleared areas for potential conversion to pasture or reforestation

Dean Saunders, Tony Wallace, Greg Driskell & Dusty Calderon

TIMBER & RECREATION

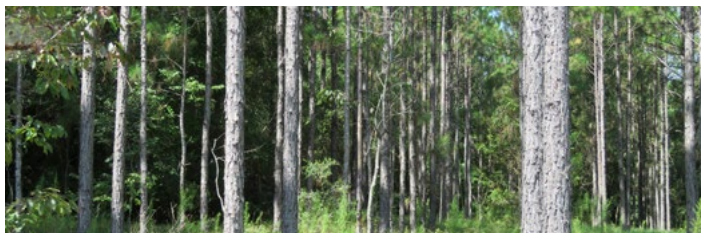


GORDON CHAPEL

Hawthorne, FL • Call for pricing • 2,762 ± Total Acres

- Combined offering of all three Gordon Chapel tracts
- Numerous lakes
- Older mixed stand of planted pine and oaks
- Both merchantable and pre-merchantable pine plantations
- Acres of uplands ready for replanting or conversion to pasture
- Rolling topography and picturesque creeks

Dean Saunders, Tony Wallace, Greg Driskell & Dusty Calderon

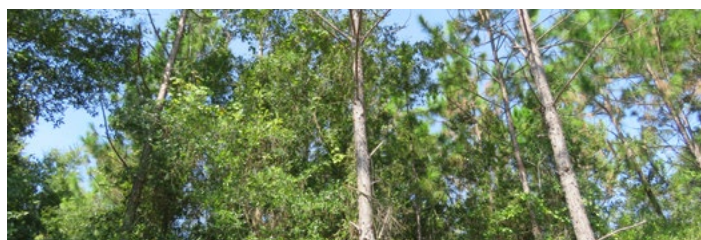


GORDON CHAPEL - WEST

Hawthorne, FL • \$2,320,000 • 662 ± Acres

- Borders Little Orange Lake
- Rolling topography and picturesque Little Orange Creek
- Mature slash pine and premature longleaf pine plantations

Dean Saunders, Tony Wallace, Greg Driskell & Dusty Calderon



GORDON CHAPEL - NORTH

Hawthorne, FL • \$305,000 • 50 ± Acres

- Older mixed stand of planted pine and oaks
- Borders Little Orange Creek Park

Dean Saunders, Tony Wallace, Greg Driskell & Dusty Calderon



GORDON CHAPEL - EAST

Hawthorne, FL • \$5,550,000 • 2,050 ± Acres

- 2,000 ± acres
- Numerous lakes
- 629 ± acres of uplands ready for replanting or conversion to pasture
- Both merchantable and pre-merchantable pine plantations

Dean Saunders, Tony Wallace, Greg Driskell & Dusty Calderon

TIMBER & RECREATION

Under Contract

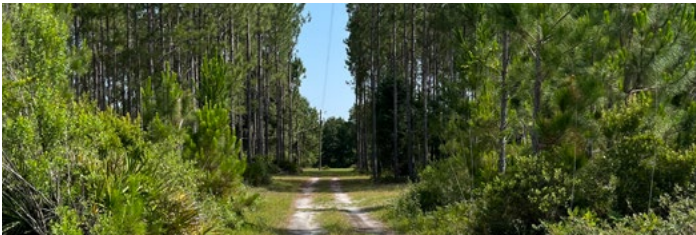


BAKER COUNTY TRANSITIONAL TIMBERLAND

Sanderson, FL • \$9,560,000 • 1,195 ± Acres

- Located on the east side of the Osceola National Forest and the Osceola Wildlife Management Area
- Approximately 45 miles west of Jacksonville, FL
- Paved road frontage on multiple county roads and highways

Bryant Peace, ALC & Mike Lansdell, ALC



TAYLOR COUNTY TIMBER HUNTING & HOMESITE

Perry, FL • \$648,750 • 173 ± Acres

- Diverse tract features 6-year-old pine plantations, Cypress heads
- Accessible roads
- Dry homesite/camp equipped with electricity and septic
- Abundant wildlife and income-producing pine plantations

Ken Rembert



INTERLACHEN TIMBER AND HUNTING TRACT

Interlachen, FL • \$2,475,000 • 707 ± Acres

- Well stocked planted pine stands
- Good game populations
- Good access
- Excellent timber market with 62% uplands

Dean Saunders, ALC, CCIM & Tony Wallace, CF



DE LEON SPRINGS HUNTING AND TIMBER

De Leon Springs, FL • \$1,200,000 • 94 ± Acres

- Adjoins 50,000+ acres of native forest and conservation lands
- Currently unencumbered, creating the unique possibility of preserving the 94 total acres
- 40 minutes from Daytona Beach and the east coast

Dusty Calderon



CHIEFLAND 40 ACRES

Chiefland, FL • \$325,000 • 40 ± Acres

- Great for a small hunting tract or a homesite in the country
- Pretty tract with a mixture of pines, hardwood hammocks, and natural ground cover

Clay Taylor, ALC & 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

WILDLIFE SERVICES

- 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

RANCH & RECREATION



LBF RANCH

Lakeland, FL • \$13,900,000 • 2,240 ± Acres

- Established, well maintained turn-key ranch
- Income from cow-calf operation, sod farming, seed production, seed-stock production
- Extensive infrastructure
- High percentage of improved pasture

Jim Allen



LONG RIVER RANCH

Arcadia, FL • \$19,576,400 • 1,251 ± Acres

- 2.5 miles of frontage on the Peace River
- Game population: turkey, white-tail deer, and hogs
- Structures: Grand House - 13,343 SF, Dragonfly - 1,119 SF, Barn Workshop - 2,400 SF, Warehouse Barn - 3,360 SF, Barn/Office Storage

Trent Saunders, ALC & Paul Meador



ROSS HAMMOCK RANCH

Inglis, FL • \$9,500,000 • 1,218 ± Acres

- Turn-key, full-service exotic hunting ranch
- Main lodge is a log construction, very upscale, 5-bedroom, 3.5-bathroom
- 50% is in hardwood hammock

Trent Saunders, ALC & David Saley

RANCH & RECREATION

New Listing



SADDLE RIDGE RANCH

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

- Improvements include: 4 bed 5 bath 3,700 SF home, improved drainage systems, 22 man-made ponds, perimeter & cross-fencing
- Over one mile of paved roads and five miles of improved roads
- Great mix of pasture and woods - creating both a productive cattle ranch and ample hunting opportunities

Keat Waldron, ALC

Under Contract



SOUTH POLK COUNTY RANCH

Ft. Meade, FL • \$2,782,125 • 1,113 ± Acres

- Native range and improved and semi-improved pasture
- Located in beautiful Polk County
- Diverse ecosystem that supports an abundance of wildlife

Jim Allen



JUPITER RECREATIONAL TRACT

Jupiter, FL • \$5,900,000 • 640 ± Acres

- Borders the 17,000-acre Jones Hungryland Wildlife Management Area
- Mitigation banking potential
- Many dirt roads and ATV trails provide easy access

Bo Jahna & Josh Sheppard



MARSH RANCH - RANGELAND RESERVE

Vero Beach, FL • \$1,350,000 • 781 ± Acres

- 746 acres under WRP Conservation Easement
- Includes 2,250 SF office
- Fenced and cross fenced allowing up to 70 animal units
- 1 mile of SR60 frontage with carve out for 3 ± acre home site

Jeff Cusson, CCIM



DENCO RANCH

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

- Lush grasses on heavy dark soil
- 60' x 200' barn and cowpens
- 2843 feet of frontage on SR70

Daniel Lanier



SILVER CITY RANCH

Fort Meade, FL • \$2,800,000 • 414 ± Acres

- 58 acres ± of private lakes and ponds on the property
- Abundant game populations
- Minutes from Lakeland and Bartow

Daniel Lanier

RANCH & RECREATION

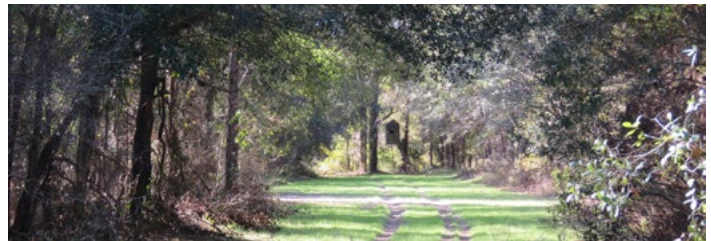


FLYING "S" RANCH & AIR PARK

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

- 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, CCIM



MONTEOCHA CREEK WOODLANDS

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

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

Tony Wallace, CF & Greg Driskell



JUPITER RECREATIONAL RETREAT

Jupiter, FL • \$6,900,000 • 321 ± Acres

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

Bo Jahna & Josh Sheppard



BROWNING RANCH

Webster, FL • \$2,062,500 • 275 ± Acres

- 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



BRADFORD COUNTY RECREATION AND CATTLE

Brooker, FL • \$1,735,000 • 241 ± Acres

- High value recreation and cattle property
- Rolling hills with improved pasture fenced and cross fenced
- Mixed hardwood and pine forests
- Great opportunity for a very private homesite or two

Ken Rembert



SOUTH LAKE COUNTY HUNTING PRESERVE

Groveland, FL • \$1,700,000 • 235 ± Acres

- Pasture, pine woods, and oak hammocks scattered throughout
- Previously been used as a high fence hunting operation
- Ranch/recreational retreat

Zeb Griffin, ALC

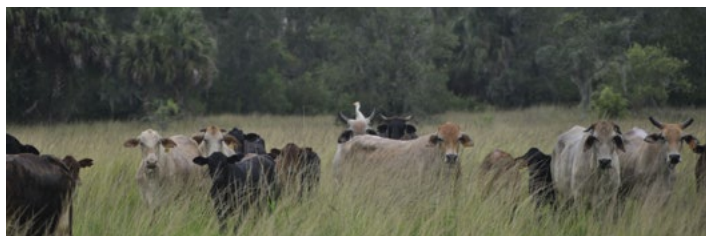


LAKE COUNTY RANCH LAND 170

Groveland, FL • \$2,040,000 • 170 ± Acres

- Secluded and well managed and highly improved pasture in Western Lake County
- New Covered cowpens and good perimeter and interior fencing
- Good candidate for selling a conservation easement

Jim Allen



TREASURE ISLAND WATERFRONT RANCH

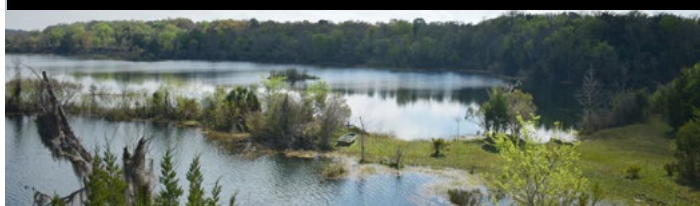
Leesburg, FL • \$3,000,000 • 143 ± Acres

- 139 ± Acres in Lake County with waterfront on Lake Griffin
- Zoning is Agriculture & R-3 [Medium Residential]
- 1,000 ± Feet on Lake Griffin
- 2,200 ± Feet on Treasure Island Road

Mike Lansdell, ALC & Jeremiah Thompson

RANCH & RECREATION

Under Contract



BROWNING RANCH NORTH

Webster, FL • \$1,500,000 • 150 ± Acres

- Roughly 150 ± acres and is located just outside of Webster
- Diversity of oak hammocks, prairies, and two large fishing pits that total 35 ± acres
- Hard road frontage on CR 707

Zeb Griffin, ALC

Under Contract



BROWNING RANCH SOUTH

Webster, FL • \$698,625 • 125 ± Acres

- Mostly wooded and is a mixture of oak hammocks and wet prairies
- Suited to the outdoorsmen and provides hunting opportunities for deer, turkey, and hog
- Wood ducks and teal are also commonly seen in the prairies

Zeb Griffin, ALC



LAKE COUNTY RANCH LAND 153

Groveland, FL • \$1,836,000 • 153 ± Acres

- Pasture in Western Lake County
- Situated far enough out to be quiet and secluded
- Features a new barn and cowpens constructed in 2021 as well as new perimeter and cross fencing and a new 4" well

Jim Allen



LAKE COUNTY RANCH LAND 110

Groveland, FL • \$500,000 • 100 ± Acres

- Pasture in Western Lake County
- Situated far enough out to be quiet and secluded
- Features a new barn and cowpens constructed in 2021 as well as new perimeter and cross fencing and a new 4" well

Jim Allen

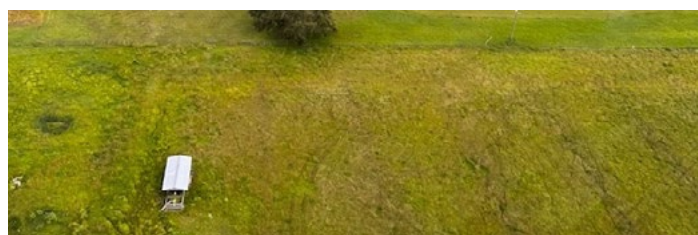


ST JOHNS RIVER WETLANDS

Palatka, FL • \$500,000 • 100 ± Acres

- Untouched and flourishing ecosystem
- Great for conservation
- In the heart of Palatka, Florida

Shea Booster & Mike Lansdell, ALC



ARBUCKLE RANCH PASTURE

Sebring, FL • \$914,000 • 52.21 ± Acres

- Turn-key cattle grazing land | 50 ± acres of pasture and 1.75 ± acres of wooded area and wetland
- Equipped with 2 wells and a 6 cylinder John Deere pump
- Cow pens and chutes for cattle operations

Trace Linder & Mike Dambois



WHITE SUWANNEE COUNTY PROPERTY

Live Oak, FL • \$324,350 • 49 ± Acres

- 100% uplands
- Across the street from Suwannee River State Park
- Adjacent to the property is a solar project and chicken processing facility

David Genho



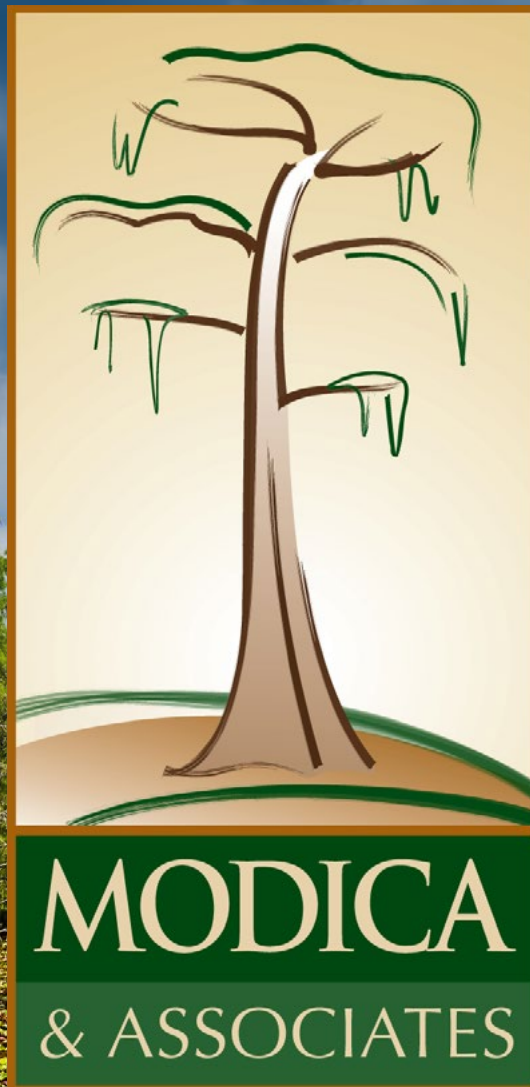
WHITE MARION COUNTY PROPERTY

Ocala, FL • \$4,482,000 • 29.88 ± Acres

- Borders I-75
- Near Equestrian Estates, residential and commercial development
- 100% uplands

David Genho

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PLANT CITY DEVELOPMENT SITE

Plant City, FL • \$4,500,000 • 38 ± Acres

- Located on State Road 574 inside the city limits of Plant City
- The property provides easy access to downtown Plant City, I-4, and US Hwy 92
- The adjacent properties to the east are a new 98-unit townhome

Tyler Davis ALC



BAKER COUNTY INVESTMENT ACREAGE

Glen St Mary, FL • \$1,280,000 • 160 ± AC

- Rare investment opportunity
- 160 acres with 1/2 mile of paved road frontage
- Only a 30-minute commute to Jacksonville

Tony Wallace & Jeff Bewsher



292 WATER HOLE ROAD

Frostproof, FL • \$804,000 • 67 ± Acres

- Currently used as a Dairy/Feedlot
- Privacy for recreation
- Former citrus grove
- Great for family compound with horses

R. Todd Dantzler, CCIM



OSLO ROAD 35 ACRES

Vero Beach, FL • \$1,400,000 • 35 ± Acres

- Former citrus grove is located on Oslo Rd 1.5 miles west of I-95
- Well positioned to benefit from the \$85M interchange under construction

Jeff Cusson, CCIM



OSCEOLA DEVELOPMENT ACREAGE

Saint Cloud, FL • \$2,676,000 • 26 ± Acres

- Residential development
- Paved road frontage
- Investment opportunity

Dusty Calderon & Keat Waldron, ALC

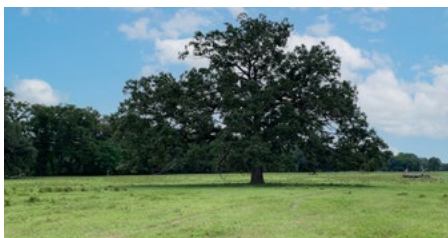


DADE CITY INDUSTRIAL DEVELOPMENT LAND

Dade City, FL • \$4,700,000 • 22 ± Acres

- FLU : RES-1
- 100% Upland
- Cleared of trees and brush
- One nice home and pole barn

Steve Toner, MBA



WHITE HIGHWAY 19 EAST

Chiefland, FL • \$1,365,000 • 21 ± Acres

- 100% uplands
- Frontage on Highway 19
- Within the city limits of Chiefland

David Genho



2195 130TH AVE SW

Vero Beach, FL • \$825,000 • 78 ± Acres

- Turn-key bedded grove ready for replanting
- Located in St. Johns Improvement District
- Includes new irrigation pump and improvements totaling \$230,000

Jeff Cusson, CCIM



NW OCALA 2.5 ACRE DEVELOPMENT OPPORTUNITY

Ocala, FL • \$659,000 • 2.5 ± Acres

- Remarkable property nestled in the charming community of Blitchton
- FLU designation of RAC [Rural Activity Center]
- 100% uplands

Shea Booster

ACREAGE HOMESITE



ENTRELAGOS

Windemere, FL • \$19,500,000 • 2.44 ± Acres

- Private peninsula
- Spa, cabana bar, sauna
- 12 bedrooms and 13.5 baths
- 14,706 ± SF total
- 11,048 ± SF gross living area
- Private pool, boat dock, and 24 hour guarded security
- Ornate hand carving throughout the home

Richard Dempsey, ALC, CIPS



PRIVATE LAKE PROPERTY ON 30 ACRES

Bartow, FL • \$1,375,000 • 30 ± Acres

- 10,000 SF Home
- 5 income producing homes
- Private 10 acre - Lake Ruby

Craig Morby & Eric Ammon, CCIM



LAKE ROUSSEAU WATERFRONT LOTS & ACREAGE

Inglis, FL • \$540,000 • 39 ± Acres

- Personal recreational property or establish a private family residence
- Proximity to Lake Rousseau
- Sportsman's paradise

Trace Linder



AGRICOLA ACREAGE AND HOMESITE

Fort Meade, FL • \$239,000 • 19 ± Acres

- 19.05 total acres
- 1,960 ± feet of frontage on Agricola Road
- Quiet and secluded area just minutes away from Lakeland

Daniel Lanier



LAKE REEDY ESTATES

Frostproof, FL • \$775,000 • 12.89 ± Acres

- Able to annex into Frostproof and subdivide
- Beautiful views of the lake and mature oaks that line the water
- Over 700 FT of frontage on Lake Reedy

Bo Jahna



BARTOW LAKEFRONT ESTATE

Bartow, FL • \$5,000,000 • 222 ± Acres

- Idyllic property
- 5,858 ± SF house with 3,687 ± SF of living space; built in 2000
- Includes acres of open pasture & two lakes

Clay Taylor, ALC & David Hitchcock ALC, CCIM

New Listing



LOCHLOOSA PRESERVE AND HOMESTEAD

Hawthorne, FL • \$2,395,000 • 76 ± Acres

- Surrounded by 25,000 AC of conservation land
- 25 minutes from Gainesville and Ocala
- Architect-designed 2,400 SF home, 50X26 pool, paved driveway, 5-acre pond

Keat Waldron, ALC

New Listing



MICANOPY HOMESITE AND RECREATIONAL TRACT

Micanopy, FL • \$468,000 • 26 ± Acres

- 15 minutes from Gainesville
- Ability to build 2 homes on site
- Great hunting potential with ample deer and turkey in the area

Keat Waldron, ALC



FT PIERCE RURAL RANCHETTES - 12 ACRES

Fort Pierce, FL • \$600,000 • 12 ± Acres

- Could be transitioned into estate style homesite
- Fully irrigated and is currently being used for a bamboo operation
- Currently, income producing

Bo Jahna & Josh Sheppard

ACREAGE HOMESITE



ROCKRIDGE ROAD ACREAGE

Lakeland, FL • \$199,500 • 9.96 ± Acres

- Buildable acreage with Rockridge RD frontage
- Unimproved land offers the perfect opportunity to build a beautiful rural homesite

Trace Linder



ARBUTTLE BRANCH RANCHETTE #2

Sebring, FL • \$300,000 • 10 ± Acres

- 2/2 mobile home as well as a pole barn for equipment storage
- 1.5 acre food plot bordering 5 acres
- 460 FT frontage on Arbuttle Branch Creek

Trace Linder & Mike Damboise

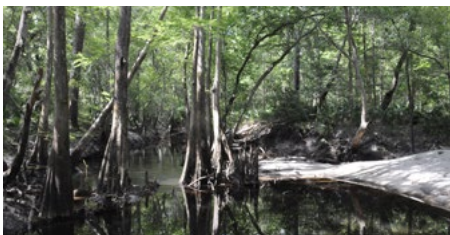


ARBUTTLE BRANCH RANCHETTE #1

Sebring, FL • \$550,000 • 9.88 ± Acres

- Beautiful ranchette complete with hunttable acreage
- Recently renovated mobile home
- 415 FT frontage on Arbuttle Branch Creek

Trace Linder & Mike Damboise



9.77 ACRES IN MACCLENNY

MacClenny, FL • \$210,000 • 9.77 ± Acres

- Acreage for a homesite
- Creek at the back of the property
- Property is mostly fenced

Eric Ammon, CCIM & Craig Morby

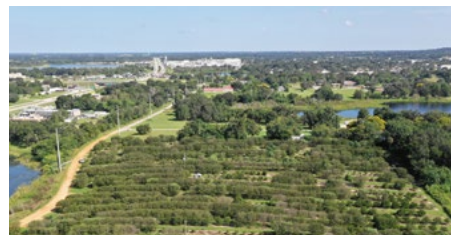


FRIEDLANDER ROAD DEVELOPMENT

Babson Park, FL • \$300,000 • 9.66 ± Acres

- All uplands
- Paved road frontage
- Less than 1.5 miles to Walmart
- Close to new subdivision developments

David Hitchcock ALC, CCIM & Clay Taylor, ALC

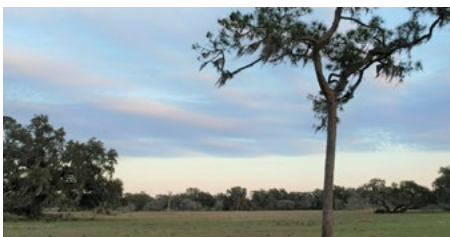


MIAMI STREET RESIDENTIAL

Lake Wales, FL • \$450,000 • 9.53 ± Acres

- Perfect for a residential development
- Could allow up to 57 lots
- The property has lake frontage on Lake Altamaha

Clay Taylor, ALC & David Hitchcock ALC, CCIM



NORTH LAKE LAND RECREATIONAL TRACT

Lakeland, FL • \$185,000 • 9.66 ± Acres

- Easily accessed off of Walker Road
- Ideal for someone looking for a recreational get-a-way
- Frontage on Itchepackasassa Creek

Keat Waldron, ALC

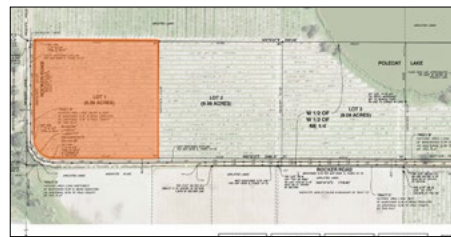


HICKORY TREE ROAD 9 ACRES

St. Cloud, FL • \$949,000 • 9.25 ± Acres

- 7.3 acres uplands
- Zoning is Low Density Residential which allows 3-8 residential units per acre
- Public water & sewer are adjacent

Clay Taylor, ALC & David Hitchcock ALC, CCIM

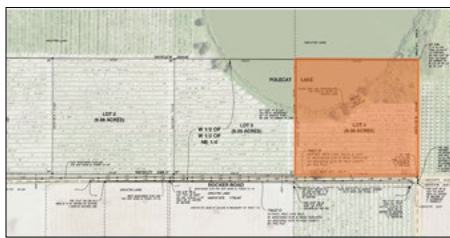


ROCKER ROAD ESTATES LOT 1

Bartow, FL • \$225,000 • 9.09 ± Acres

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

Richard Dempsey, ALC, CIPS



ROCKER ROAD ESTATES LOT 4

Bartow, FL • \$250,000 • 9.09 ± Acres

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

Richard Dempsey, ALC, CIPS



WEKIVA RIVER WATERFRONT LOTS

Sanford, FL • 9 ± Acres

- Waterfront Lots on the Wekiva River
- Bordered by Conservation Land
- Can Launch a Motorized Vessel from Property
- Excellent Bird Watching and Fishing

Jeremiah Thompson



HIGH POINT RANCHETTE

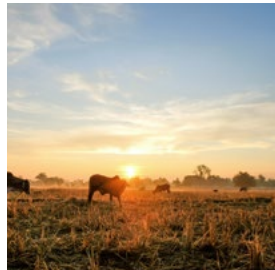
Fort Meade, FL • \$185,000 • 7.5 ± Acres

- Five 7.5 acre tracts available
- All uplands - fantastic view from a high elevation
- 25 minutes to Bartow, 35 minutes to Lakeland

Keat Waldron, ALC



The government has its team of lawyers. You should too.



YOUR PROPERTY. OUR PURPOSE.



**Gaylord
Merlin
Ludovici
& Diaz**

EMINENT DOMAIN LAWYERS

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813.221.9000

www.gaylordmerlin.com

SOUTHWEST FLORIDA WATER MANAGEMENT



HIDDEN LAKE PRESERVE

New Port Richey, FL • \$1,980,000 • 589 ± Acres

- Hunting and fishing opportunities
- Entirely wooded except for 'Hidden Lake.' Hidden Lake is roughly 48 ± acres

Zeb Griffin, ALC & Dean Saunders, ALC, CCIM



TAMPA BYPASS CANAL ACREAGE - SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Tampa, FL • \$78,000 • 1.59 ± Acres

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

Zeb Griffin, ALC



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Accelerated Growth.**

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WATERFRONT



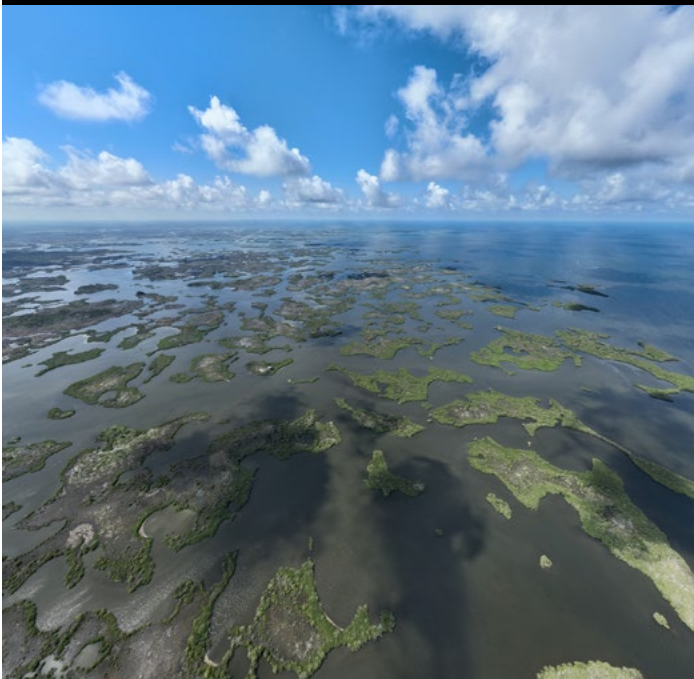
ORANGE SPRING & BOTTLING FACILITY *BUSINESS FOR SALE*

Fort McCoy, FL • \$10,000,000 • 67 ± Acres

- 25,000 SF industrial space for water processing, bottling, and distribution
- Orange Spring - Emits 2 million gallons per day
- Consumptive use permit for 200,000 gallons per day
- Income generating

Tyler Davis, ALC & Jeremiah Thompson

New Listing



HOMOSSASSA ISLANDS

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

- 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

Mike Lansdell, ALC & Greg Driskell

New Listing



LEVY COUNTY ISLANDS

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

- 2 Single-family homes
- 8 Total Islands, Waterfront on the Withlacoochee River and Gulf of Mexico
- Excellent fishing and recreational opportunities

Mike Lansdell, ALC, Jeremiah Thompson & Greg Driskell



WITHLACOOCHEE RIVER RANCH

Floral City, FL • \$4,000,000 • 354 ± Acres

- Exceptional ground located in Citrus and Hernando County
- Improved pasture, merchantable pine timber
- Roughly 1.5 ± miles of Withlacoochee River Frontage

Zeb Griffin, ALC

New Listing



ST JOHNS RIVER RETREAT

San Mateo, FL • \$3,750,000 • 20 ± Acres

- 5,500 SF estate home
- The site is two (2) parcels totaling approximately 20 ± acres
- 450 ± FT of river frontage on the historic St John's River
- Incredible trees and foliage with mighty oaks and pines

R. Todd Dantzer, CCIM

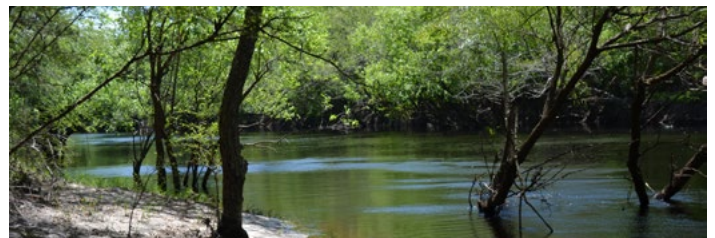


TIMBER ISLAND - GULF COAST WATERFRONT ACREAGE

Carrabelle, FL • \$2,125,000 • 35 ± Acres

- Peninsula on Florida's Gulf Coast
- Unique coastal development opportunity
- Beautiful region has been dubbed the Forgotten Coast
- Neatly divided into forty-six (46) residential lots

Austin Fisher & Jeremiah Thompson

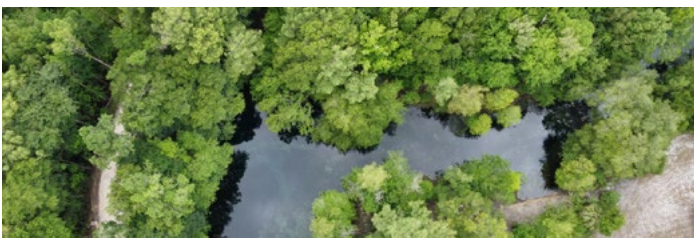


ST MARYS RIVERFRONT PROPERTY

Bryceville, FL • \$899,000 • 70 ± Acres

- Protecting its diverse natural communities while gaining an opportunity to enjoy many outdoor activities
- Property allows hunting, fishing, kayaking, and canoeing in the river, while cleared trails allow for biking and hiking

Jeff Bewsher



SUN SPRINGS WATERFRONT RETREAT

Gilchrist County, FL • 4 ± Acres

- Waterfront on Sun Springs - 2nd magnitude spring
- 900 ± FT of water frontage
- Spring run flows into the Suwannee River

Jeremiah Thompson & Tyler Davis, ALC



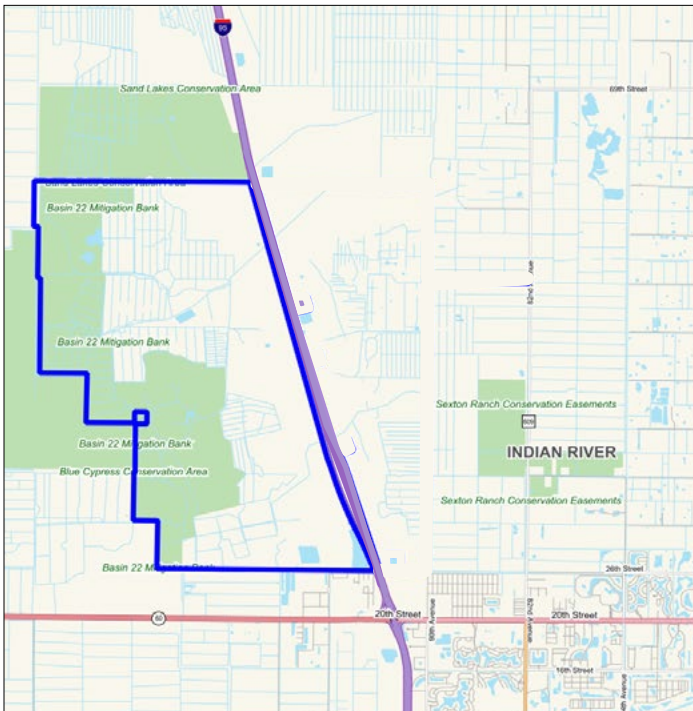
HOLIDAY SPRING AND HOMESTEAD WITH CANAL ACCESS TO LAKE HARRIS

Yalaha, FL • \$1,737,000 • 9.6 ± Acres

- Registered third magnitude Spring on-site - Holiday Spring
- Improved with 3 residential structures
- Swimming pool filled with the waters of Holiday Spring
- Frontage on County Road 48 and canal access to Lake Harris

Jeremiah Thompson & Tyler Davis, ALC

RESIDENTIAL DEVELOPMENT

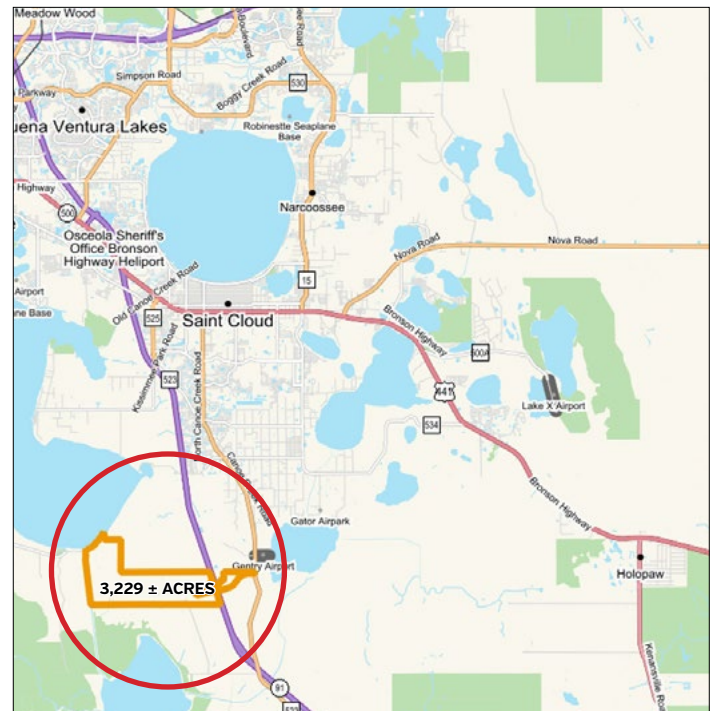


CORRIGAN RANCH

Fellsmere, FL • Call for pricing • 5,849 ± Acres

- Located near Vero Beach's I-95 and SR60 Interchange
- Rare development opportunity for up to 9300 residential units.
- Future Land Use Entitlements allow 998 acres of commercial and industrial

Jeff Cusson, CCIM & Dean Saunders ALC, CCIM



SOUTH LAKE TOHO DEVELOPMENT TRACT

Kenansville, FL • Call for pricing • 3,229 ± Acres

- One of the last remaining large tracts of development land
- Multiple uses within the property, including commercial, industrial, single and multi-family residential
- Included in Osceola County master plan for development

Dusty Calderon & Dean Saunders ALC, CCIM

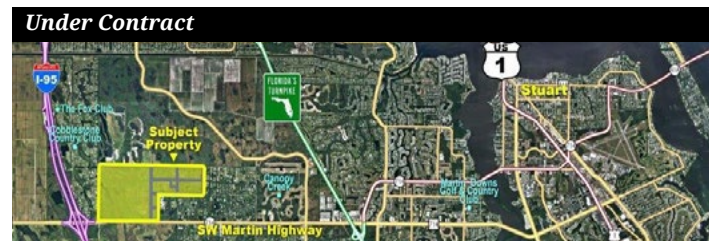


POINCIANA BLVD RESIDENTIAL DEVELOPMENT TRACT

Call for pricing • 1,720 ± Acres

- Legacy property in the Central Florida Tourism Corridor
- Premier, large acreage tract 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

Dusty Calderon & Dean Saunders ALC, CCIM



COUNTESS JOY ESTATE DEVELOPMENT

Palm City, FL • \$33,000,000 • 978 ± Acres

- Centered between access to major traffic corridors and excellent amenities
- Water and sewer project coming to the site
- 337 ± acres remains available

Jeff Cusson, CCIM



HIGH ACRES SARASOTA

Sarasota, FL • \$28,050,000 • 748 ± Acres

- Located 1 mile from Lakewood Ranch SE
- 100% upland soils
- The highest elevation in Sarasota County
- Hamlet overlay for Sarasota County ± 300 units

Richard Dempsey, ALC, CIPS & Benjamin Gibson



SHADY HAMMOCK ESTATES

Morriston, FL • \$8,400,000 • 420 ± Acres

- The property has been utilized as both a peanut farm and a cattle ranch
- 10-acre tract subdivision just 20 minutes from the World Equestrian Center
- Beautiful oak trees and open pastures

Dusty Calderon

RESIDENTIAL DEVELOPMENT



LAKE COUNTY 418 ACRES DEVELOPMENT LAND

Groveland, FL • \$12,000,000 • 418 ± Acres

- Development property - 2 ± miles from The Villages
- 5.5 ± miles from the Florida Turnpike entrance at CR 470
- Orlando International Airport is 1-hour drive

Trish Leisner, CCIM & Marvin Puryear



FIRETOWER RANCH ROAD LAKEFRONT RESIDENTIAL

Haines City, FL • \$9,000,000 • 265 ± Acres

- Beautiful offering of Old Florida land
- Extensive lake frontage
- TOHO Water Authority jurisdiction
- Ease of access to US 27

R. Todd Dantzler, CCIM



BUCKMOORE HEIGHTS

Lake Wales, FL • \$3,000,000 • 23.7 ± Acres

- 100 Number of Lots
- Fully approved planned development project
- 100% uplands
- Located on Buck Moore Rd in Lake Wales, FL

David Hitchcock ALC, CCIM & Clay Taylor, ALC

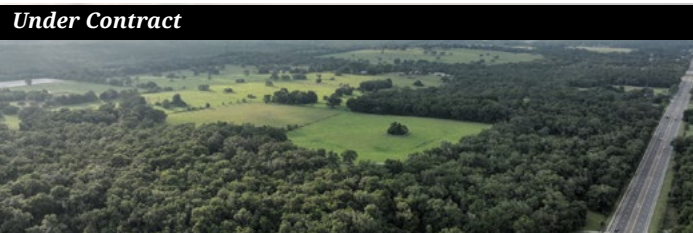


EAST EUSTIS DEVELOPMENT ACREAGE

Eustis, FL • \$5,126,000 • 233 ± Acres

- East of Eustis on SR 44
- 100% uplands
- Possible annexation into Mt. Dora
- Close to the SR 429 extension, east of Mt. Dora

Clay Taylor, ALC & David Hitchcock ALC, CCIM

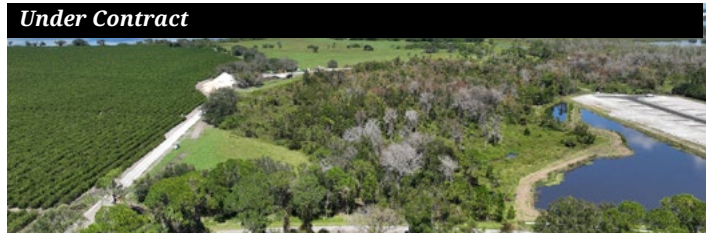


LECANTO 166 RESIDENTIAL DEVELOPMENT

Lecanto, FL • \$5,000,000 • 166 ± Acres

- 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



WILLOWBROOK SOUTH DEVELOPMENT LAND

Winter Haven, FL • \$5,089,500 • 148 ± Acres

- Shovel-ready for a single-family home development
- 234 lots in Willowbrook South that are 50' x 110' and some are up to 50' x 120'
- Site plan is approved and the construction plan is complete

Clay Taylor, ALC & David Hitchcock ALC, CCIM



DUNDEE LAKES PHASE 1

Dundee, FL • \$8,000,000 • 139 ± Acres

- 202 residential lots
- 4,500 FT of shoreline East of the town of Dundee
- Beautiful new residential development located on Lake Trask in Polk County

Clay Taylor, ALC & David Hitchcock ALC, CCIM



LAKE COUNTY TRANSITIONAL WATERFRONT ACREAGE

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

- Rural land consists of three parcels totaling 112 acres
- Approximately 62 acres of dry ground
- 1/4 mile of frontage on Lake Unity nursery road on the eastern boundary and includes frontage on Allen road and Palm stree

Rick Gonzalez, ALC, CCIM

RESIDENTIAL DEVELOPMENT



LAKE COUNTY 91 ACRES WATERFRONT DEVELOPMENT LAND

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

- Waterfront on 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



84 ACRES FOR SF RESIDENTIAL DEVELOPMENT

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

- Currently Green Belted (low taxes), used for farmland; may be rezoned for SF BTR residential development (up to 3 to 6 per acre) or Industrial Development
- 100% uplands

Steve Toner, MBA



WAUCHULA RESIDENTIAL

Wauchula, FL • \$1,350,000 • 60 ± Acres

- Investment opportunity in Hardee County
- Unique location is ideal for the development of a residential community as it is close to shopping, public utilities, and other amenities
- currently a citrus grove

Clay Taylor, ALC & David Hitchcock ALC, CCIM



LAKE SMART RESIDENTIAL DEVELOPMENT LAND

Winter Haven, FL • 56 ± Acres

- Lake frontage
- Development land

Clay Taylor, ALC & David Hitchcock ALC, CCIM



AVON PARK MULTIFAMILY DEVELOPMENT

Avon Park, FL • \$1,650,000 • 55 ± Acres

- R3FUD zoning with a high density future land use
- R3 zoning supports single-family attached units, duplexes, mobile home parks and multi-family developments
- 2019 housing study performed by Kimley-Horn showed it's located in Multi-family opportunity Node #1

Keat Waldron, ALC



48 ACRE DADE CITY DEVELOPMENT PROPERTY

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

- Approved PUD for 206 SFR Units
- Located on US301 in the heart of Dade City
- Utilities are located on 301
- US301 DTC 26,500

Marvin Puryear



FROSTPROOF HWY 27 MIXED-USE DEVELOPMENT

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

- 800 FT of frontage on US HWY 27
- 41 acres residential & 7 acres of commercial
- Water, sewer, and electric nearby
- Residential density is 4 du/acre

Keat Waldron, ALC



MASCOTTE TRANSITIONAL LAND

Mascotte, FL • \$934,000 • 46 ± Acres

- Beautiful rolling property located in the city limits of Mascotte
- 1 mile South of SR 50
- Easy reach of a main east-west transportation artery in Central Florida
- Right in the middle of Florida's fastest growing residential areas

Jim Allen

RESIDENTIAL DEVELOPMENT



NORTH LAKE COUNTY RESIDENTIAL LAND

Leesburg, FL • \$3,500,000 • 45 ± Acres

- 45 ± Acres (38 ± acres uplands)
- SFR Development Parcel
- 55 FT Easement adjoins Lake Square Mall with direct access
- 100 FT Easement to Radio Road

Marvin Puryear



WESLEY CHAPEL RESIDENTIAL DEVELOPMENT SITE

Wesley Chapel, FL • \$1,750,000 • 40 ± Acres

- Residential development, six units per acre
- Allowed up to 192 lots
- Retail and commercial amenities within two miles
- Area of tremendous growth

Clay Taylor, ALC & David Hitchcock ALC, CCIM



MADELINE COMMONS RESIDENTIAL DEVELOPMENT

Port Orange, FL • \$6,705,000 • 31 ± Acres

- Adjacent to Sugar Mill Elementary School
- Nearly fully-approved
- Two miles to the Atlantic Ocean
- In a quiet residential area

Clay Taylor, ALC, David Hitchcock ALC, CCIM & Dean Saunders, ALC, CCIM



SOUTH LAKE LAND MULTIFAMILY DEVELOPMENT SITE

Lakeland, FL • \$4,200,000 • 23.96 ± Acres

- Located in the path of development
- Proximity to Walmart, Downtown Lakeland, and US 98
- 17.52 net acres

Tyler Davis ALC & Adam Klein



DADE CITY RESIDENTIAL DEVELOPMENT OPPORTUNITY

Dade City, FL • \$875,000 • 28 ± Acres

- 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 country estate

Steve Toner, MBA



LOVEGREN SOUTH - SYMMES ROAD PD HILLSBOROUGH COUNTY

Gibsonton, FL • \$1,100,000 • 6.5 ± Acres

- Residential Development
- Fully entitled and permitted for 32 lots
- Water and sewer available

Clay Taylor, ALC & David Hitchcock ALC, CCIM



CLERMONT RESIDENTIAL LOTS

Clermont, FL • \$250,000 • 5 ± Acres

- Five Acre Tracts - mol
- Adjacent to Lake Louisa State Park
- Close to 2 Beautiful Lakes
- Lake Louisa

Trish Leisner, CCIM



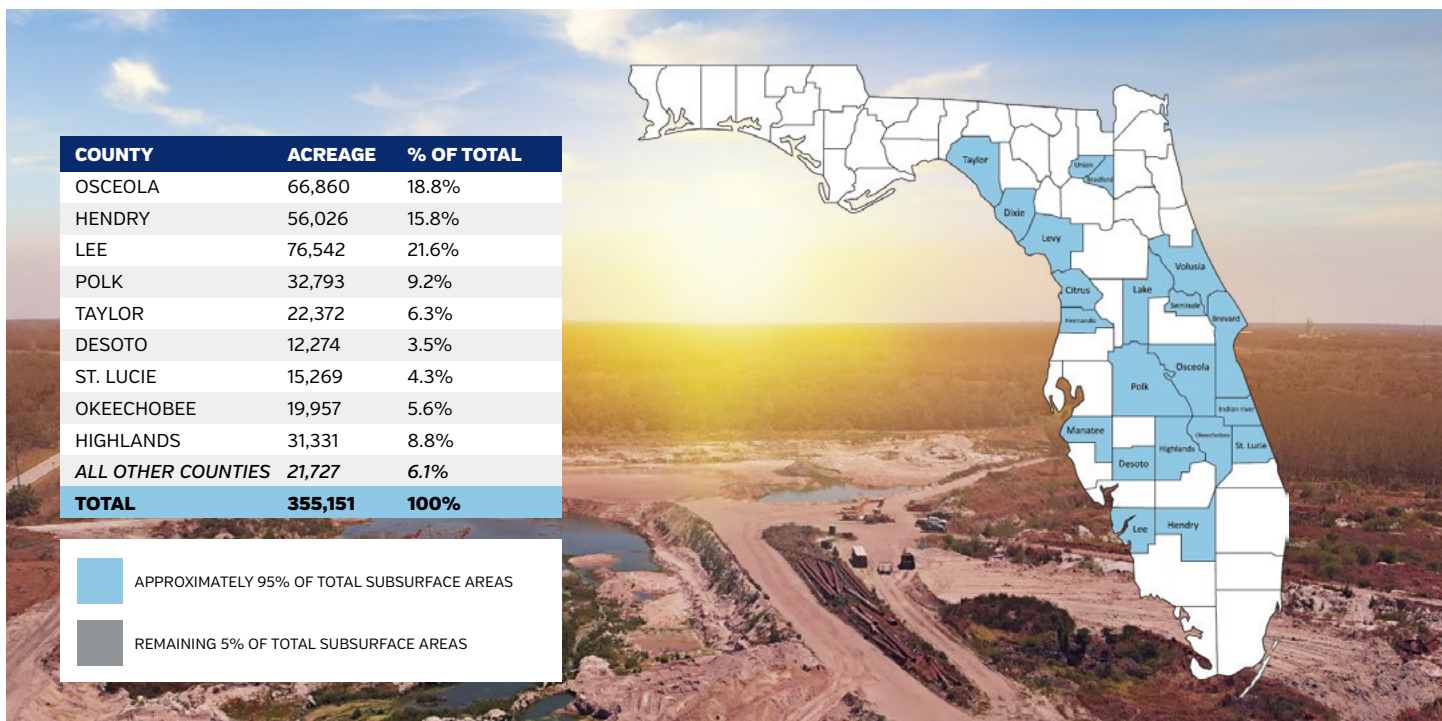
BRIGHAM ROAD DEVELOPMENT

Winter Haven, FL • \$1,145,000 • 8.80 ± Acres

- On US 17 [24,000 vehicles/Day]
- Close to I-4
- High residential unit count
- Billboard on the property generates about \$1000/year in income

Clay Taylor, ALC & David Hitchcock ALC, CCIM

MINERAL RIGHTS



SUBSURFACE INVESTMENT OPPORTUNITY - MINERAL RIGHTS

Call for information • 355,151 ± Acres

- Currently the largest private offering of mineral rights in Florida, this rare opportunity allows a buyer to own over 355,000 acres of mineral rights. Mineral rights provide an opportunity to diversify portfolios and provide both passive and active income through leasing and selling rights back to the landowners to perfect title insurance.

Trent Saunders, ALC & Dean Saunders ALC, CCIM



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- LIABILITY PROTECTION
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FARM & NURSERY

For Lease



INDRIO ROAD FARM LEASE

Fort Pierce, FL • Call for pricing • 1,950 ± Acres

- Incredibly rare opportunity to lease productive land with endless potential near Florida's eastern coast
- Former citrus grove property has approximately 1,950 acres that have been cleared and precision leveled with engineered internal ditching

David Hitchcock ALC, CCIM & Clay Taylor, ALC



DIXIE COUNTY FARMLAND

Old Town, FL • \$4,704,000 • 784 ± Acres

- Beautiful, productive, and irrigated farm ground
- Approximate 784 acre farm has yielded successful crops of peanuts, corn, earlage, green beans, and more
- Almost every acre of this property is under center pivot irrigation

David Hitchcock ALC, CCIM & Shea R. Booster



ALACHUA FARMLIFE

Alachua, FL • \$5,275,000 • 420 ± Acres

- Opportunity to develop small ranches
- Ranchettes can be divided into 5, 10, or 20 acre lots
- Located 2 miles north of Alachua, Florida

Ken Rembert



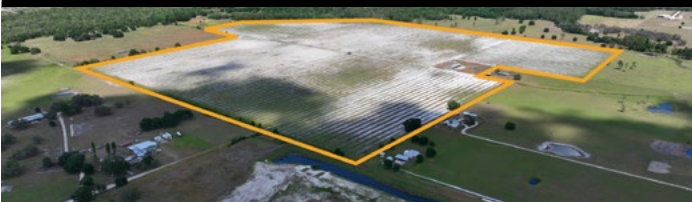
COX PLACE FARM

Chiefland, FL • \$6,115,000 • 382 ± Acres

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

David Genho

Under Contract



WEST HARDEE FARM ACREAGE

Ona, FL • \$1,908,375 • 153 ± Acres

- Located in Manatee County line
- Clean slate, cleared and ready to farm
- Former citrus grove ready to plant in whatever crop is desired
- Located at the Hardee/ Manatee County line

Daniel Lanier



STONEY BATTER FARM

Fanning Springs, FL • \$3,427,000 • 137 ± Acres

- 100% uplands - Currently used as hay fields yet there is the potential to add pivots to farm
- Great opportunity to own a property that could serve as many uses
- Across the street is the River Walk Development which features 220 homes sites

David Genho

FARM & NURSERY



MANATEE COUNTY FARMLAND

Parrish, FL • \$3,380,000 • 123 ± Acres

- Located in west Central Florida in the area of Duette and Parrish, FL
- 70 acres is under irrigation and 20 acres that could be irrigated
- Currently growing Chinese vegetables
- Includes 5 houses, a packing house with a walk-in cooler

David Hitchcock ALC, CCIM & Clay Taylor, ALC



LAKE COUNTY TREE FARM

Clermont, FL • \$3,000,000 • 40 ± Acres

- Turn-key tree farm in Lake County
- Substantial wholesale and retail business
- Located 37 minutes west of Orlando
- Established profitable tree farm

Marvin Puryear & Carson Futch



VOLUSIA COUNTY LANDSCAPE NURSERY

DeLand, FL • \$1,376,500 • 23 ± Acres

- High and dry acreage
- Large metal building
- Turn-key business available

Carson Futch & Zeb Griffin, ALC



BELI FARMS

Wellborn, FL • \$1,750,000 • 15 ± Acres

- History of supplying tomatoes to major regional retailers
- 5 acres of gutter connected greenhouses
- Property includes several blocks of greenhouses with approximately 1/2 acre of concrete floors

Shea Booster



RIVERVIEW FISH FARM

Riverview, FL • \$1,455,300 • 14.7 ± Acres

- Fenced and features 425 FT of road frontage on Pleasant Lane
- Currently zoned Agricultural - Single-Family Conventional
- Future Land Use of Residential-4 (4 D.U./Acre), making it a perfect investment opportunity for those looking to develop

Jeremiah Thompson



TRANSITIONAL PLANT CITY STRAWBERRY TRACT

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

- Located on West Trapnell Road and consists of two parcels
- 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



PANDORA FARM

Plant City, FL • \$650,000 • 13.47 ± Acres

- Turn-key strawberry farm located just outside the city limits of Plant City
- Agriculturally rich area of Hillsborough County
- Boasting several decades of successful production

Jerrod Parker



ZOLFO SPRINGS AGRICULTURAL SHOP

Zolfo Springs, FL • \$895,000 • 11 ± Acres

- Working agricultural shop with 12,000 ± SF situated on 11 acres
- Seven 14 x 14 roll up doors, 3 phase power coming in, air and 220 power at each post and ceilings over 20 feet high
- Hard road frontage on Garza Road and is easily accessed by trucks

Daniel Lanier

CITRUS



GOPHER RIDGE

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

- Agricultural/Rural mixed use district/RLSA: 3,726.9 Acres, Urban Residential Subdistrict: 1,763 acres
- Located immediately northwest of Immokalee Airport and in America's fruit and vegetable basket
- 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



SOUTHERN COMFORT 215

Fort Pierce, FL • \$1,507,800 • 215 ± Acres

- Active citrus grove
- Bedded and irrigated
- Additional 180 acres available

Jeff Cusson, CCIM



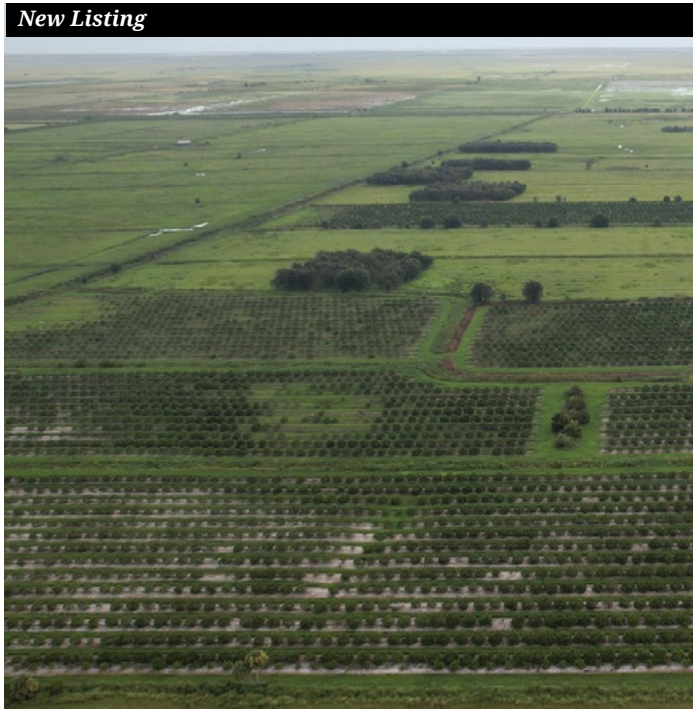
SOUTHERN COMFORT 180

Fort Pierce, FL • \$900,000 • 59 ± Acres

- Former Citrus grove located in the Orange Avenue Citrus Grower Association
- Bedded and irrigated for citrus/tree crops
- Additional 215 acres adjacent available

Jeff Cusson, CCIM

New Listing



MARCIA GROVE AND RANCH

Lake Placid, FL • \$3,250,000 • 323 ± Acres

- 109 acres of grove
- 5,259 feet of frontage on SR70
- Managers home and shop
- Two 10' wells with John Deere diesel engines

Daniel Lanier



HICORIA ROAD GROVES

Venus, FL • \$2,500,000 • 286 ± Acres

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

Daniel Lanier



SAND LAKE GROVE

Bartow, FL • \$900,000 • 59 ± Acres

- Citrus grove of predominantly young trees
- Southern portion of the grove has older trees with some production
- Under-tree irrigation by a 10" well

Richard Dempsey, ALC, CIPS



DADE CITY CITRUS GROVE & NURSERY

Dade City, FL • \$1,550,000 • 54 ± Acres

- Great opportunity for a turn-key operation
- Suited for citrus growers, blueberry growers, ornamental/fruit/blueberry nursery growers, and farmers

Brian Beasley & Dean Saunders, ALC, CCIM



FORT DRUM GROVE

Okeechobee, FL • \$995,000 • 42 ± Acres

- Producing Valencia grove
- 10" well with diesel power unit
- Maintained under a strict tree replacement program

Daniel Lanier



17 ACRE GROVE

Lake Wales, FL • \$488,000 • 17.73 ± Acres

- Located in an area of anticipated growth
- Most of the trees are on Carrizo rootstock
- Producing Hamlin and Valencia oranges

Richard Dempsey, ALC, CIPS



11 ACRE GROVE

Lake Wales, FL • \$322,000 • 11.71 ± Acres

- Located in an area of growth in Lake Wales, Florida, and a new residential subdivision
- Producing Hamlin and Valencia oranges
- Most of the trees are on Carrizo rootstock

Richard Dempsey, ALC, CIPS



8 ACRE GROVE

Lake Wales, FL • \$247,500 • 8.25 ± Acres

- Producing Hamlin and Valencia oranges
- Most of the trees are on Carrizo rootstock
- Surrounded by unopened right-of-way that is actively planted with citrus

Richard Dempsey, ALC, CIPS



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GEORGIA



J W CANNON FARM

Cordele, GA • Call Advisor for Pricing • 1,676 ± Acres

- 1,840 SF cabin, 1,444 SF office, 2 tenant houses, multiple barns, pecan cleaning facility
- 1.7 miles of frontage on Lake Blackshear and 836 acres of pecans
- Hunting, fishing, ATV/UTV riding, and equestrian

Todd Davis, Scott McGregor & John Haynes



FOREST LODGE FARM

Mitchell County, GA • \$5,350,000 • 1,523 ± Acres

- Excellent timberland
- Plentiful hunting and recreation
- Improved crop field with center pivot irrigation
- Working forest conservation easement in place

Austin Fisher & Jeremiah Thompson



GREY HUNT FARMS OF WORTH COUNTY GA

Sylvester, GA • \$7,333,650 • 1,137 ± Acres

- Diverse mix of row crops and timber
- Excellent deer and turkey hunting, fishing, and duck hunting
- 288 acres of dry land row crops | 27 acres of open land and food plots
- 213 acres of merchantable planted and natural pine timber

Mike Matre, ALC, RF, ACF



HOUSTON SPRINGS RESIDENTIAL DEVELOPMENT

Perry, GA • \$12,500,000 • 450 ± Acres

- 80 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
- 21.5 acres of commercial lands

Jeff Cusson, CCIM & Austin Fisher



1,142 ACRES IN WARE COUNTY

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

- 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



819 ACRES IN TELFAIR COUNTY

Lumber City, GA • \$1,965,600 • 819 ± Acres

- Hunt's paradise with 318 acres of 7-year-old loblolly pines
- Ample wildlife, and creeks including Sugar Creek & Turnpike Creek
- Easily accessed and has multiple power poles running along Neily Wagon Road

Mike Lansdell, ALC



DODGE CO TIMBERLAND

Eastman, GA • \$2,249,000 • 756 ± Acres

- Significant timber investment and excellent hunting and recreational
- 232 acres of 24-year-old planted pine, 280 acres of mixed hardwood and pine, 95 acres of 2-year-old planted pine, 150 acres of clear-cut, and a small pond

Todd Davis & Tom Tuggle



CRISP COUNTY CROP AND TIMBERLAND

Cordele, GA • \$2,500,000 • 362 ± Acres

- 60 acres of irrigated cropland, 139.44 acres of non-irrigated cropland, and 163 acres of mature mixed hardwood and pine
- 2 8-inch electric wells
- Pivot is permitted for 650 GPM and the other well is permitted for 500 GPM

Todd Davis & Tom Tuggle

Under Contract

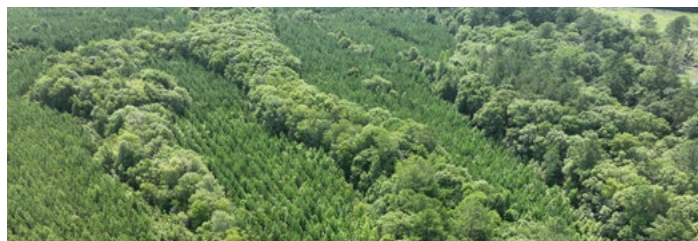


LAZER CREEK HUNTING & CABIN

Woodland, GA • \$1,090,000 • 262 ± Acres

- Mature hardwood and pine timber, pleasing topography, tranquility, and privacy
- Perfect family retreat
- Four spring fed creeks are on the property as well, with pond sites

Mike Matre, ALC, RF, ACF

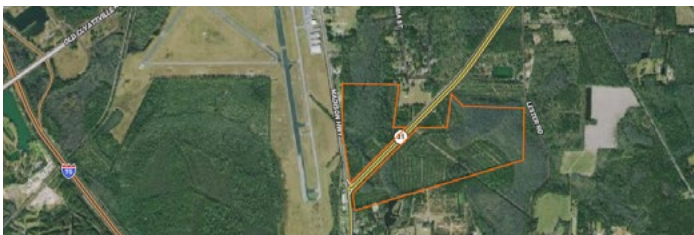


246 ACRES IN PIERCE COUNTY GA

Blackshear, GA • \$688,800 • 245 ± Acres

- Over 1.4 miles of river frontage of the Alabama River
- Perfect for hunting, fishing, and a solid timberland investment
- 141 acres of 8-year-old planted Loblolly pine stand
- Great hunting opportunities such as turkey, whitetail deer, along with hogs and other small game

Mike Lansdell, ALC



203 ACRES IN VALDOSTA

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

- Split by Perimeter Road, a four-lane highway that routes traffic
- It joins Madison Highway (Hwy 31), a four-lane road from I-75 that runs into the south side of Valdosta through the Industrial Park
- Valdosta Regional Airport property is directly across from this undeveloped tract

Mike Lansdell, ALC

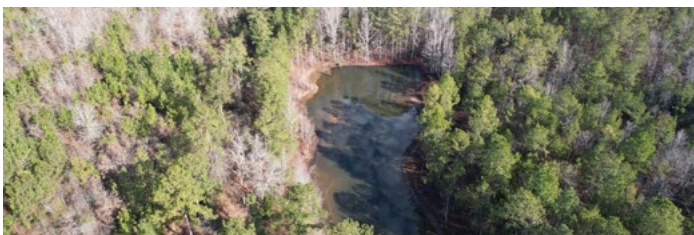


FLYNN HUNTING & TIMBER PROPERTY IN LEE COUNTY GA

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

- 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

Mike Matre, ALC, RF, ACF



FALL LINE RECREATION TRACT

Butler, GA • \$572,957 • 148 ± Acres

- Timber investment and excellent hunting and recreational property
- Consists of 69 ± acres of 9-year-old planted pine, 76 acres of natural hardwood/pine, and a 3-acre pond
- Potential to grow 155"-162" class whitetail bucks and plenty of turkeys

Tom Tuggle



GREENTREE ROAD SOLAR FARM IN KINGSLAND - GA

Kingsland, GA • \$750,000 • 101 ± Acres

- Development property is located in Kingsland within Camden County Georgia
- Conveniently located near all necessary amenities, such as multiple shopping centers, a variety of restaurants, and schools

Mike Lansdell, ALC



CLINCH COUNTY 95 ACRES TIMBER AND HUNTING TRACT

Homerville, GA • \$237,500 • 95 ± Acres

- 1,300 ± FT of paved road frontage on Highway 441
- Front of the tract was re-planted 5-6 years ago with slash pine that makes up around 10 ± acres
- Entry level timberland/recreation tract ideal for an investor who is interested in a hunting property with timber

Mike Lansdell, ALC



160 OLD NESBITT ROAD

Cordele, GA • \$395,000 • 56 ± Acres

- Ideal location for hunting and recreational activities
- Rural setting, conveniently close to I-75
- Comprised of a mix of natural pine and hardwood timber
- 27 acres of open old field

Tom Tuggle



HWY 129 DEVELOPMENT

Fitzgerald, GA • \$307,000 • 47.21 ± Acres

- 1,630 feet of frontage on Hwy 129
- 24.7 AC of planted pine & 22.51 AC of mature mixed hardwood and pine
- A May 2023 timber appraisal reveals a value of \$88,000
- 95% Uplands

Todd Davis & Tom Tuggle



BRUSHY CREEK TRACT

Ocilla, GA • \$252,505 • 45.91 Acres

- 895 frontage feet on Joe Myrick Rd.
- 27.85 acres of mature hardwood and pine, 10.66 acres of 20-year-old planted pine, and 7.4 acres of open land
- Stump Creek runs through the rear of the property

Todd David & Tom Tuggle



DIXIE ROAD FARM

Leesburg, GA • \$342,225 • 45.63 ± Acres

- 100% upland
- 35 acres of 20-year-old longleaf pines, 4.3 acres of open land
- 5.77 acres of mixed hardwood and pine
- Great recreational tract and/or homesite

Todd Davis

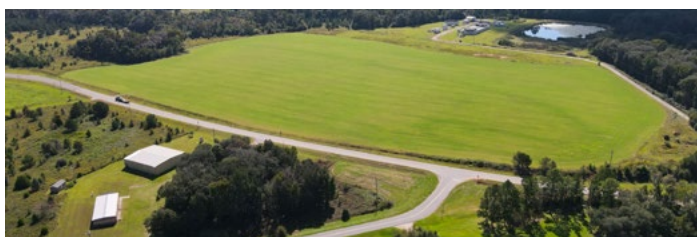


40.76 ACRES NEAR VALDOSTA

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

- Outside Valdosta, Georgia
- 1,500 ± feet of paved road frontage on Old Clyattville Road
- 7.5 acres of citrus trees, 19 acres of planted slash pine, 8-acre cypress pond

Mike Lansdell, ALC



HIGHWAY 32 DEVELOPMENT

Leesburg, GA • \$420,000 • 35 ± Acres

- 100% upland
- Half a mile west of Leesburg, Georgia
- 1,500 ± FT of frontage on Hwy 32

Todd Davis



VINEYARD FARM

Ocilla, GA • \$300,000 • 30.9 Acres

- Vineyard Farm consists of 30.9 acres and has great timber
- 27.75 acres of mature hardwood and pine, a 2-acre spring-fed pond, 1,110 Ft on Bee Gum Creek and excellent road frontage
- Timber appraisal estimated \$77,000 in timber value

Todd Davis & Tom Tuggle



IRWIN CO GA RESIDENTIAL LAND

Ocilla, GA • \$180,000 • 18.51 Acres

- Great home site
- 10.81 acres of upland and 7.7 acres of an 11-acre spring-fed pond
- 1,285 Ft of frontage on Old Whitley Rd and 765 Ft on Ineva Circle

Todd Davis & Tom Tuggle



LEE COUNTY COMMERCIAL DEVELOPMENT

Leesburg, GA • \$299,000 • 10.1 Acres

- Great place for commercial development
- Vacant land and is divided into 2 lots
- Hwy 19 bypass, are located on the north and south ends of the property

Todd Davis



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