Westby Ranch
Lake Placid, FL • Highlands County

11,256 +/- Gross Acres
Pasture, 2 Citrus Groves, Cattle
Great Recreational Tract!
Land can become a large part of a family’s legacy and that history can help to shape the legacy of the land itself. That is the story of Westby Ranch.

Westby Ranch is a slice of Central Florida history – land that has been owned, worked, and cared for by generations of the same family for over 50 years.

Westby Ranch’s geography and size give it particular characteristics that are broad and uncommon in our state. The east side of the property sits on Florida’s Ridge, higher in elevation and with soils well adapted to growing citrus. Lake June-In-Winter State Park is on the NE border of the property with its pines, oak hammocks, and cutthroat seeps.

Moving west, the land descends from ridge to valley, where the pastureland is marked by Fisheating Creek, meandering over the acreage for more than 1.6 miles. The creek also marks a transition to the marshland area, which occupies the western side of the property. Adding to the beauty of this land are multiple ponds situated throughout and more than 3,000 feet of shoreline on Lake Crews.

Westby Ranch is a large tract, with 11,256 gross acres of land. Included are 7,360 acres that are encumbered with a Wetlands Reserve Program (WRP) easement through the National Resource Conservation Service (NRCS). The easement is designated to preserve wetlands and can also allow grazing and numerous recreational activities on the property, including hunting. Other acreage includes 624 acres of producing citrus groves and 3,272 acres of cleared pastureland, all of which is unencumbered.

There are numerous improvements on Westby Ranch, each adding to its support base and income production. Included are seven wells, a barn, cattle pens, and a cell tower. Not to be overlooked are the nine single-family homes situated on the property, which range in size from 2 to 4 bedrooms and were built between 1964 and 1999. Two of the homes are currently rented.

Much of the land bordering Westby is protected, adding to its privacy and seclusion, but it isn’t isolated. The property is only five miles from the city of Lake Placid, and less than 20 minutes’ drive from Arcadia. Three entrance points provide easy access to this land from Lake Groves Road NW, Lake Crews Road, and SR 70, where there is two miles of road frontage.

The history of Westby Ranch represents the best of Florida land through its natural beauty, history, amenities, income production, and excellent recreation traits.
Parcel IDs:
- C15372901000A00000
- C15372901000100000
- C04372901000A00000
- C04372901000B00000
- C013728A0000200000
- C15372901000B00000
- C043729A000100000
- C323729A0000100000

GPS:
- 27º 15' 27.5" N 81º 26' 22.9" W
  or
- -81.44157, 27.25763

Driving Directions:
- Heading south on US 27, you will run into SR 70
- Head west on SR 70
- About 6 miles from US 27, you will see the property on the north side of the road

Abuts Placid Lakes
5 Miles to the City of Lake Placid
25 Miles to Arcadia

Adjacent To State-owned Land
Surrounded By Conservation Easement Land
Total Gross Acres: 11,256 +/- acres
• Citrus Acres: 624 +/- acres
• Unencumbered Pasture: 3,272 +/- acres
• Encumbered Pasture: 7,360 +/- acres

Sale Price: $19,500,000
Price per Acre: $1,732

Property Address: 5406 SR 70 W, Lake Placid, FL 33852, Highlands County

Lake Frontage:
• 3,050 +/- ft on neighboring Lake Crews
• Multiple ponds on the property

Road Frontage: 2 +/- miles on SR 70, including three access points to property:
• Lake Groves Road NW
• Lake Crews Road
• SR 70

Land Cover: Pasture, pines, Oak hammocks, citrus

Soils: Predominately Basinger and Felda Fine Sands; Pineda, Immokalee, and Satellite Sands; Basinger, St. Johns, and Placid Soils

Uplands/Wetlands:
• 9,818.2 +/- acres uplands
• 1,438.4 +/- acres wetlands

Water Source & Utilities: (7) 12-inch wells - see wells map

Fencing: Fenced and cross-fenced

Improvements:
• 9 homes
• 2 sets of cattle pens
• 1 set of scales
• Pole barn, storage shed

Zoning/FLU: Agriculture, 1 DU: 5/ac can cluster

Current Use: Cattle, hay

Taxes:
• 2013: $56,305.98
• 2014: $62,546.62

Buildings and Structures

C-32-37-29-A00-0010-0000:
• Cellular Tower, built in 2003

C-15-37-29-010-0000-0000:
• Single-family home, 3 bed/1 bath, 1,296 SF, built in 1992

C-04-37-29-00A0-0000:
• Single-family home, 3 bed/1 bath, 1,296 SF, built in 1988

C-04-37-29-A00-0010-0000:
• Single-family home, 3 bed/1 bath, 1,296 SF, built in 1978
• Single-family home, 3 bed/1 bath, 1,296 SF, built in 1972
• Single-family home, 3 bed/1 bath, 1,577 SF, built in 1973
• Single-family home, 3 bed/1 bath, 1,296 SF, built in 1973
• Single-family home, 3 bed/1 bath, 1,296 SF, built in 1993
• Single-family home, 3 bed/1 bath, 1,296 SF, built in 1993
• Single-family home, 3 bed/2 bath, 1,982 SF, built in 1999
• Barn, 2,232 SF, built in 1965

Additional Maps & Details Online
www.SaundersRealEstate.com/WestbyRanch

Great Recreational Tract!
Well Location Map

**Wells - Olaus Grove**

**North 12” Well**
- 6-cyl John Deere Power Unit
- Amarillo Gearhead
- Goulds Turbine Pump
- Killebrew Filters
- 500-gal Diesel Tank
- Pole Shed

**South 12” Well**
- 6-cyl John Deere Power Unit
- Johnson Gearhead
- Goulds Turbine Pump
- Flow Guard Filters
- 500-gal Diesel Tank
- Pole Shed

**Surface Water:** Gravity Drain to Reservoir

**Drain Tile 50 Ft. OC:** Yes

**WUP/Drainage:** Southwest FWMD Permits Current

**Irrigation Blue Jets:** Microjet

**Cold Protection:** All Microjets Run 100% for Cold Protection

**Wells - Highlands Grove**

**North 12” Well**
- 6-cyl John Deere Power Unit
- Amarillo Gearhead
- Goulds Turbine Pump
- Yardney Filters
- 500-gal Diesel Tank
- Pole Shed

**South 12” Well**
- 6-cyl Cummings Power Unit
- Johnson Gearhead
- Goulds Turbine Pump
- Fresno Filters
- 500-gal Diesel Tank
- Pole Shed

**Surface Water:** Gravity Drain to Reservoir

**Drain Tile 50 Ft. OC:** Yes

**WUP/Drainage:** Southwest FWMD Permits Current

**Irrigation Blue Jets:** Microjet

**Cold Protection:** All Microjets Run 100% for Cold Protection

**Varieties**
- Valencia
- Hamlin
- Parson Brown
- Earlies & Mids
- Sunburst
- Fallglo
- Navel
- Flame Grapefruit
Westby Ranch
Lake Placid, FL • Highlands County

Block Map - Olaus Grove

Block Map - Highlands Grove
## Citrus Varieties and Rootstock

<table>
<thead>
<tr>
<th>Variety</th>
<th>Rootstock</th>
<th>Acres</th>
<th>Year Planted</th>
<th>Spacing</th>
<th>Comments</th>
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<td>Valencia</td>
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<td>122</td>
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<td>Sunburst</td>
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<td>Fallglo Pollinator every 4th tree</td>
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<td>Swingle</td>
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<td>Flame</td>
<td>Swingle</td>
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<td><strong>All Olaus &amp; Highlands</strong></td>
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## Grove Production

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<th>Valencia</th>
<th>Avg Lbs. Solids</th>
<th>E&amp;M</th>
<th>Avg Lbs. Solids</th>
<th>Sunburst</th>
<th>Fall Glow</th>
<th>Navels</th>
<th>Flame GF</th>
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Includes Income-Producing Citrus Groves

624 +/- Acres
**Westby Ranch**
Lake Placid, FL • Highlands County

**Additional Maps & Details Online**

**11,256 +/- Acres • Cattle, Pasture, Citrus**
Cow Pens, Pole Barns, Storage Barn

2 Conservation Easements, Lakefront Shores, Frontage on SR 70

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