Ginn Ranch
Port Saint Lucie, Florida • Saint Lucie County
3,756 +/- Acres
Florida’s reputation as a strong cattle state is attributed in part to the many cattle ranches that provide high-quality grazing range for this important commodity.

Ginn Ranch operates as a turn-key cattle operation on 3,756 +/- acres in Saint Lucie County, with 1,676 +/- acres of improved pasture and 1,450 +/- native acres. With its Bahia grassed pastures, the ranch has the ability to support more than 500 head of cattle.

Acreage on the ranch also includes 682 +/- acres of former citrus grove, currently used as improved grazing area. This 682 acres offers expanded farming potential to the property, as water use permits are in place and current. Other commercial farming interests are located adjacent to Ginn Ranch, reinforcing potential for a higher farming use on this acreage.

Given its close proximity to high-end subdivisions and quickly growing Port Saint Lucie, which has seen population growth of 5.7% since 2010, Ginn Ranch is an excellent opportunity acquire a significant tract of land in the path of residential development.

Improvements to the ranch are numerous, including perimeter and cross fencing, 14 plus wells, cow pens, grove barn, tenant house, and a barn used for the ranch headquarters.

A network of well-planned drainage infrastructure on the property keeps water moving and the land drained.

Those interested in recreation and hunting will also appreciate Ginn Ranch and the variety of activities it has to offer. Whitetail deer and turkey are part of the wildlife population resident on the property, along with many other species common to Florida.

Located only 3 miles west of Port Saint Lucie, easy access to the property is by SR 709 Glades Cut-off Road, where there is a generous 1.5 miles of frontage. I-95 is also only minutes away.

Whether your interest is cattle ranching, farming, or hunting and recreation, Ginn Ranch is a proven, high-quality answer to each of these interests.

For aerial video, maps and details, go to: www.SaundersRealEstate.com/Ginn
Parcel IDs: 4201-111-0015-000-8 et al (15 IDs)

STR:
- 23,24,25,26,34,35,36-38 (Saint Lucie County)
- 1,2,3-37-38 (Saint Lucie County)

GPS: Long/Lat 80.49748, 27.28147

Driving Directions:
- From I-95 and West Midway Road (CR 712) in Port Saint Lucie, go east on Midway Road for 0.9 miles to Glades Cut Off Road (CR 709).
- Turn Southwest on Glades Cut Off Road and go 9.1 miles to gate on north side of road

Irrigation/Wells:

SFWMD Permits
- Water Use Permit - 56-00069-W
- Water Use Permit - 56-00073-W
- Surface Permit - 56-00069-S
- Surface Permit - 56-00073-S

Wells
- 1 2” x 600’
- 3 4” x 450’
- 1 5” x 600’
- 2 6” x 750’
- 5 8” x 1000’
- 1 8” x 1200’
- 1 10” x 900’

Surface Pumps
- 1 14,000 GPM Surface Pump
- 1 18” x 30 hp x 8,000 GPM Surface Pump

Port St. Lucie 3 miles
Indian River Lagoon & Atlantic Beaches 15 miles!
**Ginn Ranch**
Port Saint Lucie, Florida • Saint Lucie County

**Total Acres:** 3,756 +/- acres
- 682 +/- acres of cattle operations, potential permitted farm/citrus acres (currently grazing land)
- 1,676 +/- acres of improved grazing acres
- 1,450 +/- acres of native grazing acres (native)
- 30 +/- acres of “other” (ditches, roads/edges/ headquarters acres )

**Sale Price:** $ 16,900,000
**Price Per Acre:** $4,500
**County:** Saint Lucie
**Address:** 17200 Glades Cut Off Road
Port St. Lucie FL 34987

**Nearest Intersection:** Glades Cut Off Road (SR 709) and Range Line Road (SR 609)
**Road Frontage:** 1.4 Miles on Glade Cut Off Road

**Soil Types:** Predominately Nettles, Oldsmar, Riviera, Pineda, and Malabar Sands

**Uplands/Wetlands:**
- 3,559 +/- acres uplands
- 191 +/- acres wetlands

**Grass Types:** Bahia Grass

**Residential Development Potential**

**Desirable Location**
The Ginn property is in the path of progress and should be one of the desirable sought-after locations for residential development.

The Ginn property is ideally situated 4+ miles west of the highly-developed area of Port Saint Lucie, Saint Lucie County. Port Saint Lucie is located on the Treasure Coast of the Atlantic Ocean between Vero Beach, Fort Pierce and Stuart, West Palm Beach.

**Traffic Corridors**
Major roadways are close by including interchanges on I-95 (8.3 +/- miles) and Florida’s Turnpike (11.2 +/- miles).

**Upscale Neighborhood**
Major high-end subdivisions and shopping districts are located to the east within 4+ miles including Tradition Florida, PGA Village, and Saint Lucie West.

**Growing Population**
The 2014 population of Port St. Lucie was estimated at 174,000 which is up 5.7% from 2010. Mean travel time to work for workers age 16+, 2009 through 2013, was 31 minutes.

The median value of owner-occupied housing units 2009 through 2013 was $132,000. Medium household income 2009 through 2013 was $49,000.

**Land Cover:** Predominately Bahia pasture and former citrus land, hardwood hammocks, pine/palmetto, Cypress wetlands

**Water/Utilities:** Wells, Florida Power & Light (FPL)

**Zoning/FLU:** Agriculture5, AG5, One Dwelling Unit per 5 acres

**Fencing:** Perimeter fence and cross fencing

**Structures:**
- 1 Ranch Barn Headquarters
- 1 Tenant House
- 1 Grove Barn
- 1 Country Store - vacant
- 1 Cow Pen

**Current Use:** Cattle operations and potential permitted farm/citrus acres (currently grazing land)

**Potential Uses:** Hunting, wildlife enjoyment, development, shell rock mining

**Game Populations:** Whitetail Deer, Turkey

**Income Features:** Cattle lease, hay sales, hunting leases; some timber, sod, farming, cattle operations, development, shell rock mining

**Surveys:** Recent survey completed
**Taxes:** $19,203 (2015)

**Income Potential from Shell Rock Mining**
The Ginn Property also has a potential for profitable shell rock mining. Shell rock is assumed to be present on the property in sufficient quantity and depth to be mined economically.

Test holes have been excavated in the northwest portion of the property. This shell rock potential adds significant value to the property.

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