Smith Ranch
Okeechobee, Florida • Saint Lucie & Okeechobee Counties

6,984 +/- Acres

Smith Ranch South
Cattle Operation
Welcome to Smith Ranch
Smith Ranch is prime property located in Florida’s cattle country that’s just a short drive from Okeechobee, Fort Pierce, Port Saint Lucie, and the Treasure Coast.
Smith Ranch boasts more than 8,700 total acres of ranchland and is currently operating as a successful cow/calf operation.
Currently, there are 4,873 acres of improved and native pasture, and about 3,500 acres of wooded pasture.
Other potential sources of income include hay farming, sod, and hunting leases.

Exotic Game, Hunting, Wildlife
In addition to the cattle operation, hunters and recreational enthusiasts will appreciate what Smith Ranch offers to them. The north end of the ranch, with its beautiful scattered hardwood hammocks and Cypress wetlands, helps support populations of wild game typical to Florida, including White Tail deer and turkey. Even more attractive is the 2,000 +/-acre high-fenced section of the property that provides habitat for exotic game species, such as Red Stag, Axis, and Sika deer.

Property Improvements
Improvements at Smith Ranch are numerous and reveal very good care and maintenance, including perimeter fencing and cross fencing, interior roads, drainage ditches, culverts, cow pens and wells. Structures include eight general storage and pole barns, two mobile homes, five tenant houses, and a well-constructed, three-bedroom, two-bath residence built directly above one of the barns.

Access
Access to the property is also a benefit. On its south border, Smith Ranch enjoys one mile of road frontage on SR 70 and on its north end, 1.5 miles of frontage on SR 68. The property’s location also places it in both Saint Lucie and Okeechobee Counties, and the town of Okeechobee is a quick 15 minute drive to the southwest.

With its large acreage, good access, excellent infrastructure, natural beauty, and wild game, Smith Ranch’s qualities are a fit for a broad range of landowners – whether investor, cattleman, or recreationalist!
View Aerial Video!

www.SaundersRealEstate.com/SmithSouth
Total Acreage: 8,768 +/- acres includes:
- 4,560 +/- acres upland improved pastures
- 372 +/- acres native grazing
- 3,492 +/- acres wooded pasture
- 171 +/- acres other (ditches, roads, edges, HQ)
Above includes 2,000 acres of exotic game area with high fencing

Sale Price: $32,000,000
Price per Acre: $3,650

Counties: Saint Lucie and Okeechobee

Site Address N: 11124 NE 224th Street
(North end along SR 68)
Site Address S: 30951 Okeechobee Road
(South end along SR 70)

City/State: Okeechobee, FL 34972

Road Frontage:
- 1.5 Miles on SR 68
- 1.0 Miles on SR 70

Soil Types: Predominately Floridana, Riveria, Placid, Immokalee, Myakka, Malabar, Pepper and Eaugelle

Grass Types: Bahia, Limpograss (Hemarthria)

Land Cover:
- Predominately Bahia and Hermathia pasture for cattle grazing, scattered hardwood hammocks, and Cypress wetlands
- Land is relatively flat, but drains well due to a network of drainage infrastructure

Uplands/Wetlands:
- 5,916 +/- acres uplands
- 2,852 +/- acres wetlands

Fencing: Perimeter fencing, cross fencing, including high fences for exotic game management on approximately 1,800+/- acres

Water & Utilities: Wells for water; power from Florida Power & Light (FPL)

Irrigation/Wells:
- Wells
  - (5) 6" x 800'
  - (1) 8" x 85'
  - (1) 9" x 84.5'
  - (1) 2" x 75'
  - (1) 2" x 120' proposed

SFWMD Water Use Permits
- 56-252-W
- 56-01879-W
- 47-00788-W

Structures: 2 Mobile Homes, 2 Pole Barns, 6 Barns, 5 Tenant Houses, 3 Cow Pens

Current Use:
- Cattle Operations and Exotic Game Preserve
- Florida Fish and Wildlife Hunting Preserve License ID 69385, License ID 407-121437

Potential Uses: Exotic game on approximately 1,700 acres

Game Populations: Exotic game; 100 +/- Red deer, 100 +/- Axis deer, 20 +/- Sika deer, native Whitetail deer and turkeys

Zoning/FLU: Agriculture

Survey Reports: Recent survey available

Income Features: Cattle lease, hay sales, potential hunting leases, some timber, sod, cow/calf operations

STR:
- Saint Lucie County: STR - 4,5,6,7,8,9,16,17-36-37
- Okeechobee County: STR - 1,12-36-36 and 10,11,14,15,23,25,26,35,36-35-36


Amenities: Beautiful lodge, barns, doublewide mobile home, modern cow pens

Parcel IDs: See individual tracts

GPS:
- North Gate: Long/Lat 80.71698/27.44942
- South Gate: Long/Lat 80.64281/27.34301

Driving Directions:
- North gate from I-95 and SR 68 in Fort Pierce, go west on SR 68 for 19.8 miles to gate
- North gate from US 441 and SR 68 between Okeechobee and Fort Drum, go east on SR 68 for 5.7 miles to gate
- South gate from Florida’s Turnpike and SR 70 in Fort Pierce, go west on SR 70 for 16.5 miles to gate
- South gate from US 441 and SR 70 in Okeechobee, go east on SR 70 for 14.3 miles to gate

Near Lake Okeechobee, Indian River Lagoon, Atlantic Beaches, Okeechobee, Fort Pierce!
Parcel IDs:
- 1-10-35-36-0A00-00001-A000
- 1-10-35-36-0A00-00001-A100
- 1-11-35-36-0A00-00001-B000
- 1-14-35-36-0A00-00001-C000
- 1-15-35-36-0A00-00001-A000
- 1-15-35-36-0A00-00002-0000
- 1-23-35-36-0A00-00001-B000

GPS: North Gate: Long/Lat 80.71698/27.44942

Driving Directions:
- **North gate from I-95** and SR 68 in Fort Pierce, go west on SR 68 for 19.8 miles to gate
- **North gate from US 441** and SR 68 between Okeechobee and Fort Drum, go east on SR 68 for 5.7 miles to gate
Smith Ranch North - Red Stag Sanctuary
Okeechobee, Florida • Saint Lucie & Okeechobee Counties
Cattle Operations and Exotic Game Preserve

Purchase Whole Ranch or North or South Parcels Individually!
Smith Ranch All Parcels: 8,768 +/- acres - $32,000,000
Smith Ranch North - Red Stag Sanctuary: 1,784 +/- acres - $8,652,400
Smith Ranch South : 6,984 +/- acres - $25,142,400

Total Acreage: 1,784 +/- acres
Sale Price: $8,652,400
Price per Acre: $4,850
County: Okeechobee
Site Address N: 11124 NE 224th Street (north end along SR 68), Okeechobee, FL 34972
Road Frontage: 1.5 Miles on SR 68
Soil Types: Predominately Floridana, Riveria, Placid, Riviera, Myakka, Immokalee, Basinger, Parkwood, and Wabasso
Grass Types: Bahia, Limpograss (Hemarthria)
Land Cover: Mostly upland improved pasture - 554 acres, upland wooded pastures - 266 acres, wetland mixed hardwoods - 291 acres, wetland freshwater marshes - 122 acres, wetland bay swamps - 113 acres, wetland Cabbage Palm - 104 acres
Uplands/Wetlands:
999 +/- acres uplands
785 +/- acres wetlands
Fencing: High fencing for exotic game management
Water & Utilities: Wells for water; power from Florida Power & Light (FPL)

Irrigation/Wells:
• Water Use Permit - Portion of 47-00788-W, sections 10,11,14,23-35-36
• Well (1) 6” x 800’

Structures:
• Doublewide Mobile Home 2,500 SF
• North Pole barn 3,200 SF
• Main Barn with Lodge 5,500 SF
• Cow Pens

Infrastructure: Stabilized roads, improved drainage

Current Use: Cattle operations and exotic game preserve
Potential Uses: Native and exotic game for hunting, cattle operations, hay

Game Populations:
• Exotic game: 100 +/- Red deer, 100 +/- Axis deer, 20 +/- Sika deer, native Whitetail deer and turkeys
• Florida Fish and Wildlife Hunting Preserve License ID 69385, License ID 407-121437

Zoning/FLU: Agriculture
Survey Reports: Recent survey available
Income Features: Cattle lease, hay sales, potential hunting leases, event hunts, some timber, sod, cattle operations
STR: Okeechobee County: located in portions of Sections 10, 11, 14, 15, 23-35-36
Parcel IDs in Okeechobee County
- 1-01-36-36-0A00-00001-0000
- 1-12-36-36-0A00-00001-0000
- 1-25-36-36-0A00-00001-0000
- 1-26-36-36-0A00-00001-0000
- 1-35-36-36-0A00-00001-0000
- 1-36-36-36-0A00-00001-0000

Parcel IDs in Saint Lucie County
- 3104-211-0001-000-3
- 3106-111-0001-000-2
- 3107-111-0001-000-5
- 3108-111-0002-000-5

GPS: South gate: Long/Lat 80.64281/27.34301

Driving Directions:
- **South gate from Florida’s Turnpike** and SR 70 in Ft. Pierce, go west on SR 70 for 16.5 miles to gate
- **South gate from US 441** and SR 70 in Okeechobee, go east on SR 70 for 14.3 miles to gate
Total Acreage: 6,984 +/- acres
Sale Price: $25,142,400
Price per Acre: $3,600
County: Okeechobee & Saint Lucie
Site Address N: 30951 Okeechobee Road (SR 70)
Okeechobee, FL 34972
Road Frontage: 1.0 Miles on SR 70 (Okeechobee Road)
Soil Types: Predominately Floridana, Riveria, Placid, Myakka, Immokalee
Grass Types: Bahia, Limpograss (Hemarthria)
Land Cover: Mostly upland improved pastures - 4,560 acres, upland unimproved pastures - 249 acres, upland woodland pastures - 920 acres, wetland mixed hardwoods - 947 acres, wetlands cypress mixed hardwoods - 548 acres, wetland freshwater marshes - 306 acres
Uplands/Wetlands:
- 4,913 +/- acres uplands
- 2,071 +/- acres wetlands
Fencing: Perimeter fencing, cross fencing, barbed wire
Structures:
- 1 Mobile Home
- 1 Pole Barn
- 4 Barns
- 5 Tenant Houses
- 1 Cow Pen

Water & Utilities:
- Wells for water; power from Florida Power & Light (FPL)

Irrigation/Wells:
- Water Use Permit # 56-252-W
  - STR 4,5,8,9,16,17-36-37
  - Well (2) 6” x 800’ Wells
- Water Use Permit # 56-01879-W
  - STR 6,7-36-37 & 1,12-36-36.
  - Well (1) 6” x 800’
- Part of Water Use Permit # 47-00788-W
  - STR 25,26,35,36-35-36
  - Wells (1) 8’ x 85’, (1) 6” x 800’, (1) 2” x 75’, (1) 9” x 84.5’

Infrastructure: Stabilized roads, improved drainage

Current Use: Cattle operations

Potential Uses: Hunting

Game Populations: Native Whitetail deer and turkeys

Zoning/FLU: Agriculture

Survey Reports: Recent survey available

Income Features: Cattle lease, hay sales, potential hunting leases, some timber, sod, cattle operations

Tax Estimate: $27,393 (2015)

Amenities: Grass airstrip
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Cattle Operations and Exotic Game Preserve

Purchase Whole Ranch or North or South Parcels Individually!

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8,768 +/- acres - $32,000,000

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