4H Ranch
Lake Marian
Kenansville, Florida • Osceola County

7,050 +/- Acres
Will Divide
Environmental Easement programs:
• Entire Property is Ranked Tier II, 2016 Florida Rural & Family Lands Protection Program
• Northern half of the property is located within DEP Florida Forever (Adams Ranch BOT Program - less than fee simple)
• Entire Property is located within the proposed Federal Upper Everglades National Wildlife Refuge

Surrounded by 600,000 +/- Acres of State, Federal, County, and Water Management District Lands Within a 25-mile Radius
The 4H Ranch Lake Marian property offers wide-open spaces in 7,050 +/- acres used for cattle ranching, recreation, hunting, and farming. Sold as one total unit or individually in three separate tracts.

The property has 1.78 +/- miles of lakefront and over 2 miles of road frontage on SR 60. The property includes a hunting lodge and home. Teeming with wildlife, it is a nature-lover’s paradise! Conveniently located only 15 +/- miles to Yeehaw Junction, Florida’s Turnpike, and US 441 Interchange.

**Total Acreage:** 7,050 +/- acres  
**Sale Price:** $20,797,500 for all 3 tracts, based on $2,950 per acre, or purchase individually (see map page 2):

- 2,955 +/- acres - northern tract - $2,495/acre  
- 1,858 +/- acres - southwest tract - $3,595/acre  
- 2,237 +/- acres - eastern tract with access to Lake Marian - $3,795/acre (includes cowpens, barn, hunting lodge, foreman’s house, power, entrance off SR 60, and more frontage on SR 60)

**County:** Osceola County  
**Property Address:**  
2001 W. State Road 60, Kenansville, FL 34739  
**Nearest Intersection:** SR 60 and Three Lakes Wildlife Management Area Road

**Lake Frontage:** 1.78 +/- miles total on Lake Marian  
- 1.1 +/- miles - northern tract  
- 2,430 +/- feet - eastern tract (northern part)

**Road Frontage:** 2.1 +/- miles total on SR 60  
- 2,360 +/- feet - southwestern tract  
- 1.6 +/- miles - eastern tract

**Current Use:**  
- Leased for cattle and hunting  
- Sod harvesting

**Potential Uses:**  
- Leases for cattle and hunting  
- Sod harvesting  
- Row crop farming (with ERP Exemption for 500 +/- acres)

**Fencing:** Partially fenced and cross-fenced

**Grass Types:** Bahia, Pangola, and Hermathria grasses

**Land Cover:** Mix of primarily natural vegetation: Palmetto Flats, Oak and Palm Hammocks, Bahia and Hermathria grass pastures, Cypress, and Wetland Recharge Areas

**Water on Site:** Over a mile of lakefront on Lake Marion, a beautiful 5,800 +/- acre freshwater lake with outstanding fishing

**Improvements:** Property is fenced for cattle

**Future Land Use:**  
- Rural agriculture allowing one unit per 5 acres  
- Allows transfer of density rights  
- Agritourism Zoning district would allow future guest ranch or ecotourism development

**Structures:**  
- On eastern tract: hunting lodge, cowpens, horse barn, manager’s house  
- FAA Licensed Grass Airstrip (FAA Airport ID Name: “Blanket Bay”)

**SREland.com/4HRanch**  
Cattle Ranching, Excellent Hunting, Recreation, Farming,  
Family Ranch Retreat, Future Development
Driving Directions:

- **From the intersection of SR 60 and the Florida Turnpike**
  - Travel west on SR 60 for 14.1 +/- miles west of Turnpike entrance, front gate is on the right

- **From the intersection of US 27 and SR 60 in Lake Wales**
  - Travel east on SR 60 for 32.5 +/- miles to front gate that is on the left

**Hunting Lodge**

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**GPS Coordinates:** 27°49'24.31"N, 81° 7'27.24"W

Wells and SFWMD Permits

Irrigation Permit No. 49-02330-W Authorizes:
- Irrigation of 250 net acres (300 acre gross) of production turf sod (Northern parcel)
- Irrigation of 487 net acres (540 acre gross) of improved pasture (Southern parcels)
- Annual Allocation of 989 million gallons, with a Monthly Maximum of 147 million gallons
- Withdrawal of surface water from Lake Marian within specified lake stage envelope (authorizes a 8,450 gpm pump station installation)
- Withdrawal of groundwater from Floridan Aquifer (500-800 ft depth)(authorizes two - 12” diameter wells, estimated 800 ft depth producing 2,500 gpm each)
- Current permit renewed until 2030 (eligible for application for renewal)

Cattle Watering Permit No. 49-02348-W (expires January 2034, eligible for renewal) Authorizes:
- Cattle livestock watering (1430 average head)
- Annual Allocation 6,272,200 gallons (12 gallons/head/day)
- Withdrawal from groundwater (Surficial Aquifer)
  (authorizes six 4” diameter wells, estimated 100 ft depth producing 20 gpm each)
Excellent Hunting!
Abundant Wildlife and Teeming with Game
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Additional Maps & Details Online
SREland.com/4HRanch