Okeechobee County Acreage

OKEECHOBEE, FL | OKEECHOBEE COUNTY

48 ± ACRES TOTAL
SPECIFICATIONS & FEATURES

Acreage: 48 ± acres
Sale Price: $288,000
Price per Acre: $6,000
Site Address: SW 35TH ST, Okeechobee, FL 34974
County: Okeechobee

Road Frontage: The parcel to the west has 600+- feet of frontage on SW 35th St. Also, SW 32 ave. runs straight into the entrance gate to the property, providing hard road access.

Predominant Soil Types: Manatee Loamy Fine Sand, Depressional (12+- Acres); Floridana, Riveria, And Placid Soils, Depressional (36+- Acres)
Uplands/Wetlands: NWI Uplands: 41+- Acres
NWI Wetlands: 7+- Acres
Grass Types: Bahia type grasses
Irrigation/Wells: One shallow well with a nonfunctioning windmill pump
Water Source: Electric and Telephone are available through local provider in the nearby area while water and sewer are provided by well and septic tank.

Structures: An old set of cow pens
Taxes:
• 1-31-37-0A00-00004-0000: 2018 - $63.20
• 1-32-37-0A00-00007-0000: 2018 taxes - $82.65
Total Taxes: $145.85
Zoning: Entire subject is zoned A-Agriculture.
The western parcel's FLU is Agriculture while the eastern parcel's FLU is URMU (Urban Residential Mixed Use).
Fencing: Perimeter fencing
Surveys: Geologist's Drilling Summary prepared by Creative Environmental Solutions Inc.
Current Use: Small Cattle Operation
Income Features: Cattle Lease
Okeechobee County Acreage is the perfect opportunity to own a small piece of land only minutes away from the city limits of Okeechobee! Comprised of semi improved pasture and uplands, this property is ideal for grazing a small cattle herd. The subject property is just over 2 miles away from US 441 and 3 miles away from SR 70, making access to these major highways very convenient. Additionally, a geological report was performed in 2017 that showed there is shell hash and fill dirt present in the ground. This creates the unique opportunity to mine various minerals on the premises of the property.
LOCATION & DRIVING DIRECTIONS

Parcel IDs: 1-32-35-0A00-00007-0000, 1-31-37-35-0A00-00004-0000

GPS Location: -80.86105, 27.21124

Driving Directions:
- Head East on SR 60
- Take a slight right turn onto South Kenansville Rd (US 441)
- 35 miles turn right onto SW 28th St.
- Go 1.9 miles turn left onto SW 32nd Ave.
- In 0.4 of a mile you will arrive at the property.

Showing Instructions: Please contact Dean Saunders, ALC, CCIM to schedule a showing time.

Only Two and a Half Miles From US 441 and SR 70
48 ± Acres • Currently used as a small cattle operation
Only two and a half miles from US 441 and SR 70
Good hard road access to property

SREland.com/OkeechobeeCounty
Dean Saunders, ALC, CCIM, 863.774.3522 | Dean@SREland.com
Keat Waldron, 863.225.1231 | KWaldron@SREland.com