

# Saunders Landbook

LAND LISTINGS CATALOG

SPRING 2024





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# Landbook

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See  
Things  
Differently



*LLW is a statewide law firm with 37 attorneys and 30 years of experience practicing in the areas of environmental, land use, local government, real estate, litigation, legislative and governmental affairs. LLW has the experience to navigate complex local, state, and federal laws and regulations. For more detailed information on our qualifications, visit our website at [www.LLW-LAW.com](http://www.LLW-LAW.com)*

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**WEST PALM BEACH**  
561.640.0820



# RANCH & RECREATION



## LONG RIVER RANCH

1,251 Acres • \$18,076,400 • Arcadia, FL

- 2.5 miles of frontage on the Peace River
- Game population: turkey, white-tail deer, and hogs
- Structures: Grand House - 13,343 SF, Dragonfly - 1,119 SF, Barn Workshop - 2,400 SF, Warehouse Barn - 3,360 SF, Barn/Office Storage - 2,575 SF

Trent Saunders, ALC & Paul J. Meador



## ROSS HAMMOCK RANCH

1,221 Acres • \$8,900,000 • Inglis, FL

- Turn-key, full-service exotic hunting ranch
- Main lodge is a log construction, very upscale, 5-bedroom, 3.5-bathroom
- 50% is in hardwood hammock

Trent Saunders, ALC & David Saley



## LBF RANCH

2,240 Acres • \$13,900,000 • Lakeland, FL

- Established, well maintained turn-key ranch
- Income from cow-calf operation, sod farming, seed production, seed-stock production
- Extensive infrastructure
- High percentage of improved pasture

Jim Allen



## SADDLE RIDGE RANCH

1,135 Acres • \$12,600,000 • Lake Placid, FL

- Improved with a 3,700 SQ FT home
- Excellent access - One mile of paved roads
- Conservation easement potential
- Development opportunity

Keat Waldron, ALC





## HIDDEN LAKE PRESERVE

**589 Acres • \$1,897,500 • New Port Richey, FL**

- Tremendous hunting and fishing opportunities
- Entirely wooded except for Hidden Lake
- Hidden Lake is roughly 48 ± acres that lie in the center of the property
- 20 minutes to New Port Richey
- Subject to a conservation easement

*Zeb Griffin, ALC & Dean Saunders, ALC, CCIM*



## JUPITER RECREATIONAL TRACT

**640 Acres • \$5,900,000 • Jupiter, FL**

- Borders the 17,000-acre Jones Hungryland Wildlife Management Area
- Mitigation banking potential
- Many dirt roads and ATV trails provide easy access

*Bo Jahna & Josh Sheppard*



## DENCO RANCH

**495 Acres • \$4,350,000 • Lake Placid, FL**

- Lush grasses on heavy dark soil
- 60 FT x 200 FT barn and cowpens
- 2,843 FT of frontage on SR70

*Daniel Lanier*



## SILVER CITY RANCH

**417 Acres • \$2,800,000 • Fort Meade, FL**

- 58 acres± of private lakes and ponds on the property
- Abundant game populations
- Minutes from Lakeland and Bartow

*Daniel Lanier*



## FLYING S RANCH & AIR PARK

**381 Acres • \$4,200,000 • Kenansville, FL**

- Existing 100 FT wide, 3,200 FT turf runway with 800 FT runway threshold
- Centrally-located
- Proposed rural airpark and private hangars

*Clay Taylor, ALC & David Hitchcock ALC, CCIM*



## MONTEOCHA CREEK WOODLANDS

**358 Acres • \$2,685,000 • Gainesville, FL**

- Mature planted pines
- Montechoa Creek frontage
- Established food plots and shooting houses
- Only minutes to Gainesville and University of Florida

*Tony Wallace, CF & Greg Driskell*



## MARCIA GROVE AND RANCH

**323 Acres • \$3,250,000 • Lake Placid, FL**

- 109 acres of grove
- 5,259 FT of frontage on SR70
- Managers home and shop
- Two 10" wells with John Deere diesel engines

*Daniel Lanier*



## JUPITER RECREATIONAL RETREAT

**321 Acres • \$5,500,000 • Indiantown, FL**

- Unencumbered recreational tract
- 20 minutes from Jupiter's world class beaches, marina, and golf courses
- Potential to build homesites or cabins
- Great opportunity for a conservation easement

*Josh Sheppard & Bo Jahna*



# RANCH & RECREATION



## BROWNING RANCH

**275 Acres • \$2,062,500 • Webster, FL**

- Outdoor enthusiast dream with fishing, hunting, and recreational opportunities
- Stunning elevation changes and great views over the two large lakes
- Minutes from Highway 50 and sits just outside Webster

*Zeb Griffin, ALC*



## LAKE LIZZIE PASTURE

**241 Acres • \$1,990,000 • Bartow, FL**

- Unique property located south east of Bartow
- Minutes away from many Central Florida cities
- Nice mix of upland improved pastures along with scrub woods and 125 FT of lake frontage on Lake Lizzie

*Clay Taylor, ALC & Daniel Lanier*

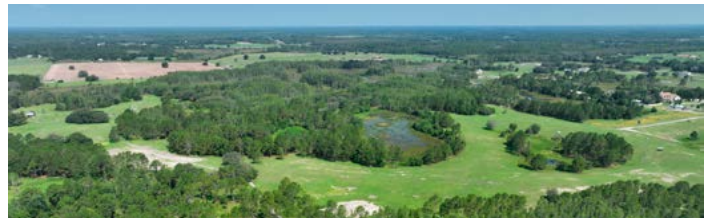


## BRADFORD COUNTY RECREATION AND CATTLE

**241 Acres • \$1,445,759 • Brooker, FL**

- High value recreation and cattle property
- Rolling hills with improved pasture fenced and cross fenced
- Mixed hardwood and pine forests
- Great opportunity for a very private homesite or two
- Tract with deer and turkey present.

*Ken Rembert*



## SOUTH LAKE COUNTY RANCH AND RECREATIONAL TRACT

**235 Acres • \$1,599,999 • Groveland, FL**

- Newly renovated 912 SF Jim Walters still home
- Pasture, pine woods, and oak hammocks scattered throughout
- Previously been used as a high fence hunting operation
- Ranch/recreational retreat

*Zeb Griffin, ALC*



## SOUTH LAKE COUNTY RANCH & HUNTING TRACT

**157 Acres • \$2,355,000 • Clermont, FL**

- Secluded 157 acre cattle ranch
- Improved pasture and pine woods
- Deer, turkey, and hogs
- Subject to a conservation easement
- 25 miles from Downtown Orlando

*Zeb Griffin, ALC & Carson Futch*



## TAYLOR COUNTY TIMBER HUNTING & HOMESITE

**173 Acres • \$564,752 • Perry, FL**

- Diverse tract features 6-year-old pine plantations, Cypress heads, and accessible roads
- Dry homesite/camp equipped with electricity and septic
- Offers convenience and comfort
- Abundant wildlife and income-producing pine plantations

*Ken Rembert*

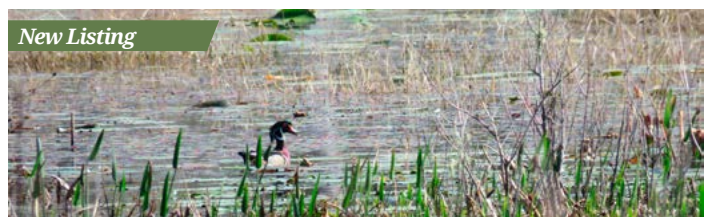


## SOUTHRIDGE

**82 Acres • \$1,600,000 • Avon Park, FL**

- Two parcels
- 50 FT elevation change
- Covered with Bahia grass scattered oak and cabbage trees
- Abundant wildlife

*Mike Damboise*



## BRONSON SOUTH RANCH

**71 Acres • \$1,100,000 • Bronson, FL**

- Rolling oak and pine uplands
- Adjacent to Goethe State Forest
- Convenient to Ocala and Gainesville

*Greg Driskell & Mark Wirick*



**Under Contract**



## BROWNING RANCH - NORTH

**150 Acres • \$1,500,000 • Webster, FL**

- Roughly 150 ± acres and is located just outside of Webster
- Diversity of oak hammocks, prairies, and two large fishing pits totaling 35 ± acres
- Hard road frontage on CR 707

*Zeb Griffin, ALC*

**Under Contract**



## BROWNING RANCH - SOUTH

**125 Acres • \$698,625 • Webster, FL**

- Mostly wooded and is a mixture of oak hammocks and wet prairies
- Suited to the outdoorsmen and provides hunting opportunities for deer, turkey, and hog
- Wood ducks and teal are also commonly seen in the prairies

*Zeb Griffin, ALC*

**New Listing**



## GRIFFIN RD RECREATIONAL ACREAGE

**61 Acres • \$850,000 • Wauchula, FL**

- New 3,200 SF barn
- Hunting and recreational use
- Stocked pond

*David Hitchcock, ALC, CCIM*

**New Listing**



## BRIAR RUN RANCH

**47 Acres • \$2,500,000 • Dunnellon, FL**

- Located along SW Highway 484
- Across from 8,146 ± acre Halpata Tasthanaki Preserve featuring miles of Hiking and Horse Riding Trails
- 3.5 miles to both Ocala [East] and Dunnellon [West] City Limits

*Zane Mueller*



## WEEKI WACHEE PRESERVE REC TRACT

**35 Acres • \$700,000 • Weeki Wachee, FL**

- Joins the Weekiwachee Preserve on three sides
- Excellent recreational opportunities
- Other conservation areas nearby include the Weeki Wachee Preserve State Park with its world-famous mermaid show and the Chassahowitzka Wildlife Management Area

*Jeremiah Thompson*



## WHITE MARION COUNTY PROPERTY

**29 Acres • \$4,482,000 • Ocala, FL**

- Borders I-75
- Near Equestrian Estates, residential and commercial development
- 100% uplands

*David Genho*



## MICANOPY HOMESITE AND RECREATIONAL TRACT

**26 Acres • \$468,000 • Micanopy, FL**

- 15 minutes from Gainesville
- Ability to build 2 homes on site
- Great hunting potential with ample deer and turkey in the area

*Keat Waldron, ALC*



## LAKE GENTRY WATERFRONT RANCHETTE

**18 Acres • \$1,300,000 • Saint Cloud, FL**

- Features lake frontage and a navigable canal
- Fenced for cattle and features a three-bedroom, two-bathroom home built in 1999
- 7.7 acres of pasture and 7.7 acres of woods for cattle and recreation
- 30 minutes from Walt Disney Resorts

*Dusty Calderon & Trent Saunders, ALC*



**New Listing**

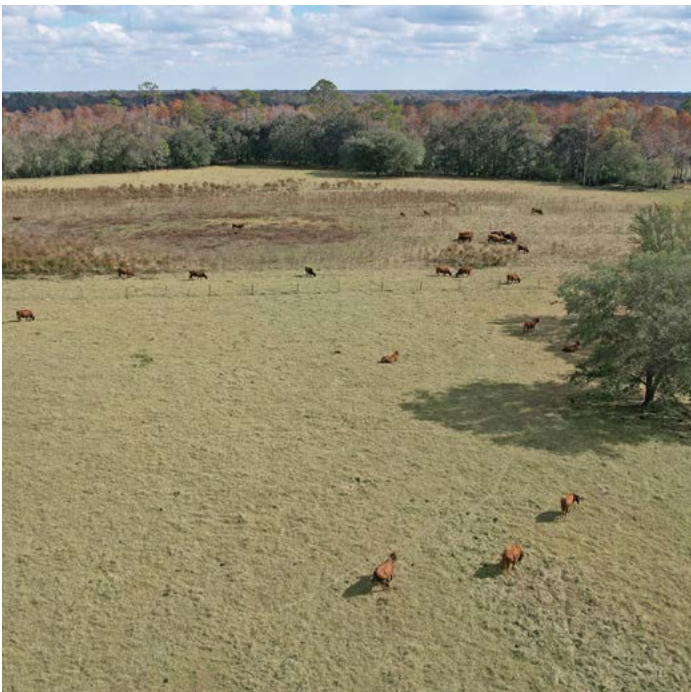


## MAYS ISLAND TIMBERLAND

**3,870 Acres • \$14,899,500 • Greenville, FL**

- Features a main lodge, guest lodge and multiple barns
- 275 ± acres of crop fields with 180 ± under pivot irrigation
- Diverse age class of pine plantations
- Excellent road infrastructure
- Subdivided offerings available

*Bryant Peace, ALC & Dean Saunders, ALC, CCIM*



## KNIGHT TAYLOR RANCH - MIDDLE TRACT

**4,784 Acres • \$12,438,400 • Tennille, FL**

- One of three parts of a larger 12,006-acre listing named Knight Taylor Ranch
- Consists of pastures, irrigated cropland, bottomland hardwoods, and is a mixture of wetlands
- Cleared areas can be for potential conversion to pasture or reforestation

*Dean Saunders, ALC, CCIM, Tony Wallace, CF, Greg Driskell & Dusty Calderon*



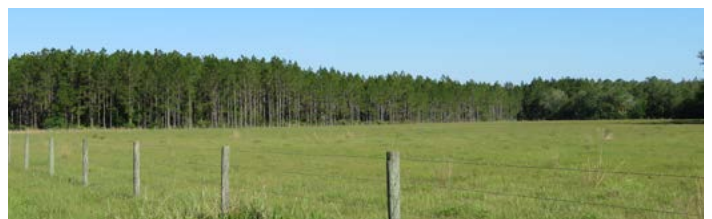
**Under Contract**

## KNIGHT TAYLOR RANCH - NORTH TRACT

**3,516 Acres • \$8,614,200 • Tennille, FL**

- 627 acres of pasture
- 1,313 acres cleared for conversion to pasture or reforestation
- 68 acres of merchantable planted pine

*Dean Saunders, ALC, CCIM, Tony Wallace, CF, Greg Driskell & Dusty Calderon*



## KNIGHT TAYLOR RANCH - SOUTH TRACT

**3,707 Acres • \$12,233,100 • Tennille, FL**

- Pastures, merchantable planted pines
- Irrigated cropland and multiple cleared areas for potential conversion to pasture or reforestation

*Dean Saunders, ALC, CCIM, Tony Wallace, CF, Greg Driskell & Dusty Calderon*





## TURKEY SCRATCH ROAD TIMBERLAND

**3,089 Acres • \$7,800,000 • Monticello, FL**

- Just outside Monticello
- Timberland is utilized for timber and recreation
- Several climbing stands, blinds, and feeders are scattered around the property, presenting an opportunity for multiple hunting leases
- Approximately 260 acres along Turkey Scratch Road and Aucilla Road

*Mike Lansdell, ALC & Jeremiah Thompson*



## BAKER COUNTY TRANSITIONAL TIMBERLAND

**1,196 Acres • \$9,560,000 • Sanderson, FL**

- Located on the east side of the Osceola National Forest and the Osceola Wildlife Management Area
- Approximately 45 miles west of Jacksonville, FL
- Paved road frontage on multiple county roads and highways

*Bryant Peace, ALC & Mike Lansdell, ALC*



## HILLIARD TRANSITIONAL TIMBERLAND TRACT

**633 Acres • \$4,874,100 • Hilliard, FL**

- Transitional, timber and recreation tract
- Features merchantable and premerchantable planted pine plantations on the upland portion of the property
- Internal system of native soil roads that can be utilized for access and logging

*Matthew Simpson, CF & Tony Wallace, CF*



## PALATKA TRANSITIONAL TIMBERLAND TRACT

**343 Acres • \$2,748,320 • Palatka, FL**

- Features merchantable planted pine plantations
- Located just 3 miles west of Palatka, FL
- Approximately 3/4 mile of frontage on State Road 20
- In the path of progress in a quickly developing and transitioning land base

*Jeff Bewsher & Tony Wallace, CF*

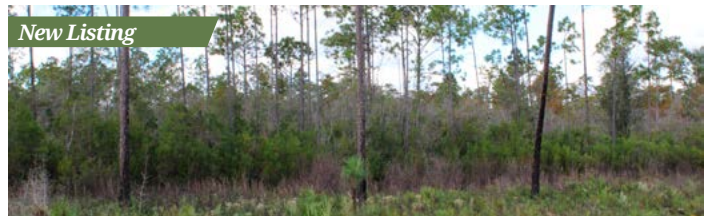


## OLD TOWN HAMMOCK TRACT

**320 Acres • \$1,120,000 • Old Town, FL**

- Woodland tract with over 85 acres of planted pine
- 235 acres of mature hardwoods
- Towering loblolly pines, majestic oaks, hickories and magnolias, and numerous ancient live oak trees
- Only five minutes to the nearest public boat ramp on the Suwannee River

*Tony Wallace, CF*



## BAY COUNTY 213 ACRES

**213 Acres • \$745,500 • Panama City, FL**

- Mature planted pines and natural hardwoods on the outskirts of Panama City
- Along the path of the proposed Turnpike Distribution Center Connector

*Greg Driskell & Mark Wirick*

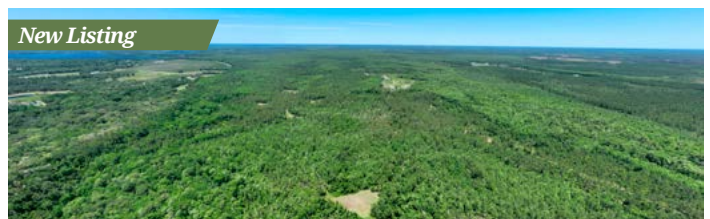


## BOATRIGHT WELL ROAD TIMBERLAND

**120 Acres • \$540,000 • Otter Creek, FL**

- Prime Gulf Hammock land
- including 90 ± acres of merchantable 2009 loblolly pine
- Great place to build a hunting cabin
- hour of both Gainesville and Ocala and less than 30 minutes to Cedar Key

*Greg Driskell & Mark Wirick*



## DE LEON SPRINGS HUNTING AND TIMBER

**94 Acres • \$1,200,000 • De Leon Springs, FL**

- Adjoins 50,000+ acres of native forest and conservation lands
- Currently unencumbered, creating the unique possibility of preserving the 94 total acres
- 40 minutes from Daytona Beach and the east coast

*Dusty Calderon*



# Natural Resource Planning Services

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## **ARBORIST SERVICES**

- Tree Appraisals
- On-site Tree Preservation
- Pre-development Inventories

## **ENVIRONMENTAL SERVICES**

- Conservation Easements
- Mitigation Bank Consulting and Management
- Prescribed Burning

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- Ecosystem Restoration
- Investment Analysis

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- Wildlife Habitat Enhancement

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*Business For Sale*



## STANLEYS MANGOS BUSINESS & FARMS

**224 Acres • \$23,500,000 • Bokeelia, FL**

- Business & Farms is a retail mango farm on sunny Pine Island, Florida
- Total of 224 acres spanning across the Southwest Gulf Coast of Florida
- Mango farms and book of business are included in the sale
- Each of the parcels is operated by a family-owned company
- 10,000 mango trees, and 11 varieties

*Trent Saunders, ALC & David Saley*

*Business For Sale*



## MANATEE COUNTY DAIRY FARM & OPERATION

**350 Acres • Call for Offers • Myakka City, FL**

- Turn-key, income-producing operation
- Currently housing a herd of up to 3,000 lactating cows
- Six free-stall barns, a milking parlor, production areas, commodity storage, silage storage, milk processing plant capable of processing and packaging all milk produced onsite
- impressive facility has the potential to expand its herd size to 4,000 in the future with additional free stall barns accommodating an additional 1,400 lactating

*Trent Saunders, ALC & David Saley*



For Lease



## SUN PURE FARMS LEASE

**1,320 Acres • \$350 per Acre • Arcadia, FL**

- Currently being converted into row-crop farmland
- Owner is willing to build a packing house or other infrastructure that the leasee can use
- Two water storage ponds to provide water for the irrigation system
- 10 miles south of state road 70

*Trent Saunders, ALC & Paul J. Meador*

New Listing



## 1,203 ACRE SOD FARM LEASE

**1,203 Acres • \$3,900,000 • Punta Gorda, FL**

- St. Augustine and Bahia planted
- Rights to the lease included
- Inventory and equipment included in the sale
- Strong customer base and in a prime location

*David Lapham*



## DIXIE COUNTY FARMLAND

**784 Acres • \$4,704,000 • Old Town, FL**

- Beautiful, productive, and irrigated farm ground
- Approximate 784 acre farm has yielded successful crops of peanuts, corn, earlage, green beans, and more
- Almost every acre of this property is under center pivot irrigation

*David Hitchcock, ALC, CCIM, Clay Taylor, ALC & Shea R. Booster*



## ALACHUA FARMLIFE

**420 Acres • \$5,275,000 • Alachua, FL**

- Opportunity to develop small ranches
- Ranchettes can be divided into 5, 10, or 20 acre lots
- Located 2 miles north of Alachua, Florida

*Ken Rembert*

New Listing



## OSCEOLA COUNTY SOD FARM

**291 Acres • \$3,171,900 • Kenansville, FL**

- 291 ± acre sod operation
- Farm shop and other agricultural structures on site
- 3 Center Pivots on the farm

*Zeb Griffin, ALC*



## COX PLACE FARM

**382 Acres • \$6,115,000 • Chiefland, FL**

- Two center pivots
- Approximately 1.25 miles road frontage
- Within two miles to shopping/restaurants

*David Genho*

New Listing



## SOUTH HARDEE SOD FARM

**288 Acres • \$2,500,000 • Zolfo Springs, FL**

- 105 ± acres of established Floratam fields
- Two center-pivot irrigation systems
- Irrigation to all 185 acres of farmable ground
- 1,860 ± FT of road frontage on SR 17

*Daniel Lanier*



## STONEY BATTER FARM

**137 Acres • \$3,427,000 • Trenton, FL**

- 100% uplands - Currently used as hay fields yet there is the potential to add pivots to farm
- Great opportunity to own a property that could serve as many uses
- Across the street is the River Walk Development which features 220 homes sites

*David Genho*





## MANATEE COUNTY FARMLAND

**123 Acres • \$3,380,000 • Parrish, FL**

- Located in west Central Florida in the area of Duette and Parrish, FL
- 70 acres is under irrigation and 20 acres that could be irrigated
- Currently growing Chinese vegetables
- Includes 5 houses, a packing house with a walk-in cooler and all farm equipment

*Shea R. Booster & Clay Taylor, ALC*



## LAKE COUNTY TREE FARM

**40 Acres • \$3,000,000 • Clermont, FL**

- Turn-key tree farm in Lake County
- Substantial wholesale and retail business
- Located 37 minutes west of Orlando
- Established profitable tree farm

*Marvin Puryear & Carson Futch*



## VOLUSIA COUNTY LANDSCAPE NURSERY

**23 Acres • \$1,376,500 • DeLand, FL**

- High and dry acreage
- Large metal building
- Turn-key business available

*Carson Futch & Zeb Griffin, ALC*



## FROSTPROOF ORCHARD

**17 Acres • \$299,000 • Frostproof, FL**

- Located west of Frostproof
- This property is fenced with American wire
- Was a productive peach operation for several years
- Great place to begin or expand a farming or nursery operation

*Clay Taylor, ALC & Daniel Lanier*



## MINERAL BRANCH HAYFIELD

**16 Acres • \$299,000 • Zolfo Springs, FL**

- Currently planted in hermarthria grass for hay production
- Two deep wells located on the property, a 6" and a 10" well
- Each equipped with diesel power units
- 100% uplands

*Daniel Lanier*



## BELI FARMS

**15 Acres • \$1,750,000 • Wellborn, FL**

- History of supplying tomatoes to major regional retailers
- 5 acres of gutter connected greenhouses
- Property includes several blocks of greenhouses with approximately 1/2 acre of concrete floors that integrate them nicely and offers an enticing opportunity for agricultural success

*Shea R. Booster*



## RIVERVIEW FISH FARM

**14.7 Acres • \$1,309,770 • Riverview, FL**

- Fenced and features 425 FT of road frontage on Pleasant Lane
- Currently zoned Agricultural - Single-Family Conventional
- Future Land Use of Residential-4 (4 D.U./Acre) making it a perfect investment opportunity for those looking to develop community

*Jeremiah Thompson*



## PANHANDLE PALMS FARM

**10 Acres • \$1,150,000 • Marianna, FL**

- Over 10 acres of 1,000 pindo palms and 250 windmill palms
- There is a brand new barndominium built on the property
- Working tree farm with equipment that is available and negotiable

*Dusty Calderon*



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## 310 ACRE PARCEL ON HERITAGE RD

**310 Acres • \$2,480,000 • Vero Beach, FL**

- Surrounded on three sides by solar fields
- Fenced for Cattle
- 30 acres of young lemons
- St. Johns Improvement District

*Jeff Cusson, CCIM*



## HICORIA ROAD GROVES

**286 Acres • \$2,350,000 • Venus, FL**

- Quality citrus operation
- Nearly 100% tree density
- 30-acres in Hamilins
- 256-acres in Valencias

*Daniel Lanier*



## FORT MEADE PASTURE AND GROVE

**53 Acres • Contact Advisors • Fort Meade, FL**

- Hamlin Oranges and Red Grapefruit
- 8 inch well with diesel power unit
- 1,960 ± FT of hard road frontage on Rhoden Road and 1,328 ± FT of frontage on Rhoden Loop Road

*Daniel Lanier*



## STOKES ROAD CITRUS LAND

**150 Acres • \$1,320,000 • Fort Meade, FL**

- Inactive citrus grove with trees still on the site
- The land slopes to the west which provides a scenic view
- An estimated 30 acres in the southwest corner of the property are wetlands
- Irrigation is provided by a 10" well

*Richard Dempsey, ALC, CIPS*



## TOWER ROAD GROVE AND HOMESITE

**9.7 Acres • \$194,000 • Babson Park, FL**

- Active citrus grove consisting of 9.7 Acres
- Area of Central Florida is in high demand for acreage homesites
- East of the property is the most desirable lake in the area, Crooked Lake, a State registered Outstanding Florida Water and one of the largest lakes in Polk County

*Richard Dempsey, ALC, CIPS*



## 11 ACRE GROVE

**11.71 Acres • \$322,000 • Lake Wales, FL**

- Located in an area of growth in Lake Wales, Florida, and a new residential subdivision
- Producing Hamlin and Valencia oranges
- Most of the trees are on Carrizo rootstock

*Richard Dempsey, ALC, CIPS*



## 8 ACRE GROVE

**8.25 Acres • \$247,500 • Lake Wales, FL**

- Producing Hamlin and Valencia oranges
- Most of the trees are on Carrizo rootstock
- Surrounded by unopened right-of-way that is actively planted with citrus

*Richard Dempsey, ALC, CIPS*



# WATERFRONT PROPERTY



## ORANGE LAKE HISTORICAL PENINSULA

**2,600 Acres • \$15,000,000 • Micanopy, FL**

- Across the lake from Marjorie Kinnan Rawlings State Park
- Prime lakefront property - over 2 miles of frontage on Orange Lake
- Property includes multiple homes, horse barn, and a 2,000 FT airstrip and hangar

*Dusty Calderon*



## PRIME DEVELOPMENT OPPORTUNITY LAKE HARRIS & HIGHWAY 19

**77 Acres • \$5,000,000 • Tavares, FL**

- Prime real estate, offering ample space for a variety of development projects
- 3,000 FT of Lake-frontage on Lake Harris
- Ideal setting for residential communities, resorts, or recreational facilities
- 3,200 FT of highway frontage on SR-19
- A beautiful canal cuts right through the middle of the property

*Harrison Skolnik*



## ST JOHNS RIVER RETREAT

**20 Acres • \$3,750,000 • San Mateo, FL**

- 5,500 SF estate home
- The site is two (2) parcels totaling approximately 20 ± acres
- 450 ± FT of river frontage on the historic St John, River
- Incredible trees and foliage with mighty oaks and pines

*R. Todd Dantzler, CCIM*



## HOMOSSASSA ISLANDS

**408 Acres • \$1,500,000 • Homosassa, FL**

- Coastal hammock lands along the world-famous Homosassa River
- Backcountry snook and redfish, world-class fly fishing for tarpon, crystal clear grass flats teeming with speckled trout and scallops

*Mike Lansdell, ALC & Greg Driskell*



## INVERNESS WATERFRONT ACREAGE

**280 Acres • \$3,779,055 • Inverness, FL**

- Water access on Lake Tsala-Apopka chain of lakes
- Nearby recreational amenities include Ft. Cooper State Park and Withlacoochee Trail
- Hunting and recreational tract

*Eric Hoyer, CF & John Holzaepfel, ACF, CF*





## D SANCTUARY AT KINGS BAY

**107 Acres • \$4,500,000 • Crystal River, FL**

- Creeks provide deep water access to Crystal River's Kings Bay, the Gulf of Mexico
- Ideal for a very private waterfront family compound and/or wildlife sanctuary
- Whitetail deer, wild hogs, manatees, Osceola turkeys, otters, alligators, ducks, and many more

*Zeb Griffin, ALC*



## LEVY COUNTY ISLANDS

**84 Acres • \$2,500,000 • Yankeetown, FL**

- 2 Single-family homes
- 8 Total Islands, Waterfront on the Withlacoochee River and Gulf of Mexico
- Excellent fishing and recreational opportunities

*Mike Lansdell, ALC, Jeremiah Thompson & Greg Driskell*



## HISTORIC ORANGE SPRING & COMMERCIAL BOTTLING FACILITY

**67 Acres • \$10,000,000 • Orange Springs, FL**

- 25,000 SF industrial space for water processing, bottling, and distribution
- Orange Spring - Emits 2 million gallons per day
- Consumptive use permit for 200,000 gallons per day
- Income generating

*Jeremiah Thompson & Tyler Davis, ALC*



## SEBRING RESIDENTIAL DEVELOPMENT AND WATERFRONT

**63 Acres • \$1,571,850 • Sebring, FL**

- 1 mile south of HWY 27, this 63 acres of land
- Zoned for residential development allows for up to 4 dwelling units per acre, with a previous development agreement allowing for just over 3 dwellings per acre
- Utilities are nearby and the property has access to 400 feet of waterfront

*Keat Waldron, ALC*

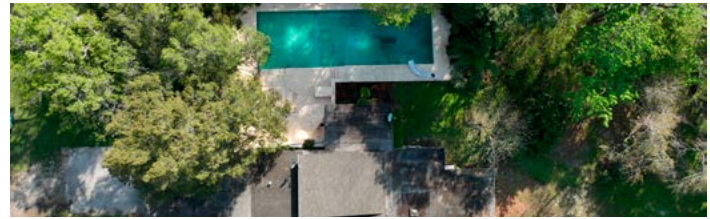


## TIMBER ISLAND - GULF COAST WATERFRONT ACREAGE

**35 Acres • \$2,125,000 • Carrabelle, FL**

- Peninsula on Florida's Gulf Coast
- Unique coastal development opportunity
- Beautiful region has been dubbed the Forgotten Coast
- Neatly divided into forty-six (46) residential lots

*Austin Fisher & Jeremiah Thompson*



## HOLIDAY SPRING AND HOMESTEAD WITH CANAL ACCESS TO LAKE HARRIS

**9.6 Acres • \$1,737,000 • Yalaha, FL**

- Registered third magnitude Spring on-site - Holiday Spring
- Improved with 3 residential structures
- Swimming pool filled with the waters of Holiday Spring
- Frontage on County Road 48 and canal access to Lake Harris

*Jeremiah Thompson & Tyler Davis, ALC*



## WEKIVA RIVER WATERFRONT LOTS

**9 Acres • Contact Advisor • Sanford, FL**

- Waterfront Lots feature 9 ± acres
- Includes three islands in the main channel of the Wekiva River
- Privately owned, undeveloped Islands in the 9-mile length of the Lower Wekiva River
- Providing excellent boating and recreational opportunities

*Jeremiah Thompson*



## MULBERRY WATERFRONT RECREATIONAL

**104 Acres • \$450,000 • Mulberry, FL**

- 2,300 FT on 100 acre lake
- 750 FT of frontage on pond

*David Hitchcock, ALC, CCIM & Richard Dempsey, ALC, CIPS*



# WETLAND MITIGATION

New Listing



## HUNTERS RIDGE MITIGATION BANK

1,999 Acres • \$15,000,000

- Provides both Forested and Herbaceous Wetland Mitigation Credits
- Credits can be sold outside of DRI
- Contract in place with home builder for the purchase of credits

Jeremiah Thompson



## BASIN 22 WETLAND MITIGATION BANK

2,146 Acres • Subject To Offer • Fellsmere, FL

- Established to meet the mitigation needs of the Basin 22 region, roughly defined as the area from Melbourne to Fort Pierce on the east coast of Florida
- Provides a means of offsetting the unavoidable impacts to aquatic resources within the basin as defined by federal, state, or local wetland regulations

Jeff Cusson, CCIM & Dean Saunders, ALC, CCIM

Under Contract



## ST JOHNS RIVER WETLANDS

100 Acres • \$500,000 • Palatka, FL

- Untouched and flourishing ecosystem
- Great for conservation
- In the heart of Palatka, Florida

Shea R. Booster & Mike Lansdell, ALC

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## INDRIO ROAD INVESTMENT ACREAGE

**1,950 Acres • \$59,550,000 • Fort Pierce, FL**

- Located 3 miles west of the intersection of I-95 and Indrio Road
- This is a full-access intersection located at mile marker 138
- Large cleared tract waiting to be developed
- Located 9 miles from the Indian River Lagoon
- Can be leased for farming to generate income while waiting to develop

*David Hitchcock ALC, CCIM & Clay Taylor, ALC*



## INDIAN RIVER 78 ACRES

**78 Acres • \$750,000 • Vero Beach, FL**

- Located West of I-95 in the St. John's Improvement District
- Acreage has been cleared and bedded, ready for use
- Brand new (2023) pump station with an overall capacity of 2,800 g.p.m. and mainlines installed

*Jeff Cusson, CCIM*



## MARSH RANCH - RANGELAND RESERVE

**781 Acres • \$987,920 • Vero Beach, FL**

- 746 acres under WRP Conservation Easement
- Includes 2,250 SF office
- Fenced and cross fenced allowing up to 70 animal units
- 1 mile of SR60 frontage with carve out for 3 ± acre home site

*Jeff Cusson, CCIM*



## SAINT HELENA RD INVESTMENT ACREAGE

**59 Acres • \$1,500,000 • Lake Wales, FL**

- Vacant agriculture land
- Located in northeast Lake Wales
- Potential for residential development in the future
- Current land use is Agriculture/Residential-Rural (A/RR)

*David Hitchcock ALC, CCIM & Maricruz Gutierrez Mejia*



## WHITE SUWANNEE COUNTY PROPERTY

**49.89 Acres • \$324,350 • Live Oak, FL**

- 100% uplands
- Across the street from Suwannee River State Park
- Adjacent to the property is a solar project and chicken processing facility

*David Genho*



## CHIEFLAND 40 ACRES

**40 Acres • \$325,000 • Chiefland, FL**

- Small hunting tract or a homesite in the country
- Mixture of Pines, Hardwood Hammocks and natural ground cover
- Easy to navigate around and has only a small amount of wetlands in the one pond that is near the south boundary

*Clay Taylor, ALC, David Hitchcock ALC, & Greg Driskell*





## LAKE ROUSSEAU ACREAGE

**38.79 Acres • \$300,000 • Inglis, FL**

- Exceptional opportunity to create a personal recreational property or establish a private family residence
- Immediate proximity to Lake Rousseau
- Sportsman's paradise
- Oak hammocks, piney woods, and clearings offer excellent habitat

*Trace Linder*



## MADISON COUNTY INVESTMENT ACREAGE

**30 Acres • \$330,000 • Lee, FL**

- Just 5 miles east of Lee, FL
- Features 8-year-old planted longleaf on a majority of the acreage
- 100% uplands with no swamps or bottomland
- Currently divided into 3 parcels. Parcel 1 = 10.26 acres, Parcel 2 = 10 acres, Parcel 3 = 10 acres

*Matt Simpson & Tony Wallace, CF*



## OSLO ROAD 35 ACRES

**34.28 Acres • \$1,100,000 • Vero Beach, FL**

- Former citrus grove is located on Oslo Rd
- 1.5 miles west of I-95
- Well positioned to benefit from the \$85M interchange under construction
- Indian River Farms Water Control District

*Jeff Cusson, CCIM*

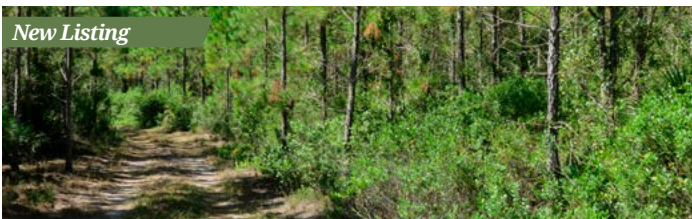


## OSCEOLA DEVELOPMENT ACREAGE

**26.76 Acres • \$2,676,000 • Saint Cloud, FL**

- Residential development
- Paved road frontage
- Investment opportunity

*Dusty Calderon*



## HILLIARD COUNTRY ESTATE PARCEL 4

**22 Acres • \$484,000 • Hilliard, FL**

- Beautiful, wooded property
- In a growing area west of Hilliard, FL
- Features 7-year-old planted slash pine and 7-year-old planted loblolly pine in two separate stands
- Upland portion of this property makes up approximately 95% of the parcel

*Matthew Simpson, CF & Tony Wallace, CF*



## HILLIARD COUNTRY ESTATE PARCEL 3

**22 Acres • \$484,000 • Hilliard, FL**

- Beautiful, wooded property
- In a growing area west of Hilliard, FL
- Features 7-year-old planted slash pine and 7-year-old planted loblolly pine in two separate stands
- Upland portion of this property makes up approximately 95% of the parcel

*Matthew Simpson, CF & Tony Wallace, CF*



## CHIEFLAND 18

**18.34 Acres • \$275,000 • Chiefland, FL**

- Ready for multiple homesites, large estate, or rezone for multifamily
- Easy access along 2 paved roads and no wetlands
- Just a few minutes to Winn Dixie, Walmart, and more

*Greg Driskell*



## HILLIARD COUNTRY ESTATE PARCEL 1

**16 Acres • \$352,000 • Hilliard, FL**

- Beautiful, wooded property in a growing area just west of Hilliard FL
- 7-year-old planted slash pine on the majority of the property and a small, isolated, wooded wetland area that creates a beautiful landscape feature
- Approximately 740 FT of frontage on Bay Rd

*Matthew Simpson, CF & Tony Wallace, CF*



New Listings



## HILLIARD COUNTRY ESTATE PARCEL 2

16 Acres • \$352,000 • Hilliard, FL

- Beautiful, wooded property in a growing area just west of Hilliard, FL
- 7-year-old planted slash pine on the majority of the property and a small, isolated, wooded wetland area that creates a beautiful landscape feature
- Approximately 740 FT of frontage on Bay Rd

Matthew Simpson, CF & Tony Wallace, CF

Under Contract



## COUNTY LINE ROAD 14.5 ± ACRES

14 Acres • \$1,921,232 • Lakeland, FL

- Development land in a premium location
- Features exposure and accessibility from 545 ± FT of frontage on County Line Road
- Future land use is Residential-Rural

Carson Futch

New Listing



## SOUTH ARCADIA HOMESITE ACREAGE

10.17 Acres • \$150,000 • Arcadia, FL

- Vacant residential land nestled in Arcadia, Florida
- Surrounded by established homes, and has potential to be tailor-made for a dream homesite
- Rural site also offers the tranquility of a residential neighborhood
- Only being 20 ± minutes from Downtown Arcadia

Maricruz Gutierrez Mejia & Eric Ammon, CCIM

New Listing



## ROCKRIDGE ROAD ACREAGE

9.96 Acres • \$175,000 • Lakeland, FL

- Buildable acreage with Rockridge Road frontage
- Unimproved land offers the perfect opportunity to build a beautiful rural homesite
- Incredible nature viewing, biking, hiking, fishing and hunting
- Adjacent 560,000 acre Green Swamp

Trace Linder

Sold



## 3319 SWEETWATER ROAD

7.68 Acres • \$479,000 • Zolfo Springs, FL

- 4 bedroom 3 bathroom home, pole barn, and 3 rows of orange groves
- Rural country estate
- Ideally positioned amongst vast orange groves, cattle ranches, and hardwood lined creeks

Trace Linder & Mike Damboise

New Listing



## LAKE BUFFUM ROAD ACREAGE

4.18 Acres • \$167,200 • Fort Meade, FL

- Prime location for those seeking a peaceful homestead or a small farm venture
- Zoned for a single family residence
- Offers a straightforward opportunity for construction in the serene landscape of Polk County

Jim Allen

Under Contract



## TAMPA BYPASS CANAL ACREAGE

1.59 Acres • \$78,000 • Tampa, FL

- 10 minutes away from Downtown
- At the moment, there are no signs of legal access to the property

Zeb Griffin, ALC



## BEACH ROAD LOT 1-5 ACRES

1 Acre Lots • \$99,900 • Perry, FL

- Vacant commercial lot close to Keaton Beach, FL that would allow for up to 4 RV sites or 1 commercial building
- 1 of 5 available lots that can be sold together or can be sold separately
- Corner lot and has road frontage on Beach Rd. and Sea Meadow Dr

Stephen Batman





## ENTRELAGOS

**2.44 Acres • \$19,500,000 • Orlando, FL**

- Private peninsula
- 12 bedrooms and 13.5 baths with a spa, cabana bar, sauna
- 14,706 ± SF total with a 11,048 ± SF gross living area
- Private pool, boat dock, and 24 hour guarded security
- Ornate hand carving throughout the home

*Richard Dempsey, ALC, CIPS*



**Under Contract**

## PRIVATE LAKE PROPERTY WITH 30 ACRES & 5 INCOME PRODUCING HOMES

**30 Acres • \$1,375,000 • Bartow, FL**

- 30 Acre property in Bartow/Alturas
- 10 Acre private lake
- 5 income producing units

*Eric Ammon, CCIM & Craig Morby*



**New Listing**

## GROVELAND HOMESITE & WAREHOUSE

**8.96 Acres • \$1,299,000 • Groveland, FL**

- Warehouse Office that is designed to hold extra storage above
- The house was built in 2008 and is 2,368 ± SF
- Offers 3 bedrooms, 2 1/2 baths with recent renovations and a new roof
- 3 barns with multiple stalls, outbuildings, and sheds, all new within the past year

*Trish Leisner, CCIM*



**New Listing**

## ARBUCKLE BRANCH RANCHETTE #1

**9.88 Acres • \$550,000 • Sebring, FL**

- Beautiful ranchette complete with huntable acreage
- Recently renovated mobile home
- 415 FT frontage on Arbuttle Branch Creek

*Mike Damboise & Trace Linder*



**New Listing**

## ARBUCKLE BRANCH RANCHETTE #3

**33.26 Acres • \$750,000 • Sebring, FL**

- Beautiful ranchette complete with huntable acreage
- Recently renovated mobile home
- 415 FT frontage on Arbuttle Branch Creek

*Trace Linder & Mike Damboise*



## HIGH POINT RANCHETTES

**7.5 Acres • \$325,000 • Fort Meade, FL**

- Five 7.5 acre tracts available
- All uplands - fantastic view from a high elevation
- 25 minutes to Bartow, 35 minutes to Lakeland

*Keat Waldron, ALC*



**New Listing**

## HERNANDO HOMESITE

**40 Acres • \$415,000 • Hernando, FL**

- Blank canvas homesite and recreation tract
- 1 Mile from 2,898± acre two-mile prairie trailhead featuring miles of hiking and horse riding trails
- 10 minutes to Hernando and 20 minutes to Inverness city limits

*Zane Mueller*



# ACREAGE HOMESITES



## FORT MCCOY 20 ACRE RANCHETTE AND RECREATION

**20.66 Acres • \$250,000 • Fort McCoy, FL**

- Versatile land: dream home, cattle, recreation
- Prime location: Ocala-Gainesville proximity
- Oak trees, wildlife, rustic charm

*Shea R. Booster*



## LEVY COUNTY 10 ACRE HOMESITE

**10 Acres • \$195,000 • Dunnellon, FL**

- Nestled in the heart of Levy County, Florida, just south of Williston
- Raw land offers a world of possibilities and natural beauty

*Clay Taylor, ALC & Shea R. Booster*



## 9.77 ACRES IN MACCLENNY

**9.77 Acres • \$159,900 • MacClenny, FL**

- Acreage for a homesite
- Creek at the back of the property
- Property is mostly fenced

*Eric Ammon, CCIM & Craig Morby*



## SOUTH LAKE COUNTY HOMESITE AND ACREAGE

**45 Acres • \$150,000 • Groveland, FL**

- Roughly 8 ± acres are uplands with the remained being wet
- Fronts Sharon Road and has a nice live oak canopy
- Nice homesite and/or recreational tract
- Proximity to Groveland, Clermont, and Orlando

*Daniel Lanier & Zeb Griffin, ALC*



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**New Listing**



## PUTNAM COUNTY DEVELOPMENT SITE

**3,425 Acres • \$39,000,000 • Palatka, FL**

- Master Planned Development Opportunity
- 6,200 feet of frontage along Hwy 17
- Located 13 miles south of the new Outer Beltway and Shands Bridge
- Only 6 miles south to Palatka and UF/Shands medical center, restaurants, and world-class fishing
- Over 300 acres of Industrial zoning

*Bryant Peace, ALC & Glenn Palmer*



## CORRIGAN RANCH

**5,849 Acres • Call Advisors • Fellsmere, FL**

- Located near Vero Beach's I-95 and SR60 Interchange
- Rare development opportunity for up to 9,300 residential units
- Future Land Use Entitlements allow 998 acres of commercial and industrial
- The 5,849-acre portion of the ranch that is for sale, 2,146 acres make up the Basin 22 Wetland Mitigation Bank

*Jeff Cusson, CCIM & Dean Saunders, ALC, CCIM*



## SOUTH LAKE TOHO DEVELOPMENT TRACT

**3,229 Acres • Call Advisors • Kenansville, FL**

- One of the last remaining large tracts of development land
- Multiple uses within the property, including commercial, industrial, single and multifamily residential
- Included in Osceola County master plan for development
- Future land use is mixed use

*Dusty Calderon & Dean Saunders, ALC, CCIM*



## POINCIANA BLVD RESIDENTIAL DEVELOPMENT TRACT

**1,720 Acres • Call Advisors • Kissimmee, FL**

- Legacy property in the Central Florida Tourism Corridor
- Premier, large acreage tract features 1.5 ± miles of road frontage along Poinciana Boulevard
- 1,708 acres are zoned low-density residential allowing for 3 to 8 dwelling units per acre

*Dean Saunders, ALC, CCIM & Dusty Calderon*



# RESIDENTIAL DEVELOPMENT



## LAKE COUNTY 418 ACRES DEVELOPMENT LAND

**418 Acres • \$15,000,000 • Groveland, FL**

- Development Property
- 2 ± Miles from The Villages
- 5.5 ± Miles from the Florida Turnpike entrance at CR 470
- Orlando International Airport is less than 1-hour drive

*Trish Leisner, CCIM*



## OUTBACK OASIS RESIDENTIAL DEVELOPMENT

**71 Acres • \$14,330,000 • Winter Haven, FL**

- Approved for up to 400 units
- One of a kind amenities already in place
- PUD with the city of Winter Haven
- Located at the start of the new Sapphire Necklace water project

*R. Todd Dantzler, CCIM*



## LAKE HATCHINEHA ROAD RESIDENTIAL

**335 Acres • \$11,000,000 • Haines City, FL**

- Seller understands the timeline associated with development
- Beautiful parcel of Old Florida land
- Extensive road frontage
- TOHO Water Authority jurisdiction
- Ease of access to US 27

*R. Todd Dantzler, CCIM*



## WINSLOW'S POINT MIXED USE LAKEFRONT

**270 Acres • \$8,900,000 • Lake Wales, FL**

- 427 single-family lots and 106 multifamily lots across 270 ± acres
- Planned development features 3,100 ± FT on Crooked Lake and has a PD in place
- Along with residential lots, this property can feature 124,400 ± SF retail commercial space

*Richard Dempsey, ALC, CIPS*



## COLUMBIA COUNTY DEVELOPMENT LAND

**246 Acres • \$4,403,400 • Fort White, FL**

- Ready for development as Commercial Highway Interchange (CHI) and Rural Residential (RR)
- Conveniently located in very close proximity to I-75 and US Highway 441

*Ken Rembert*

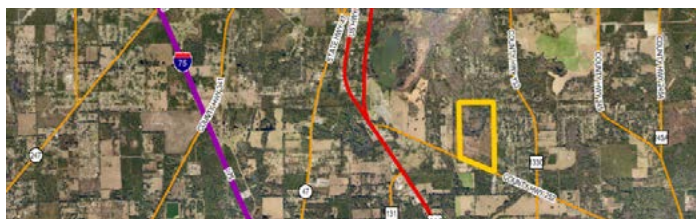


## WEST LAKE WALES RESIDENTIAL OR COMMERCIAL OR INDUSTRIAL ACREAGE

**193 Acres • \$4,400,000 • Lake Wales, FL**

- Vacant land located in West Lake Wales
- Located along SR 60 and provides easy access to US 17, US 27, I4, and I95
- Two International Airports and several shipping ports in close proximity

*Glenn Folsom & Zeb Griffin, ALC*



## 189 ACRE SFR DEVELOPMENT PARCEL

**188 Acres • \$1,250,000 • Lake City, FL**

- Great investment or residential development property
- Located just southeast of Lake City within the designated urban development area

*Tony Wallace & Marvin Puryear*



## LECANTO 166 RESIDENTIAL DEVELOPMENT

**166 Acres • \$5,000,000 • Lecanto, FL**

- Beautiful rolling hills with pasture
- Located on busy South Lecanto Hwy, which is four lane and has a turn lane into the property
- Adjacent to Citrus County Government Center and three public schools

*Greg Driskell, David Hitchcock, ALC, CCIM & Clay Taylor, ALC*



**Under Contract**



## WILLOWBROOK SOUTH DEVELOPMENT LAND

**148 Acres • \$5,089,500 • Winter Haven, FL**

- Great opportunity to purchase land that will be a single-family home development
- Site plan is approved and the construction plan complete

*Clay Taylor, ALC*

**Under Contract**



## LIVE OAK 145 ACRE DEVELOPMENT PARCEL

**145 Acres • \$1,500,000 • Live Oak, FL**

- Located in Suwannee County, but annexable into Live Oak
- Can be mixed-use, residential development, multifamily development

*Marvin Puryear & Tony Wallace, CF*



## LAKE COUNTY TRANSITIONAL WATERFRONT ACREAGE

**112 Acres • \$1,200,000 • Fruitland Park, FL**

- Rural land consists of three parcels totaling 112 acres
- Approximately 62 acres of dry ground
- Includes about 1/4 mile of frontage on Lake Unity nursery road
- Potential for a 66 lot single family home development here with a community well and septic systems

*Rick Gonzalez, ALC, CCIM*



## LAKE COUNTY 91 ACRES WATERFRONT DEVELOPMENT LAND

**91 Acres • \$3,000,000 • Groveland, FL**

- Waterfront on 333 Acre Clearwater Lake
- Adjacent to 418 acres that is also for sale
- Value is the lake combined with 418 adjacent acreage

*Trish Leisner, CCIM & Marvin Puryear, CCIM*



## SHADY HAMMOCK ESTATES

**420 Acres • \$8,400,000 • Morriston, FL**

- The property has been utilized as both a peanut farm and a cattle ranch
- 10-acre tract subdivision just 20 minutes from the World Equestrian Center
- Beautiful oak trees and open pastures

*Dusty Calderon*



## 84 ACRES FOR SF RESIDENTIAL DEVELOPMENT OR LIGHT INDUSTRIAL DEVELOPMENT

**84 Acres • \$5,400,000 • Dade City, FL**

- 100% uplands
- Cleared for development
- Utilities to site
- Approximately 2.4 ± miles east of downtown Zephyrhills

*Steve Toner, MBA*

**Under Contract**



## WAUCHULA RESIDENTIAL

**60 Acres • \$1,000,000 • Wauchula, FL**

- Investment opportunity in Hardee County
- Unique location is ideal for the development of a residential community as it is close to shopping, public utilities, and other amenities
- Currently a citrus grove

*David Hitchcock ALC, CCIM*

**New Listing**



## TOMOKA FARMS ROAD 411 ± ACRES

**411 Acres • Subject To Offer • Port Orange, FL**

- Excellent land investment opportunity
- Growing part of Volusia County
- 2,700 ± FT of hard road frontage on Tomoka Farms Road
- Improved pasture and pine woods

*Zeb Griffin, ALC*



# RESIDENTIAL DEVELOPMENT



## RIVERCREEK ESTATES

**55 Acres • \$1,400,000 • Wimauma, FL**

- Rivercreek Estates is a PUD and 55.36 ± acres permitted to accommodate 42 lots
- Partially cleared land provides mature trees and is perfectly
- Located between US 301 and I-75
- With in walking distance of Little Manatee River State Park and Canoe

*Bo Jahna, Clay Taylor, ALC & David Hitchcock, ALC, CCIM*



## AVON PARK MULTIFAMILY DEVELOPMENT

**55 Acres • \$1,250,000 • Avon Park, FL**

- Located within the city limits of Avon Park
- Zoning with a high-density future land use
- City zoning and future land use for development to occur

*Keat Waldron, ALC*



## 48 ACRE WATERFRONT RESIDENTIAL DEVELOPMENT SITE

**48 Acres • \$5,000,000 • Vero Beach, FL**

- Approved PUD for 206 SFR Units
- Located on US301 in the heart of Dade City
- Utilities are located on 301
- US 301 DTC 26,500

*Tyler Davis, ALC*



## FROSTPROOF HWY 27 MIXED-USE DEVELOPMENT

**48 Acres • \$2,400,000 • Frostproof, FL**

- 800 FT of frontage on US HWY 27
- 41 acres residential & 7 acres of commercial
- Water, sewer, and electric nearby
- Residential density is 4 du/acre

*Keat Waldron, ALC*



## 48 ACRE DADE CITY DEVELOPMENT PROPERTY

**48 Acres • \$4,750,000 • Dade City, FL**

- Approved PUD for 206 SFR Units
- Located on US301 in the heart of Dade City
- Utilities are located on 301
- US301 DTC 26,500

*Marvin Puryear*

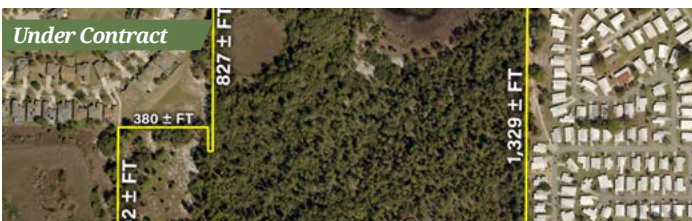


## MASCOTTE TRANSITIONAL LAND

**46.7 Acres • \$934,000 • Mascotte, FL**

- Beautiful rolling property located in the city limits of Mascotte
- 1 mile South of SR 50
- Easy reach of a main east-west transportation artery in Central Florida
- Right in the middle of Florida's fastest growing residential areas

*Jim Allen*



## NORTH LAKE COUNTY RESIDENTIAL LAND

**45 Acres • \$3,500,000 • Leesburg, FL**

- 45 ± Acres (38 ± acres uplands)
- SFR Development Parcel
- 55 FT Easement adjoins Lake Square Mall with direct access
- 100 FT Easement to Radio Road

*Marvin Puryear*



## 28 ACRE DEVELOPMENT OPPORTUNITY IN VERO BEACH

**28 Acres • \$1,714,195 • Vero Beach, FL**

- Tremendous long-range potential
- 66th Ave is in the process of expansion to four lanes
- 53rd St is in the long-range MPO plan for a future I-95 interchange
- Long Range Commercial Potential

*Ken Rembert & Jeff Cusson, CCIM*





## DADE CITY RESIDENTIAL DEVELOPMENT OPPORTUNITY

**28 Acres • \$875,000 • Dade City, FL**

- 28 acres with a few oaks, rolling pasture land (res-1)
- Gated, pavers & landscaped entry
- Fronts to paved driveway with fencing
- High and dry land; great for country estate

Steve Toner, MBA



## LAKE HATCHINEHA ROAD RESIDENTIAL DEVELOPMENT

**24 Acres • \$1,200,000 • Haines City, FL**

- Unique property with an existing grape orchard
- Located on the south side of Lake Hatchineha Road and in the path of residential development
- Close proximity to the property and the master planned Poinciana community Village 7 is just minutes away to the east

R. Todd Dantzler, CCIM & Clay Taylor, ALC



## SOUTH LAKELAND MULTIFAMILY DEVELOPMENT SITE

**23 Acres • \$4,200,000 • Lakeland, FL**

- Located in the path of development
- Proximity to Walmart, Downtown Lakeland, and US 98
- 17.52 net acres

Tyler Davis, ALC & Adam H. Klein



## BUCKMOORE HEIGHTS

**23 Acres • \$2,400,000 • Lake Wales, FL**

- Fully approved residential subdivision
- Located on Buck Moore Rd in Lake Wales, FL
- Approved for 100 lots and has easy access to SR 60 and Burns Ave

Clay Taylor, ALC



## SCENIC HWY RESIDENTIAL DEVELOPMENT

**22 Acres • \$1,021,500 • Lake Wales, FL**

- Located in south Lake Wales along US 17
- Site is formerly an orange grove with potential for residential development
- 3 ± acres are in the lake
- Frontage along Scott Road, Lake Bella Road, and US 17

Maricruz Gutierrez Mejia & R. Todd Dantzler, CCIM



## OLD EAGLE LAKE ROAD RESIDENTIAL DEVELOPMENT

**21 Acres • \$1,500,000 • Winter Haven, FL**

- 515 ± FT paved road frontage on Old Eagle Lake Road
- Easy access
- Infill parcel is in an area with neighboring developments, and the future land use allows for five units per acre
- Located between Eagle Lake and downtown Winter Haven

R. Todd Dantzler, CCIM



## HWY 455 CLERMONT - HARTLE 17 AC

**17 Acres • \$3,900,000 • Clermont, FL**

- 17.5 ± Acres Vacant Commercial
- Utilities in place
- Residential/Industrial/Multi-family or Mixed-Use

Marvin Puryear



## AUBURNDALE MULTIFAMILY APARTMENT SITE 17.62 ACRES

**17 Acres • \$3,750,000 • Auburndale, FL**

- Annexation with create the ability to sustain 15-18 units per acre
- Expect to be able to build 225-275 units
- 50-foot max height or 3-story structure
- FLU is Residential Medium, with recommended re-zone to PD-H2

Craig Morby & Eric Ammon, CCIM



# RESIDENTIAL DEVELOPMENT



## NORTH LAKE REEDY RESIDENTIAL 17 ACRES

**17 Acres • \$695,00 • Frostproof, FL**

- 15.5 uplands
- Zoned AG
- Residential area
- Beautiful trees

*R. Todd Dantzer, CCIM*



## 6405 OLD KISSIMMEE ROAD

**15 Acres • \$2,286,900 • Davenport, FL**

- Two separate parcels with two owners with one common goal
- The east and the south is RM, residential medium, which allows up to 15 units per acre
- Sellers shall allow adequate time to change the land use to attain multifamily status

*R. Todd Dantzer, CCIM*



## OSCEOLA POLK LINE ROAD DEVELOPMENTAL ACREAGE

**13 Acres • \$2,200,000 • Davenport, FL**

- Located near Orlando, Disney, I-4, and Four-Corners
- Future Land Use designation of Low Density Residential indicates the potential for future residential development
- Attractive opportunity for investors and developers looking to capitalize on the growing demand for residential properties in the region

*Dusty Calderon & Dean Saunders, ALC, CCIM*



## SARASOTA COUNTY RESIDENTIAL DEVELOPMENT OPPORTUNITY

**13 Acres • \$6,975,000 • Nokomis, FL**

- 13 ± acres spread across six tax ID parcels - 4 parcels in the city, with the two partial parcels still in the county
- The property would be suited to rezone for RM-2 (9 units per acre)
- Developed as a residential, town-home, or apartment project

*Eric Ammon, CCIM & Craig Morby*



## LAKE REEDY ESTATES

**12 Acres • \$690,000 • Frostproof, FL**

- Able to annex into Frostproof and subdivide
- Beautiful views of the lake and mature oaks that line the water
- Over 700 FT of frontage on Lake Reedy

*Bo Jahna*



## POINCIANA MULTI-FAMILY DEVELOPMENT OPPORTUNITY

**11.6 Acres • \$4,999,900 • Poinciana, FL**

- Located in the path of development
- Near the Village 7, neighborhood 3 of the Poinciana PUD
- Approved for 232 units of senior housing and is serviced by TOHO utilities and Duke Energy
- Approved site plan that is included in this sale

*R. Todd Dantzer, CCIM*



## MEADOWCREST RESIDENTIAL MIXED USE

**11 Acres • \$1,500,000 • Crystal River, FL**

- Multi-family residential & commercial - approved for 168 MF units
- The property has three access points stubbed out
- Water and sewer are at the property
- Nice elevation change on the property will make for a pretty development

*Greg Driskell & Clay Taylor, ALC*



## 10.5 ACRE DAVENPORT DEVELOPMENT SITE

**10.51 Acres • \$2,800,000 • Davenport, FL**

- 10.51 gross acres
- Six miles south of I-4 and 2 miles east of Highway 27
- Over 19,000 cars/day on Highway 92

*Tyler Davis, ALC, Clay Taylor, ALC & David Hitchcock, ALC, CCIM*





## OLD KISSIMMEE ROAD MULTIFAMILY DEVELOPMENT

10.34 Acres • \$4,875,000 • Davenport, FL

- Proximity to major developments
- Minutes from I-4
- Located in one of the fastest growing counties

Eric Ammon, CCIM & Craig Morby



## 5 ACRE MF RESIDENTIAL SITE ON SR 52 E OF I-75

5 Acres • \$450,000 • San Antonio, FL

- Can be developed for warehouse, commercial, or multifamily
- In close proximity to the "Connected City" Development
- At the NW crossing of SR 52 and Oak Street
- Booming area

Steve Toner, MBA



## HERNANDO COUNTY MULTIFAMILY LAND

5.98 Acres • \$1,175,000 • Brooksville, FL

- Desirable multifamily land located in Brooksville
- Zoning allows for 18 residential units per acre
- Located within a well-established area in Brooksville

Eric Ammon, CCIM & Craig Morby



## LAKE WALES DEVELOPMENT OPPORTUNITY - 5 ACRES COUNTRY CLUB ADJACENT

4.78 Acres • \$375,000 • Lake Wales, FL

- Perfect spot for a healthcare facility, self-storage, retail, or restaurant
- Currently zoned RS, Unincorporated Polk County
- Ready to be annexed into the City of Lake Wales
- Located on State Road 60 E

Craig Morby & Eric Ammon, CCIM

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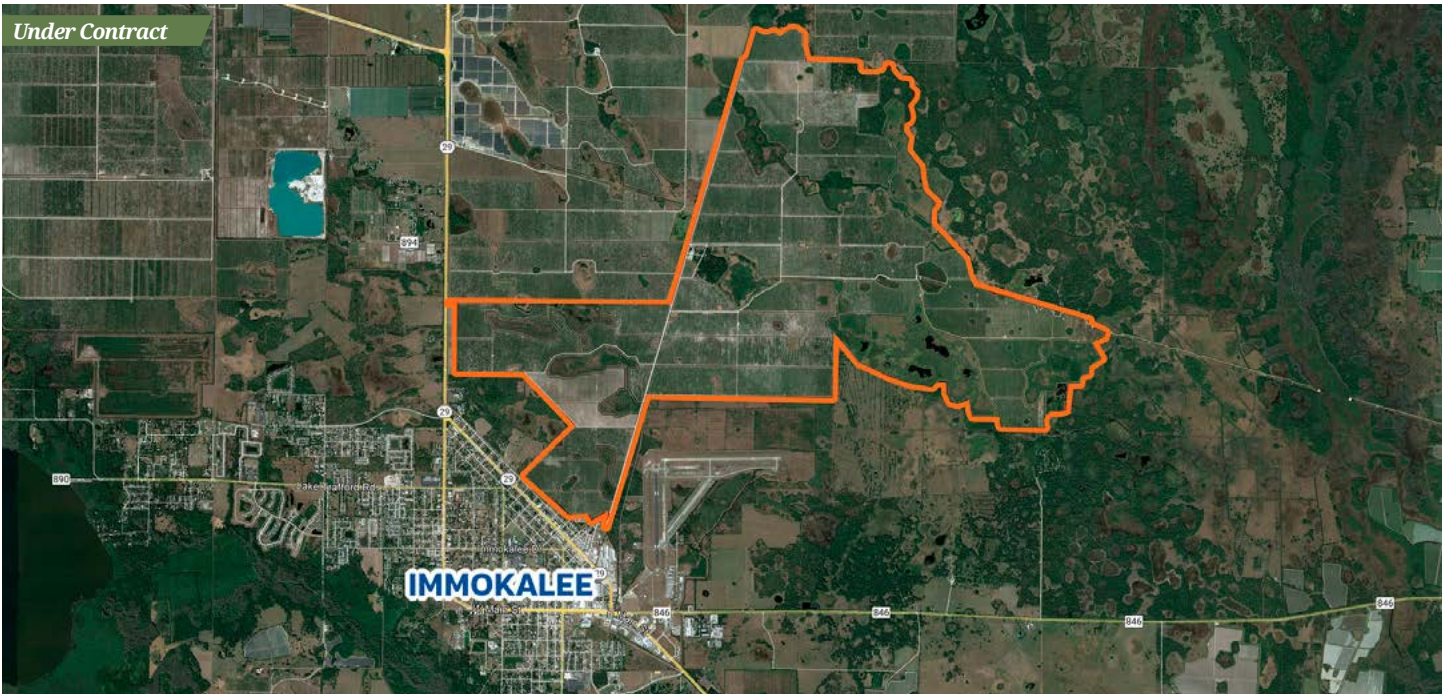
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# TRANSITIONAL PROPERTY



Under Contract

## GOPHER RIDGE

5,509 Acres • \$38,000,000 • Immokalee, FL

- Agricultural/Rural mixed use district/RLSA: 3,726.9 Acres, Urban Residential Subdistrict: 1,763 acres
- Located immediately northwest of Immokalee Airport
- Opportunities are available on this property, such as mining, residential development, commercial/industrial development, and solar

Dean Saunders, ALC, CCIM, Trent Saunders, ALC & Paul J. Meador



New Listing

## HOMESTEAD INVESTMENT LAND

10.57 Acres • \$3,400,000 • Homestead, FL

- Close to the urban development boundary
- Major thoroughfare expansion
- Sale-leaseback

Josh Sheppard & Bo Jahna



New Listing

## OZELLO TRAIL COMMERCIAL

46.25 Acres • \$2,500,000 • Homosassa, FL

- US 19 frontage
- Between Homosassa and Crystal River

Greg Driskell & Clay Taylor, ALC



Under Contract

## TRANSITIONAL PLANT CITY STRAWBERRY TRACT

14.2 Acres • \$1,420,000 • Plant City, FL

- Located on West Trapnell Road and consists of two parcels which are 14.2 acres combined
- Zoned agricultural but is adjacent to the city limits of Plant City
- Adjacent to Walden Lake and has numerous potential uses

Tyler Davis, ALC & Jerrod Parker



Under Contract

## LIBERTY COUNTY CHIP MILL

72.6 Acres • \$900,000 • Hosford, FL

- Investment opportunity is located in Liberty County
- Zoned industrial
- Formerly a wood chip mill, this industrial site now awaits transformation and new possibilities

Mike Lansdell, ALC & Austin Fisher





## 55 ACRE ± POLK PARKWAY DEVELOPMENT SITE

**54.75 AC • Call Advisors • Auburndale, FL**

- Newly constructed Polk Parkway/Braddock Road interchange
- Just 3.5 miles south of I-4
- The site borders Tenoroc State Park to the west
- Roughly 1,350 FT of frontage on the Polk Pkw

*Gary Ralston, CCIM, SIOR & Tyler Davis, ALC*



## US HIGHWAY 27 S MIXED-USE DEVELOPMENT LAND

**205.3 AC • \$18,000,000 • Leesburg, FL**

- Great opportunity for single-family, multifamily, and commercial development
- 90.6 % uplands
- Over 1,000 estimated net residential units
- Density: 8 DU/AC

*Marvin Puryear*



## HWY 27 S AT SR 48 LEESBURG 43 AC

**43 AC • \$8,000,000 • Leesburg, FL**

- Property adjoins Lake Harris Square Shopping Center
- 900 ± FT frontage on Hwy 27
- 665 ± FT frontage on SR 48
- High traffic market area

*Marvin Puryear*



## PLANT CITY DEVELOPMENT SITE

**38.77 AC • \$4,500,000 • Plant City, FL**

- Proximity to I-4 & State Rd 574
- Easy access to Downtown Plant City
- Adjacent to future developments

*Tyler Davis, ALC & Jerrod Parker*



## GAINESVILLE INDUSTRIAL PROPERTY SOUTH

**50.7 AC • \$4,309,500 • Gainesville, FL**

- Light industrial
- Within the city limits of Gainesville
- 14,500 cars per day
- 650 ± Ft of road frontage
- Excellent industrial market

*David Genho*



## HWY 27 AND SULLIVAN RD WEST COMMERCIAL

**22.6 AC • \$3,500,000 • Minneola, FL**

- Near the Florida Turnpike
- 1,145 ± FT Frontage on US 27
- Zoned B1 [City of Minneola]-Retail/Office/General commercial uses

*Marvin Puryear*



## KINGS HWY INDUSTRIAL DEVELOPMENT SITE

**16.689 AC • \$2,950,000 • Fort Pierce, FL**

- Industrially zoned development site
- Located roughly 1.7 miles North of Exit 131
- Surrounded by industrial development and warehouses
- Strong opportunity for a distribution or developer

*Jeff Cusson, Tyler Davis & Dean Saunders, ALC, CCIM*



## OSCEOLA COUNTY 7.41 ACRES INDUSTRIAL

**7.41 AC • \$2,700,000 • St. Cloud, FL**

- Just south of Irlo Bronson Memorial Highway
- In the center of a high growth area
- Nearby large scale residential/commercial developments
- Highest and best use for this site is industrial

*Dusty Calderon*



## GAINESVILLE INDUSTRIAL PROPERTY NORTH

**17.7 AC • \$1,593,000 • Gainesville, FL**

- Heavy Industrial
- Within Gainesville city limits
- Road frontage on 53rd Avenue

*David Genho*



## ZOLFO SPRINGS AGRICULTURAL SHOP

**11 AC • \$895,000 • Zolfo Springs, FL**

- 12,000 ± SF agricultural shop
- Seven 14 x 14 roll-up doors, 3 phase power coming in, air and 220 power
- Ceilings over 20 feet high
- In the heart of Florida's agricultural region

*Daniel Lanier*



## CHIEFLAND TIMBER OFFICE AND SHOP

**11 AC • \$895,000 • Zolfo Springs, FL**

- 12,000 ± SF agricultural shop
- Seven 14 x 14 roll-up doors, 3 phase power coming in, air and 220 power
- Ceilings over 20 feet high
- In the heart of Florida's agricultural region

*Clay Taylor, David Hitchcock & Greg Driskell*



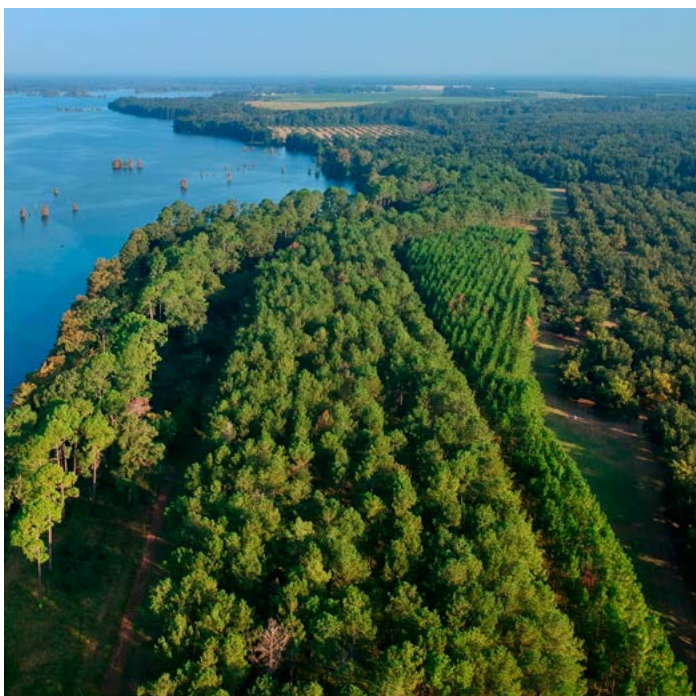
## MADISON COMMERCIAL 13 ACRES LAND/INDUSTRIAL

**12.77 AC • \$300,000 • Madison, FL**

- Madison Commercial 13 is ready for business
- Located on SR 53 in Madison, FL adjacent to the Florida Gulf & Atlantic Railroad
- Convenient to Interstate 10 and US 90

*Greg Driskell & Mark Wirick*





## JW CANNON FARM

**1,676 Acres • Contact Advisor • Cordele, GA**

- 1,840 SF cabin, 1,444 SF office, 2 tenant houses, multiple barns, pecan cleaning facility
- 1.7 miles of frontage on Lake Blackshear and 836 acres of pecans
- Hunting, fishing, ATV/UTV riding, and equestrian

*Todd Davis & Scott McGregor*



## FOREST LODGE FARM

**1,514 Acres • \$5,350,000 • Camilla, GA**

- Excellent timberland
- Plentiful hunting and recreation
- Improved crop field with center pivot irrigation
- Working forest conservation easement in place

*Jeremiah Thompson & Austin Fisher*



## 1,142 ACRES IN WARE COUNTY

**1,142 Acres • \$3,654,400 • Waresboro, GA**

- Numerous places to access the river
- 1,142 ± acres of timberland on the Satilla River
- Timber was harvested about 5 years ago and the upland ground was replanted a year later with loblolly

*Mike Lansdell, ALC*



## GREY HUNT FARMS OF WORTH COUNTY GA

**1,137 Acres • \$7,333,650 • Sylvester, GA**

- Large contiguous acres in Worth County Georgia
- Number one trophy buck county
- Income producing farm with an intensively managed deer herd
- 1,100 acres contiguous
- 4 bedroom mobile home and 50'x75' enclosed shop building

*Mike Matre, ALC, RF, ACF*



## 819 ACRES IN TELFAIR COUNTY

**819 Acres • \$1,965,600 • Lumber City, GA**

- Hunter's paradise with 318 acres of 7-year-old loblolly pines
- Ample wildlife, and creeks including Sugar Creek & Turnpike Creek
- Easily accessed and has multiple power poles running along Neily Wagon Road

*Mike Lansdell, ALC*



## LITTLE BULL CREEK HUNTING AND TIMBER

**459 Acres • \$1,609,615 • Claxton, GA**

- Accessible location from I-16 that provides travel convenience. Located 35 minutes from Statesboro, 1 hour from Savannah, and 3.5 hours from Atlanta
- Property features 308 acres of pine plantation, a 141-acre cypress flat pond, and 10 acres of well-connected roads and food plots
- Excellent deer, duck and turkey habitat with endless hunting possibilities

*Chap Shuman*





## HOUSTON SPRINGS RESIDENTIAL DEVELOPMENT

**450 Acres • \$12,500,000 • Perry, GA**

- Residential Development is a well-located golf course community
- Approximately 280 homes built, and a golf course, clubhouse, tennis court
- 76 remaining improved lots, 64 roughed lots, and approvals for an additional 930 lots, including 180 condos and 156 attached lots
- 27 acres of Commercial on Sam Nunn Blvd

*Jeff Cusson, CCIM & Austin Fisher*



**Under Contract**

## CRISP COUNTY CROP AND TIMBERLAND

**362 Acres • \$2,500,000 • Cordele, GA**

- 60 acres of irrigated cropland, 139.44 acres of non-irrigated cropland, and 163 acres of mature mixed hardwood and pine
- 2 8-inch electric wells
- Pivot is permitted for 650 GPM and the other well is permitted for 500 GPM

*Todd Davis & Tom Tuggle*



## K ROW FARM

**306 Acres • \$2,495,000 • Cairo, GA**

- Unlimited farm and/or nursery opportunities
- Former Monrovia Nursery
- 1,500 SF office, a 45,000 SF packing building with 5 dock-height truck wells, and drive-in access, a 3,000 SF maintenance shop, a 2,500 SF shop, and an employee break facility

*Todd Davis & Carson Futch*

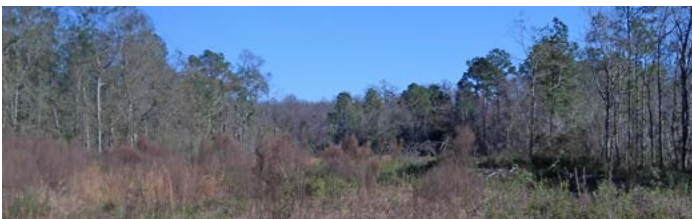


## 246 ACRES IN PIERCE COUNTY

**245 Acres • \$688,800 • Blackshear, GA**

- Over 1.4 miles of river frontage of the Alabama River
- Perfect for hunting, fishing, and a solid timberland investment
- 141 acres of 8-year-old planted Loblolly pine stand
- Great hunting opportunities such as turkey, whitetail deer, along with hogs and other small game

*Mike Lansdell, ALC*



## 203 ACRES IN VALDOSTA

**203 Acres • \$1,224,000 • Valdosta, GA**

- Split by Perimeter Road, a four-lane highway that routes traffic
- It joins Madison Highway (Hwy 31), a four-lane road from I-75 that runs into the south side of Valdosta through the Industrial Park
- Valdosta Regional Airport property is directly across from this undeveloped tract

*Mike Lansdell, ALC*



## FLYNN HUNTING & TIMBER PROPERTY IN LEE COUNTY GA

**196 Acres • \$1,450,400 • Leesburg, GA**

- Deer herd has been on a regular protein-feeding program since 2017
- A healthy wild quail population allows for 10 ± wild quail hunts per year
- Quail are regularly fed via a network of feed trails
- Dove, turkey, and duck hunting

*Mike Matre, ALC, RF, ACF*



**Under Contract**

## FALL LINE RECREATION TRACT

**148 Acres • \$572,957 • Butler, GA**

- Timber investment and excellent hunting and recreational property
- Consists of 69 ± acres of 9-year-old planted pine, 76 acres of natural hardwood/pine, and a 3-acre pond
- Potential to grow 155 whitetail bucks and plenty of turkeys

*Tom Tuggle*



## GREENTREE ROAD SOLAR FARM IN KINGSLAND

**101 Acres • \$750,000 • Kingsland, GA**

- Development property is located in Kingsland within Camden County Georgia
- Conveniently located near all necessary amenities, such as multiple shopping centers, a variety of restaurants, and schools

*Mike Lansdell, ALC*





## CLINCH COUNTY 95 ACRES TIMBER AND HUNTING TRACT

**95 Acres • \$237,500 • Homerville, GA**

- 1,300 ± FT of paved road frontage on Highway 441
- Front of the tract was re-planted 5-6 years ago with slash pine that makes up around 10 ± acres
- Entry level timberland/recreation tract ideal for an investor who is interested in a hunting property with timber

*Mike Lansdell, ALC*



## 160 OLD NESBITT ROAD

**56 Acres • \$395,000 • Cordele, GA**

- Ideal location for hunting and recreational activities
- Rural setting, conveniently close to I-75
- Comprised of a mix of natural pine and hardwood timber
- 27 acres of open old field

*Tom Tuggle*



## BRUSHY CREEK TRACT

**45 Acres • \$252,505 • Ocilla, GA**

- 895 frontage FT on Joe Myrick Rd
- 27.85 acres of mature hardwood and pine, 10.66 acres of 20-year-old planted pine, and 7.4 acres of open land
- Stump Creek runs through the rear of the property
- Lot of possibilities for development, recreation, or homesite.

*Todd Davis & Tom Tuggle*



## DIXIE ROAD FARM

**45 Acres • \$342,225 • Leesburg, GA**

- 35 acres of 20-year-old longleaf pines, 4.3 acres of open land
- 5.77 acres of mixed hardwood and pine
- Great recreational tract and/or homesite county in the state for Big Buck Production
- 100% Upland and is enrolled in Conservation Use until 2027

*Todd Davis*



## 40.76 ACRES NEAR VALDOSTA

**40 Acres • \$459,000 • Valdosta, GA**

- Outside Valdosta, Georgia
- 1,500 ± FT of paved road frontage on Old Clyattville Road
- 7.5 acres of citrus trees, 19 acres of planted slash pine, 8-acre cypress pond

*Mike Lansdell, ALC*



## HIGHWAY 32 DEVELOPMENT

**35 Acres • \$420,000 • Leesburg, GA**

- 100% upland
- Half a mile west of Leesburg, Georgia
- 1,500 ± FT of frontage on Hwy 32

*Todd Davis*



## VINEYARD FARM

**30 Acres • \$300,000 • Ocilla, GA**

- Vineyard Farm consists of 30.9 acres and has great timber
- 27.75 acres of mature hardwood and pine, a 2-acre spring-fed pond
- 1,110 FT on Bee Gum Creek and excellent road frontage
- Timber appraisal estimated \$77,000 in timber value

*Todd Davis & Tom Tuggle*



## IRWIN COUNTY RESIDENTIAL LAND

**18 Acres • \$180,000 • Ocilla, GA**

- Great home site
- 10.81 acres of upland and 7.7 acres of an 11-acre spring-fed pond
- 1,285 FT of frontage on Old Whitley Rd and 765 Ft on Ineva Circle

*Todd Davis & Tom Tuggle*





## ALBANY GA RESIDENTIAL DEVELOPMENT

**17 Acres • \$275,000 • Albany, GA**

- Zoned R-1 and CR which allows for single-family residency duplexes, apartments, townhomes, and Personal Care Homes
- 250 frontage FT on Beattie Rd
- 100% Uplands
- Proximity to retailers, dining, schools, and entertainment

Todd Davis



## HOUSTON COUNTY MANUFACTURED HOME DEVELOPMENT

**14 Acres • \$625,000 • Perry, GA**

- Located on Hwy 41 South in Houston County, Georgia
- Zoned for Perry Planned Unit Development, with a density of 4.6 dwellings per acre
- Development property is also located directly across the street from Georgia's Flat Creek State Park

Tom Tuggle



## LEE COUNTY COMMERCIAL DEVELOPMENT

**10 Acres • \$299,000 • Leesburg, GA**

- Great place for commercial development
- Vacant land and is divided into 2 lots
- Hwy 19 bypass, are located on the north and south ends of the property

Todd Davis



## PERRY, GEORGIA HWY 41 LOT

**3 Acres • \$175,000 • Perry, GA**

- Located less than 4 miles from the Georgia National Fairgrounds
- Less than a mile from Georgia Flat Creek Public Fishing Area

Tom Tuggle



## BAYOU LACOMBE TIMBERLAND & MITIGATION AREA

**3,755 Acres • \$9,370,000 • Abita Springs, LA**

- 45 Minutes from New Orleans
- Excellent hunting opportunities
- 110.2 Mitigation credits remaining

Jeremiah Thompson



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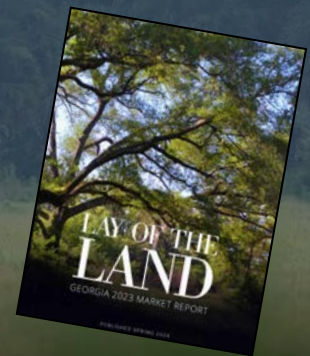
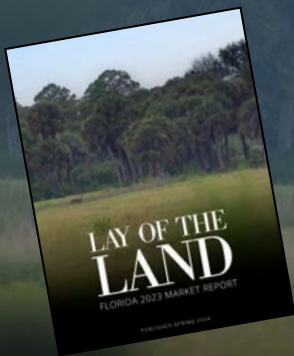
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