

868+- Ranch: Wild Game Hunting with Citrus!

Parnell Road



Hunting Operation:

Ranch has been with same owner for 30+ years managing white tail deer, turkey and hogs in their natural habitat. The white tail management for this ranch has been to not harvest any bucks less than 8 points with horns outside ears. Game biologists have estimated 69+- deer frequent this ranch at any given time with the largest buck harvested last year at 15 points. There are 51 tree stands positioned throughout the property at ideal vantage points with alternate wind positions. Five food plots, hay fields and twelve feeders bring and keep the deer where the hunters need them. The lower game preserve area of oak and cypress creeks provides a sanctuary that stays unharmed so the deer/game stay on the property. The pristine crystal clear creeks are teeming with life such as

numerous crawfish, bass, brim and other species. Quail hunting is also ideal in upland palmetto islands at edge of oak hammocks. Duck hunting for Wood Duck, teal and mallards is located in cypress creeks & ponds. Wild hogs are too numerous to count and frequently have animals in range of 400+-lbs.

The house/ hunter lodging consists of 3500SF home constructed of cement block with high cathedral ceiling towering fireplace, numerous glass windows viewing the majestic oak hammock surrounding this homesite. Granite counters off the formal dining area, 4 bedrooms/4 baths with some bedrooms capable of holding 4 hunters with their own bathrooms. Grill area on porch off the kitchen and large circular concrete fire pit under oaks at side of home/lodge. Large steel equipment barn and extra barn with walk-in cooler. Equipment list of tractor/ implements to be provided within 10 days of achieving a bilateral purchase contract on the ranch.

Tennis court next to the home has been a great place to hold special events. Wedding and other events have been held here at the ranch. Lots of extra lighting makes this a beautiful setting in evenings.

Hay Operation:

50+-Acres of hermathria hay fields (10ac & 40ac) which in it's prime harvested as much as 1200+-bales at a time. Hay barn north of hay fields by the pond. Tractor and baling equipment on ranch (list to be provided).

Citrus Operation:

The permitted and producing citrus grove consists of 105+- total acres which consists of an 8" well and 6 cylinder John Deere pump that can water entire grove at one time or use 4 zones for maximum water output. Starting from the northwest 44+-acres of Hamlin/NE 25+-acres of Valencia/south adjacent is 18+-acre of Hamlin then 10+-acres of lemon (bearzz, eureka, myers). Tractor and equipment on ranch (list to be provided).

There is an additional 4" well not in use at right side of lemon block north of 2 acre stocked pond.

Infrastructure:

The ranch has 1 mile of paved road frontage on Parnell road with ½ mile of paved road to the ranch house & barns. The ranch has fencing and cross fencing with watering tanks and watering ponds for the cattle on the upland portions.

Upon buyer signing confidentiality agreement seller requests all buyer's are prequalified before showing the property.

List Price: \$3,900,000

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