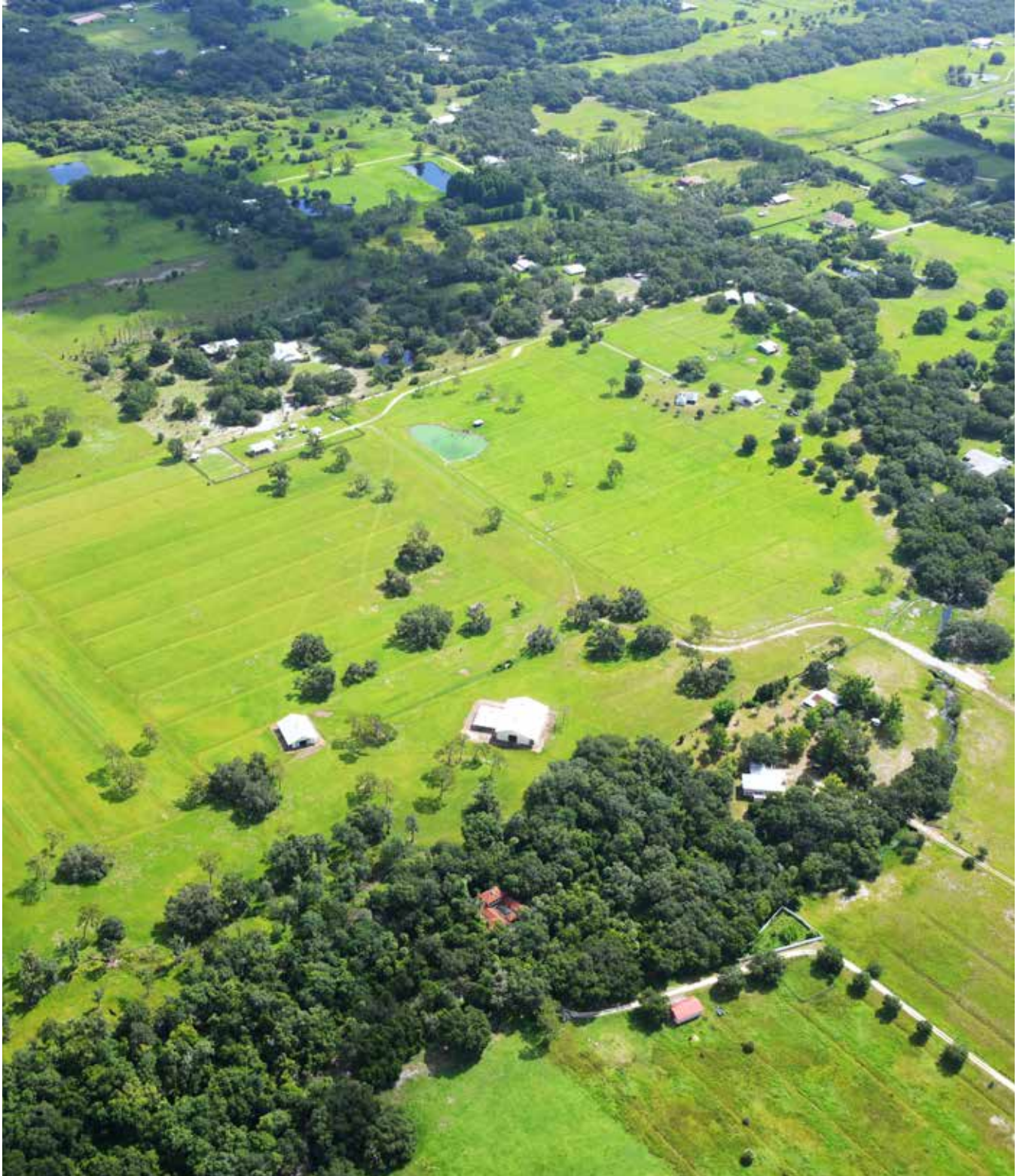


COUNTRY PERFECT GENTLEMAN'S RANCH 82 ACRES OF SECLUDED PRIVACY

GADDY UP RANCH



FULFILLING LIFESTYLE DREAMS


Peter G. Laughlin
GROUP

GADDY UP RANCH

Premier Gentleman's Ranch in Sarasota, quietly removed from the ordinary, yet surprisingly close to in-town amenities. This premium property is located nearly adjacent to Myakka River State Park, just 12 miles to Lakewood Ranch, 13 miles to I-75, and 18 miles to Downtown Sarasota. For convenient travel, private aircraft can land on the site and SRQ International Airport is within 23 miles.

Located in Sarasota County, Gaddy Up Ranch offers a full range of equestrian, ranch, recreational and lifestyle possibilities. The property features fenced and cross-fenced grazing pastures, horse barn, equipment barn, guest house, pole barn and multiple building sites that provide a scenic setting for a private estate home or country cabin. The land spreads out over 82 acres featuring 77 acres of pastures recently revitalized adhering to organic principles. A 215-ft. deep-water well provides potable water to the property with 10/ GPM pump. On-site utilities include underground electric, high-speed fiber optic internet and security cameras.

Improvements include four structures built by the craftsmen of Morton Buildings to the highest standards and 150 MPH wind capacity: 1) 5,400 sq. ft. equipment barn with four electric overhead doors and a single drive-through bay to accommodate a motor coach; 2) 1,296 sq. ft. unfinished gathering house attached to the equipment barn with 11-ft. ceilings, Pella hurricane windows, and accommodations in the adjoining barn for a walk-in refrigerator/freezer and butler's pantry; 3) 2,160 sq. ft. horse barn with six stalls, tack room and office; 4) 1,440 sq. ft. open pole barn for outdoor activities; and 5) Small studio efficiency with full bathroom and catering prep area featuring commercial-grade equipment. Built as a breeding barn, the stalls in the horse barn can be combined for foaling. The tack room and office can easily be converted into stalls to create an 8-stall barn.

While Gaddy Up Ranch has end of the road privacy, it also has easy access. Private Gaddy Up Ranch Road meanders through the property featuring a 90,000-lbs.+ capacity culvert bridge over a tributary to Upper Myakka Lake. The road and bridge provide heavy-equipment access to the interior of the ranch. Nearby "neighbors" include Myakka River State Park, Crowley Museum and Nature Center, Florida Native Plants Nursery, Homestead Hydroponic Farm, Hidden River Fly-In Community, and the planned Terra Nova Equestrian Development. Whether you're a gentleman rancher, an equestrian or just seeking an incredible retreat from the cares of everyday life, this property will definitely suit your needs and exceed your expectations.

Watch video and photos of this property at: GaddyUpRanch.com

GADDY UP RANCH

LOCATION

- Sarasota East County
 - 12 miles to Lakewood Ranch
 - 13 miles to I-75
 - 18 miles to Downtown Sarasota
 - 23 miles to SRQ International Airport
- Nearby “neighbors”
 - Myakka River State Park
 - Crowley Museum & Nature Center
 - Florida Native Plants Nursery
 - Planned Terra Nova Equestrian Development

LAND FEATURES

- 82.6 acres total
- 77 acres of pasture recently revitalized using organic principles
- Fenced and cross-fenced grazing pastures
- Private aircraft can long on property

UTILITIES

- 215-ft. potable deep-water well with 10/GPM pump
- New septic tank and drain field (2016)
- Underground electric
- High-speed fiber optic internet
- Full motion HD PTZ and fixed security cameras

BUILDINGS

- Designed and built by Morton Buildings to 150 MPH wind capacity
- **Equipment Barn**
 - 5,400 sq. ft.
 - 4 electric overhead doors
 - Drive-through bay to accommodate motor coach
 - Preconfigured to accommodate walk-in refrigerator/freezer and butler's pantry
- **Multi-Purpose Gathering House**
 - 1,296 sq. ft. unfinished space
 - Attached to equipment barn
 - 11-ft. ceilings
 - Pella hurricane windows
- **Horse Barn**
 - 2,160 sq. ft.
 - 6 stalls
 - Stalls can be combined for foaling
 - Office and tack room (can be converted into 2 additional stalls)
- **Pole Barn**
 - 1,440 sq. ft.
- **Studio Efficiency**
 - Full bath
 - Catering prep area with commercial grade equipment





GADDY UP RANCH

6-stall barn with office and tack room



GADDY UP RANCH

Equipment barn and multi-purpose gathering house







GADDY UP RANCH

Private road featuring 90,000-lbs.+ capacity culvert bridge









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Items depicted and described on this feature sheet, unless fixed to the property, do not convey. Stated dimensions are measured to the interior walls using a hand-held laser measuring device, and are included as general information only. Dimensions are deemed reliable, but not guaranteed, and should be independently verified.