

ABINGTON RANCH

OKEECHOBEE, FL | OKEECHOBEE COUNTY

3,656 ± ACRES TOTAL



Abington Ranch is a 3,656-acre secluded family retreat that offers many uses. Whether you want agricultural farming and ranching, or a recreational family haven, this ranch offers you a little bit of everything.

For decades, excellent management has kept these vast native pastures in great condition, allowing for proper rotational grazing of the cattle while maintaining an ecosystem that supports thriving native wildlife. Currently, Abington Ranch holds about 500 head of cattle with the potential to increase herd production given the qualities of this immaculate Florida land.

Surrounded by the Kissimmee Prairie State Park, this rich ecosystem supports a large wildlife population. As the sun sets in the evening, whitetail deer start filtering out from every corner of the ranch into the open pasture.

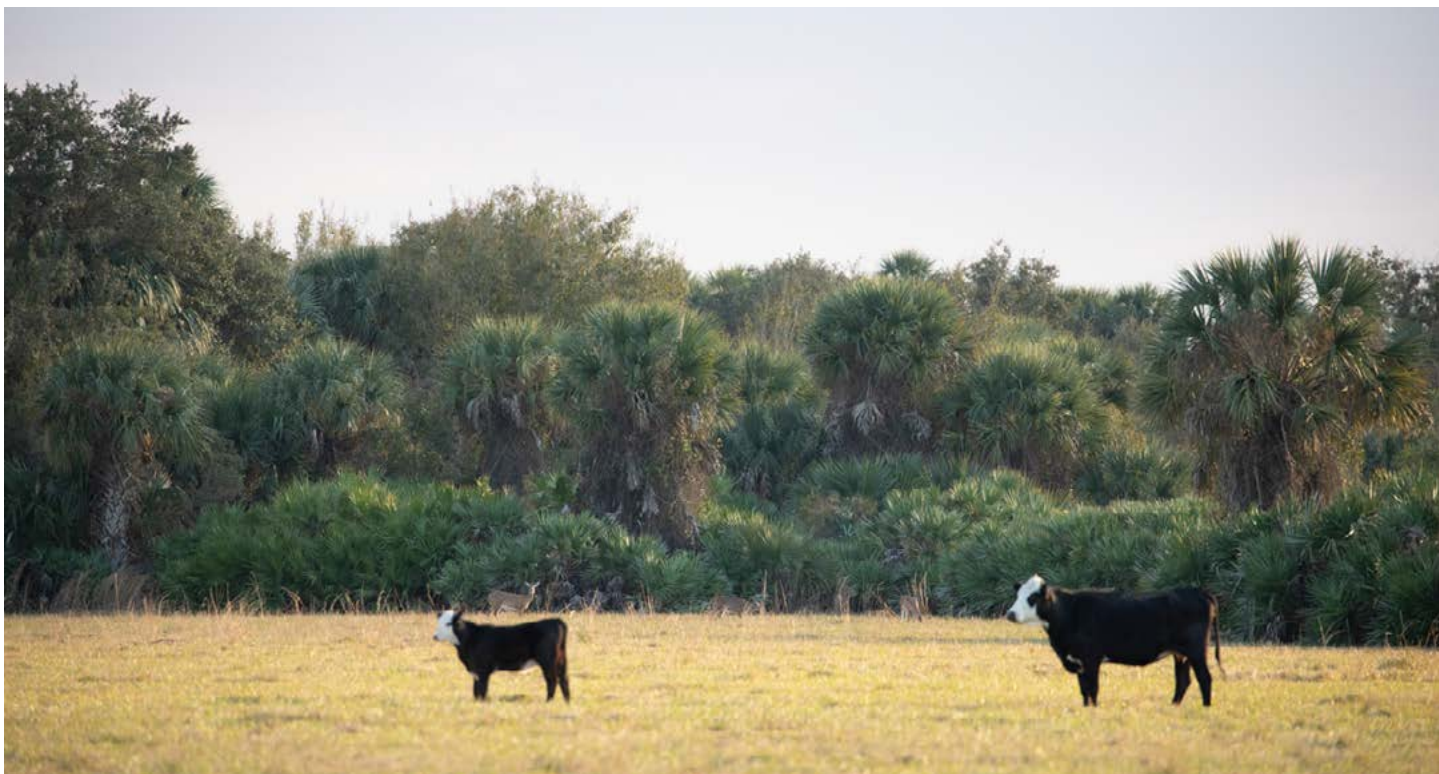
At any time of the day, Osceola turkeys can be seen in the pasture, woods or even right at the doorsteps to the lodge! Recreational opportunities are right at your front door at any time of the day.

Old oak trees and cabbage palms lead you to unwind from the day on the large front porch of the nearly 9,000 SQ FT lodge. This 5-bedroom family lodge has an open living room, fireplace, and a pool.

Just a few feet away from the lodge is a small pond with a well-kept dock and boat lift. Other amenities on the property include an airboat camp, 3,200 FT grass airstrip, horse barn, fenced horse pastures, multiple barns, and cow pens. Abington Ranch has all the amenities perfect for spending quality time with family and friends.







SPECIFICATIONS & FEATURES

Acreage: 3,656 ± acres

Sale Price: \$12,777,720

Price per Acre: \$3,495

County: Okeechobee

Water Features: Several small ponds

Predominant Soil Types:

- 33% Floridana
- 32% Valkaria
- 21% Myakka
- The remaining soils are Immokalee, Parkwood, Bassinger and Ft. Drum Fine Sand.

Uplands/Wetlands: 2,157 ± AC Uplands, 1,499 ± AC Wetlands

Irrigation/Wells: Permitted for 3 - 2" wells and 1 - 8" well

Water Source: Well and septic

Potential Recreational Uses: Hunting and fishing

Game Populations: Deer, turkey, hogs and quail

Fencing: Fenced and cross fenced

Current Use: Pasture, agriculture

Conservation Easement: The property does not have a conservation easement. However, due to the neighboring state park the owner could potentially sell a conservation easement.

Structures/Amenities:

- 8,854 SF 5 bedroom lodge with an open living room, fireplace, and a pool.

Outdoor Area Include:

- Dock
- Boat lift
- 3,200 FT grass airstrip
- Horse barn
- Fenced horse pastures
- Multiple barns

Additional Structures Include:

- Cow pens
- Small airboat camp

Taxes:

Land = \$6,778.04

Lodge = 6,773.89

Total = \$13,551.93

Dispersed Water Project: The land owner stores water on 105 ± acres of the property and receives \$30,000 dollars from the South Florida Water Management District on an annual basis.

LOCATION & DRIVING DIRECTIONS

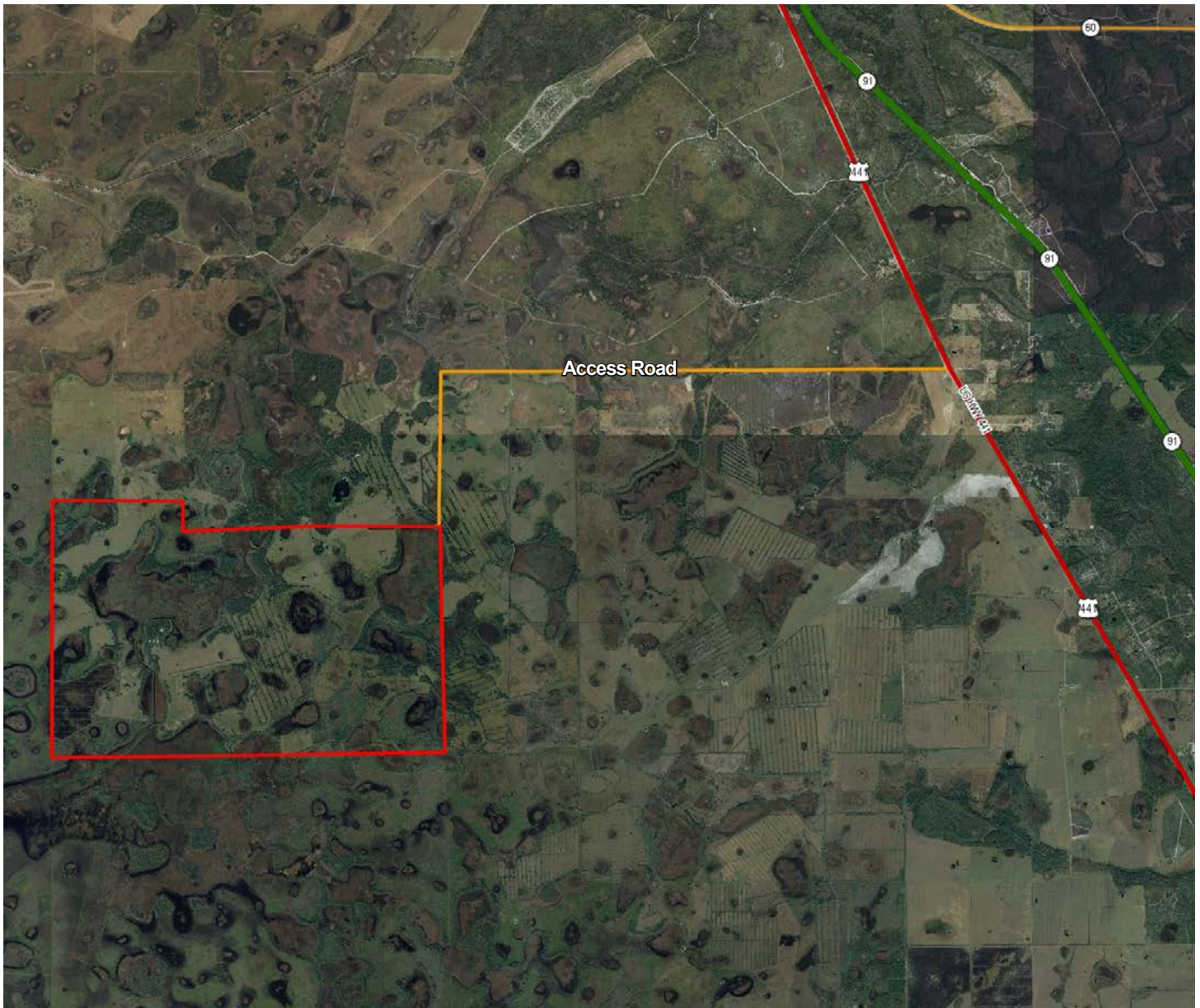
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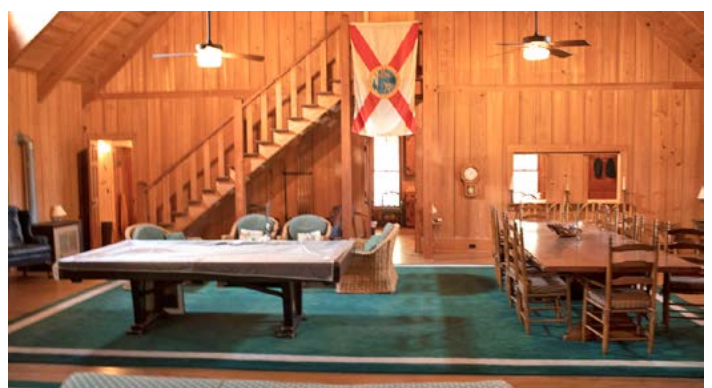
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Driving Directions:

- From the intersection of Highway 60 and State Road 441 turn south and drive for 4 miles
- A shell rock road will be on the west side of the road
- Turn on that and follow it for 4 miles
- Turn south and travel 1.4 miles until it dead ends into the property.

Showing Instructions: Contact the listing agents for more information.





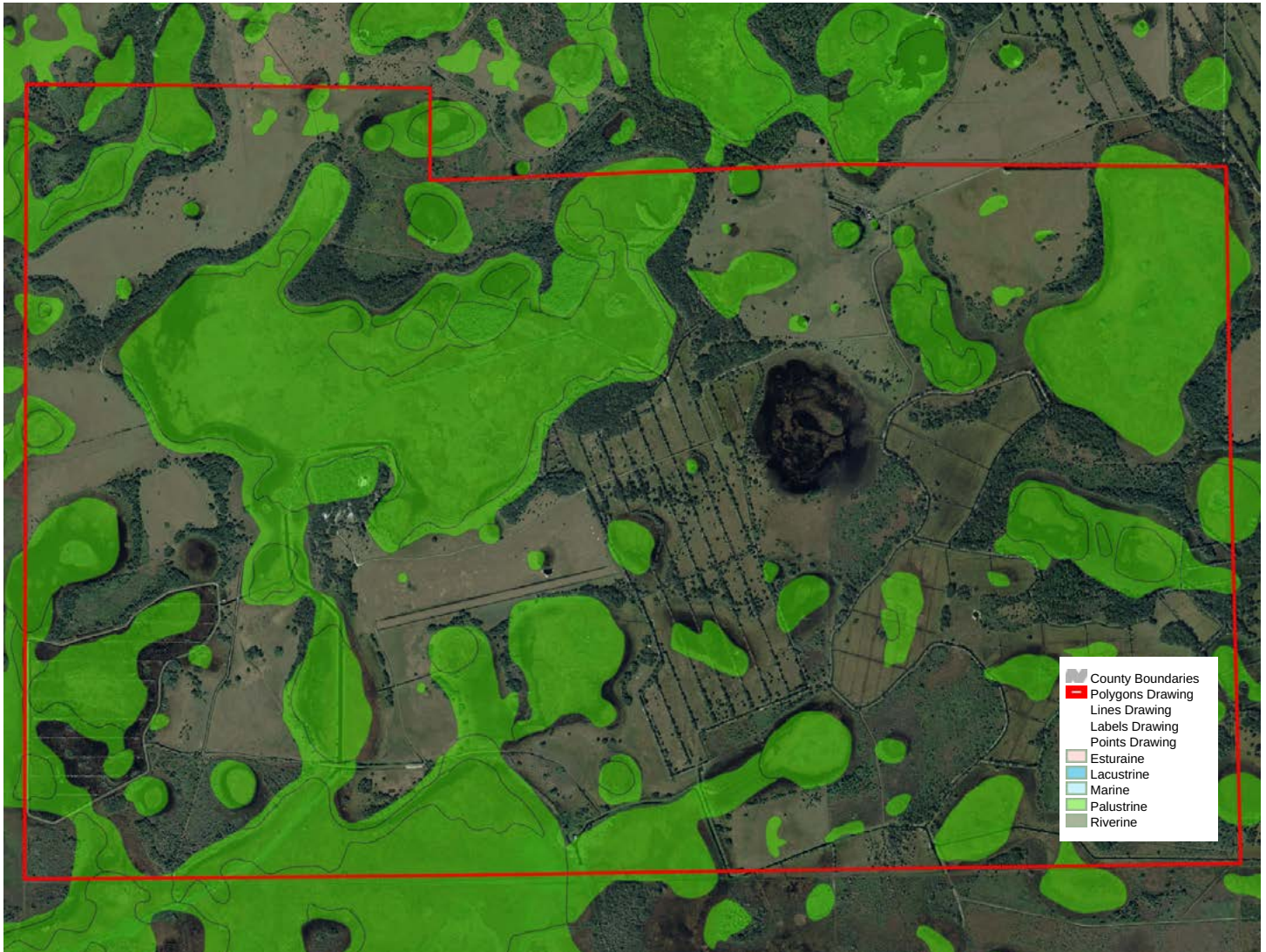


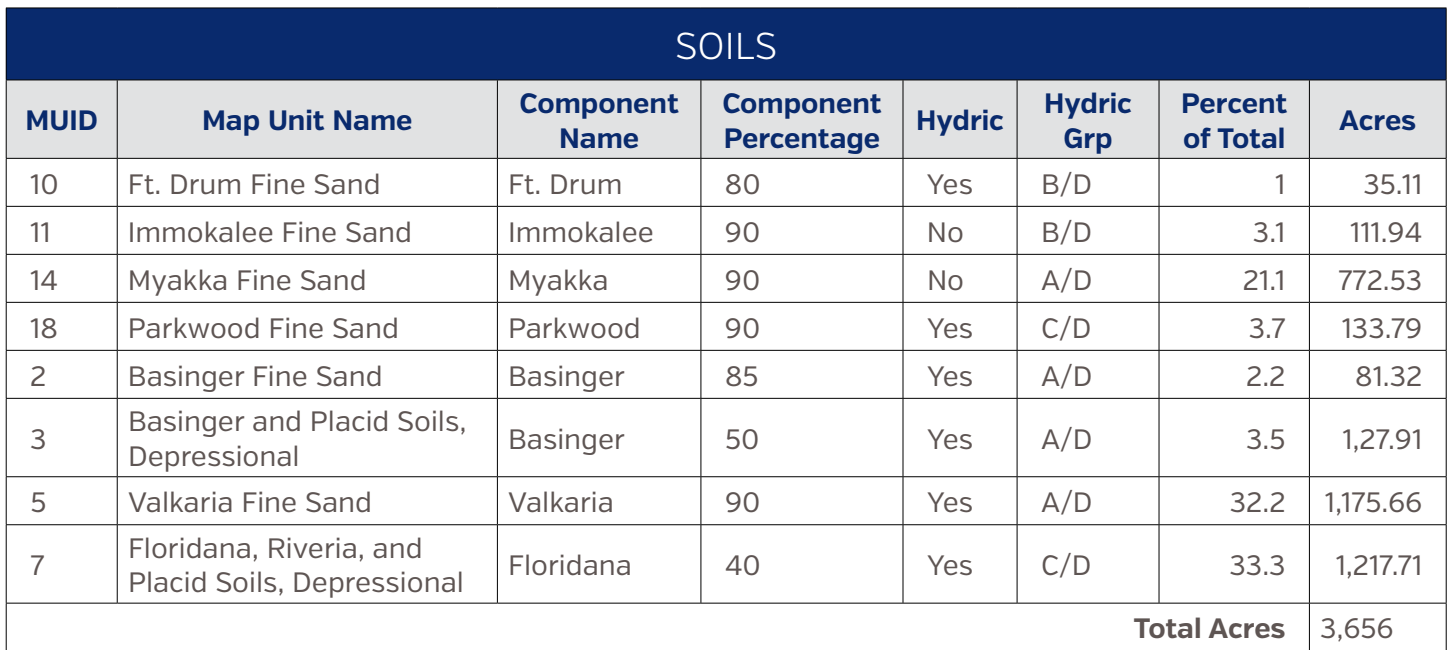
DISPERSED WATER MANAGEMENT

The Dispersed Water Management Project spans 105 ± acres and is located in the southwest corner of Abington Ranch. The South Florida Water Management District (SFWMD) pays \$30,000 dollars a year to the land owner for storing the water on the property. This contract is guaranteed to the land owner for 10 years and was signed in 2014 and will continue through 2024.



WETLANDS MAP

















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Visit SVNsaunders.com and search for: **Abington Ranch**

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