

LAND FOR SALE

SECTION 28

OX POND ROAD

Kenansville, FL 34773

LISTED BY:

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**SALE PRICE****\$1,855,360****OFFERING SUMMARY**

ACREAGE:	640 Acres
PRICE / ACRE:	\$2,899
CITY:	Kenansville
COUNTY:	Osceola
PROPERTY TYPE:	Ranch & Rec, Conservation Easement

PROPERTY OVERVIEW

Section 28 is 640 acres located in Osceola County. This tract is situated West of Highway 441 and East of the Florida Turnpike. This ranch shares a common border with the 63,000 acre Three Lakes Wildlife Management Area to the South. The other boundaries are all shared by privately owned ranches that are all well over 1,000+ acres. The property is currently perimeter and cross fenced and has a penning lane in place for moving cattle easily. All fence is 5-strand barbed wire fence and is in excellent condition. This area has historically been known for excellent deer genetics and is teeming with game. Many landowners in this area work together in efforts of growing and harvesting quality deer. The pictures in this property flyer are a testament to the management and selectiveness that has taken place in this area for years.

This ranch is encumbered by a NRCS WRE but has two 20 acre cut-outs on the north end of the property that are unencumbered. These would make excellent areas for structures, barns, etc. both of which have power running along their northern boundary. Hunting, running cattle, and recreational activities are all permitted on the remaining encumbered land. This parcel is 97% upland and is mostly semi-improved pasture with scattered heads of woods and trees throughout. Prescribed fire and other land management activities have been practiced by the current owners. If you are looking for a tract to be able to grow large deer, ranch, and have privacy and seclusion this is the one for you. All located less than an hour from Orlando at that.

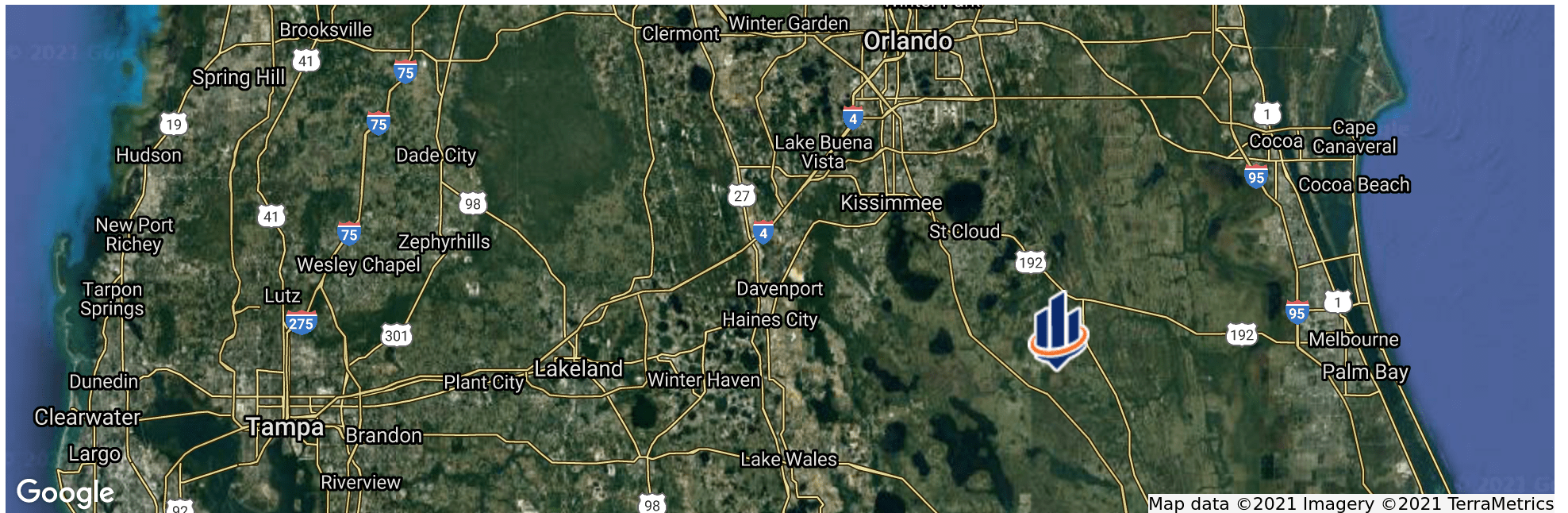
SPECIFICATIONS & FEATURES

LAND TYPES:	• Conservation Easement • Ranch
UPLANDS / WETLANDS:	Uplands 97% / Wetlands 3%
SOIL TYPES:	• Smyrna Fine Sand • Myakka Fine Sand • Basinger Fine Sand • Wauchula Fine Sand • Basinger Fine Sand-Depressional
TAXES & TAX YEAR:	\$1,974.37 for 2020
ZONING / FLU:	Zoning: AC / FLU: Rural Agriculture
LAKE FRONTAGE / WATER FEATURES:	Interior ponds for cattle.
WATER SOURCE & UTILITIES:	Power running along the northern boundary of the property.
FENCING:	5 strand barbed wire fence. Perimeter and cross fenced with a penning lane for moving cattle.
CURRENT USE:	Hunting, cattle, and recreation.
GRASS TYPES:	bahia and native type grasses.



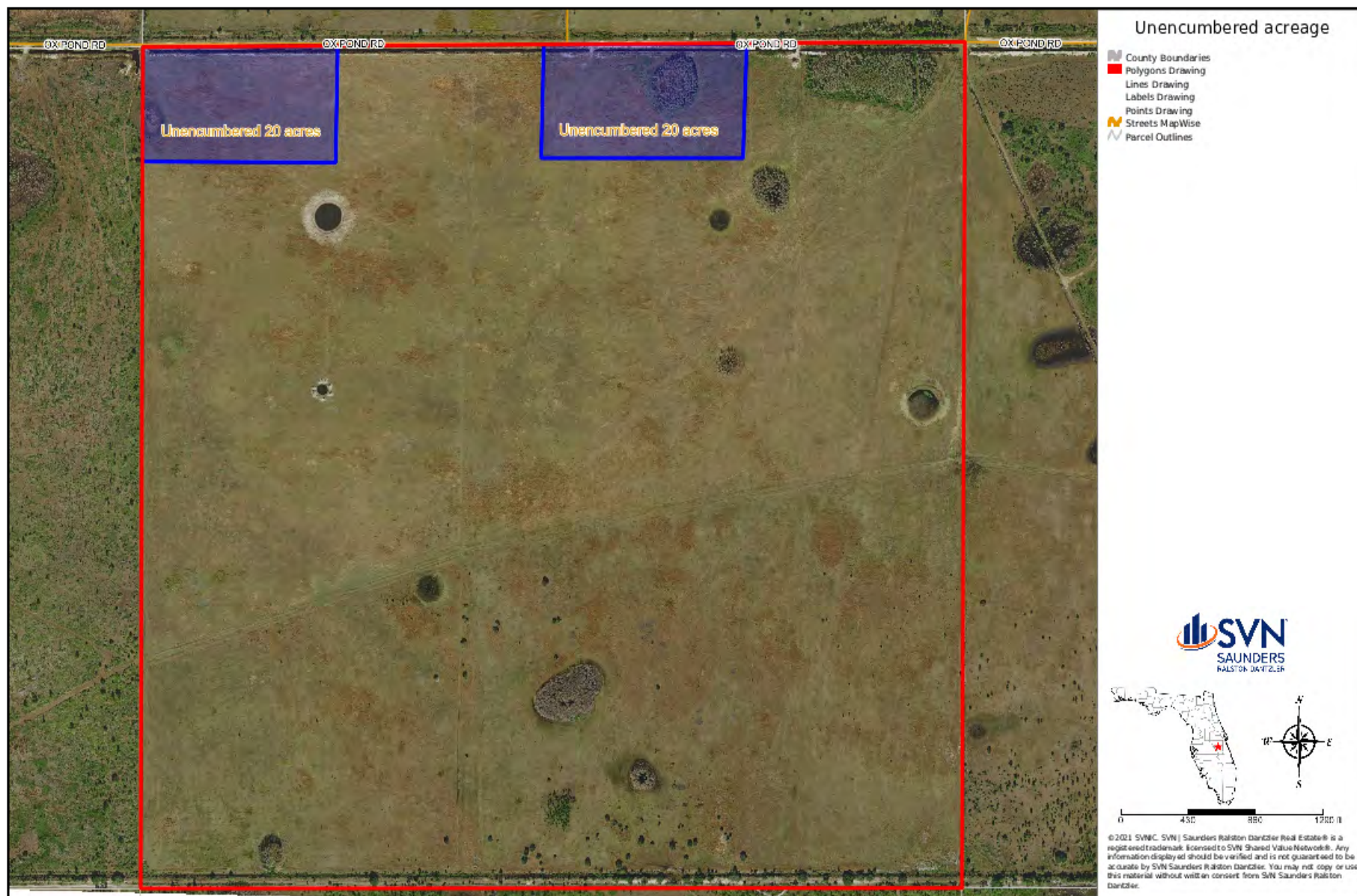
LOCATION & DRIVING DIRECTIONS

PARCEL:	28-28-32-0000-0010-0000
GPS:	28.0264393, -81.1173325
DRIVING DIRECTIONS:	From the North - From 192 in Holopaw take 441 south for 8.7 miles to Ox Pond Road; From the South - From Kenansville take 441 north for 11 miles to Ox Pond Road
SHOWING INSTRUCTIONS:	Please contact Zeb Griffin and David Hitchcock.





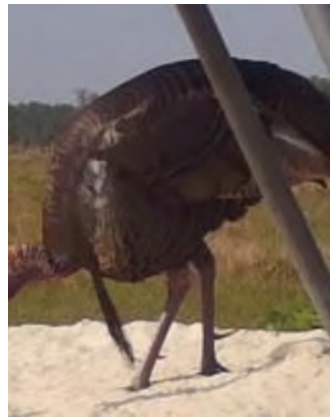






















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