

BROWNING RANCH

WEBSTER, FL | SUMTER COUNTY

275 ± AC



Browning Ranch is an outdoor enthusiast's dream with fishing, hunting, and recreational opportunities. This land has been in the same Florida Pioneer family since the 1800s.

The north end of the ranch features two crystal clear fishing pits that total 35 ± acres. The family, over the years, has had many fond memories catching fish out of them. The north end of the property provides some stunning elevation changes and great views over the two large lakes.

As you head south, the ranch rolls of into large hammocks full of massive granddaddy live oak trees. Cabbage palms and pines are also scattered throughout. Nestled between the oak hammocks,

there are a handful of pastures and prairies. Wood ducks and teal are seen frequently using these small ponds and prairies. Turkey and deer are also commonly seen browsing through these areas as well.

Browning Ranch has the seclusion and privacy that a sportsman desires but is only minutes from Highway 50 and sits just outside Webster. The property is easily accessed off of CR 707 and has 2,660 feet of hard road frontage. Tampa, Orlando, Lakeland, and Ocala are all just an hour's drive from the ranch. The location and proximity make this property ideal for a family recreational retreat while not far from the comforts of home.





SPECIFICATIONS & FEATURES

Acreage: 275 ± AC

Sale Price: \$2,062,500

Price per Acre: \$7,500

Site Address: CR 707, Webster, FL 33597

County: Sumter

Lake Frontage: 35 ± AC lake and fishing pit

Road Frontage: 2,660 FT on CR 707

Predominant Soil Types: Ft. Green Fine Sand, Floridiana Mucky Fine Sand, Paisley Fine Sand, and Pits-Dumps Complex

Uplands/Wetlands:

- 182.9 ± AC uplands
- 92.2 ± AC wetlands (35 AC lake)

Grass Types: Bahia and native type grasses

Game Populations: Deer, turkey, and hogs

Conservation Easement: No

Structures: Cowpens with load out access off of CR 707

Future Land Use: (AGR) 1 DU/10 AC



Zoning: A10C

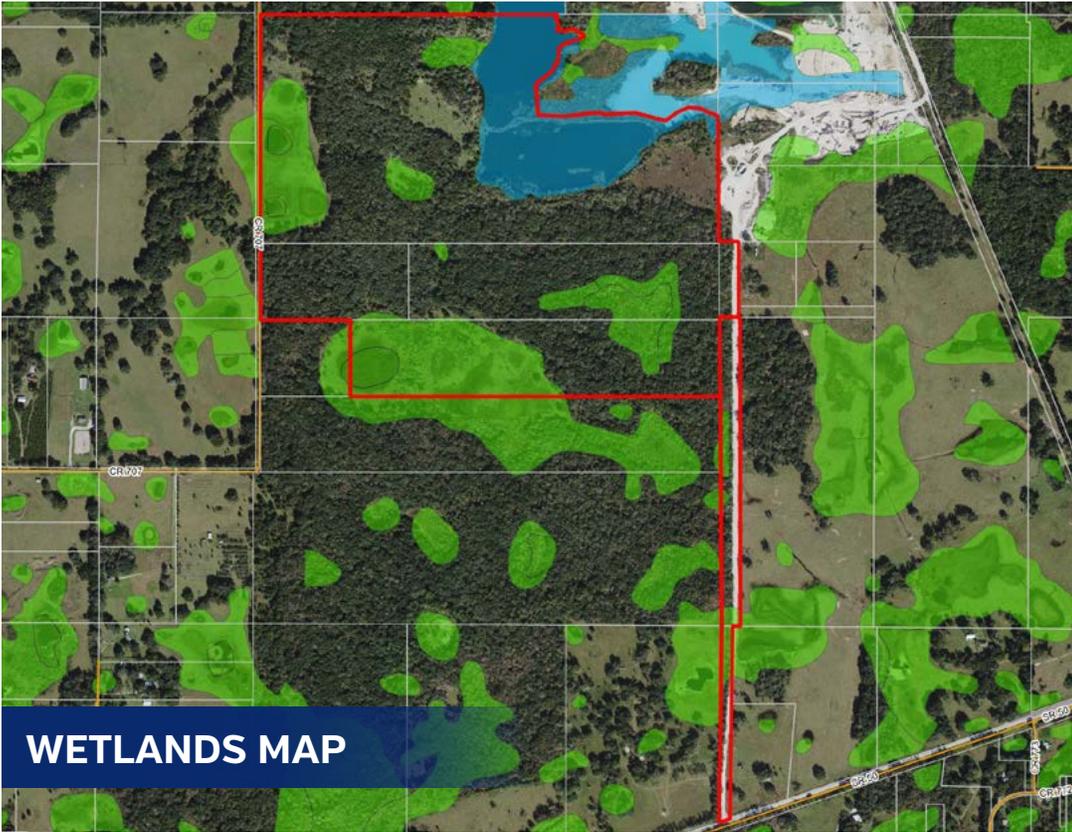
Current Use: Cattle ranch and recreational property

Infrastructure: Fencing and cattle pens

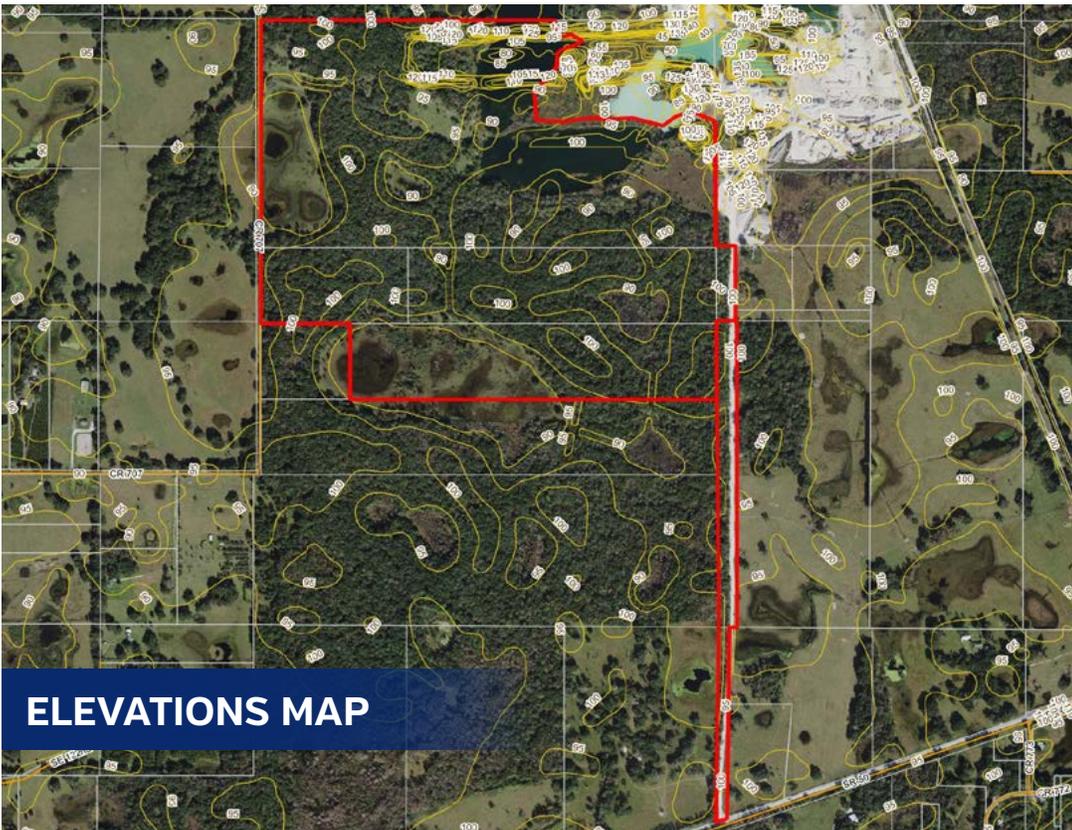
Taxes: \$1,559 (2020)

Fencing: Barbed wire fence

Potential Recreational Uses: Hunting, fishing, ranching, and a recreational retreat



WETLANDS MAP



ELEVATIONS MAP

LOCATION & DRIVING DIRECTIONS

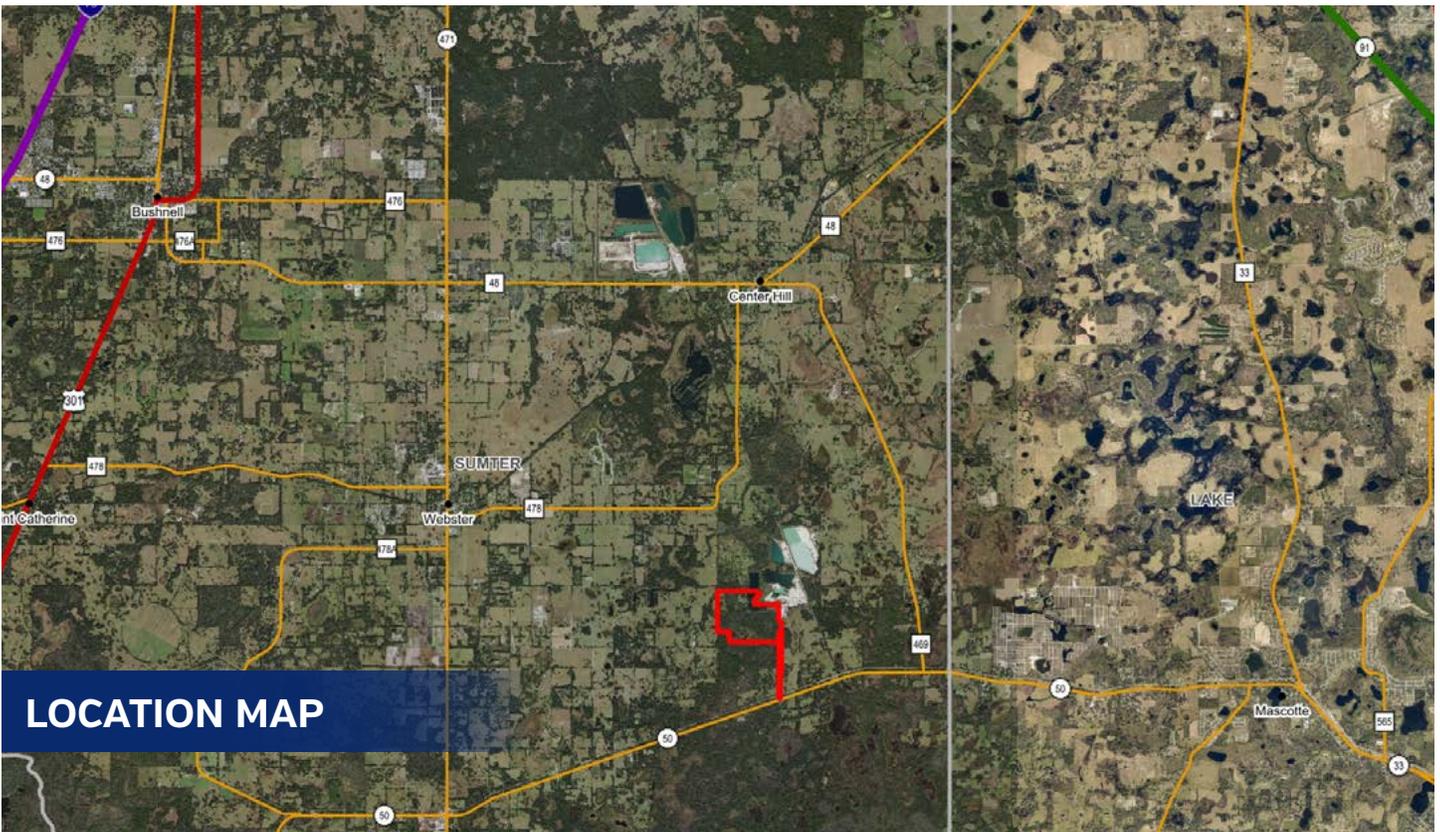
Parcel IDs: T10-001, T10-012, T10-013, T10-010, T11-020, T11-010, T14-036

GPS Location: 28.594035, -82.000635

Driving Directions:

- Coming from the South- take State Road 50 until turning north onto CR 711
- Take Cr 711 for 1.1 miles
- Turn east on to CR 707 for 1.2 miles
- The gated entrance will be on your right

Showing Instructions: Contact the listing advisor, Zeb Griffin, 352.630.7547.









1723 Bartow Rd | Lakeland, Florida 33801

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Stunning elevation changes and great views over the two large lakes
Minutes from Highway 50 and sits just outside Webster

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

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