

WITHLACOOCHEE RIVER RANCH

Beautiful Hunting and Recreational Retreat

354 ± Acres • Floral City, Florida • Citrus & Hernando County



ZEB GRIFFIN, ALC

Advisor

352.630.7547

zeb.griffin@svn.com





**SALE PRICE****\$4,000,000****OFFERING SUMMARY**

| | |
|-----------------------|--|
| ACREAGE: | 354 Acres |
| PRICE / ACRE: | \$11,299 |
| CITY: | Floral City |
| COUNTY: | Citrus and Hernando |
| PROPERTY TYPE: | Waterfront, Ranch/Recreation, Timberland |

PROPERTY OVERVIEW

Withlacoochee River Ranch is 354 ± acres of exceptional ground located in Citrus and Hernando County. This ranch has it all from a habitat standpoint. Improved pasture, merchantable pine timber, and roughly 1.5 ± miles of Withlacoochee River Frontage. Large oak hammocks run parallel the river providing game a major travel corridor. These oak hammocks fall off into the river swamp along the banks of the Withlacoochee.

The stretch of the river that adjoins the subject property remains undeveloped and unspoiled by man. The planted pine timber on the property provides an agricultural exemption from a tax perspective.

The ranch has five older residential dwellings on site that could be used for personal use or could provide housing for a caretaker or employees. There are also multiple barns and other structures on site for housing equipment, personal items, etc. The north end of the property provides access to 2 small ponds that provide fishing and swimming opportunities. There is also some equipment included in the sale. All dwellings, structures, and equipment convey as is. Contact Zeb for more details and specifications.

Withlacoochee River Ranch also has multiple amenities that allow one to enjoy the river itself. There is a dock, cabin, and Old Florida-style cookhouse that all sit right on the banks of the Withlacoochee. This unique part of the ranch would make an excellent spot for entertaining guests, holding family functions, or gathering with friends. Withlacoochee River Ranch sits just under an hour from Tampa, 15 minutes from Brooksville, and 13 minutes from I-75. If you are looking for a land investment with a multitude of recreational qualities, look no further.



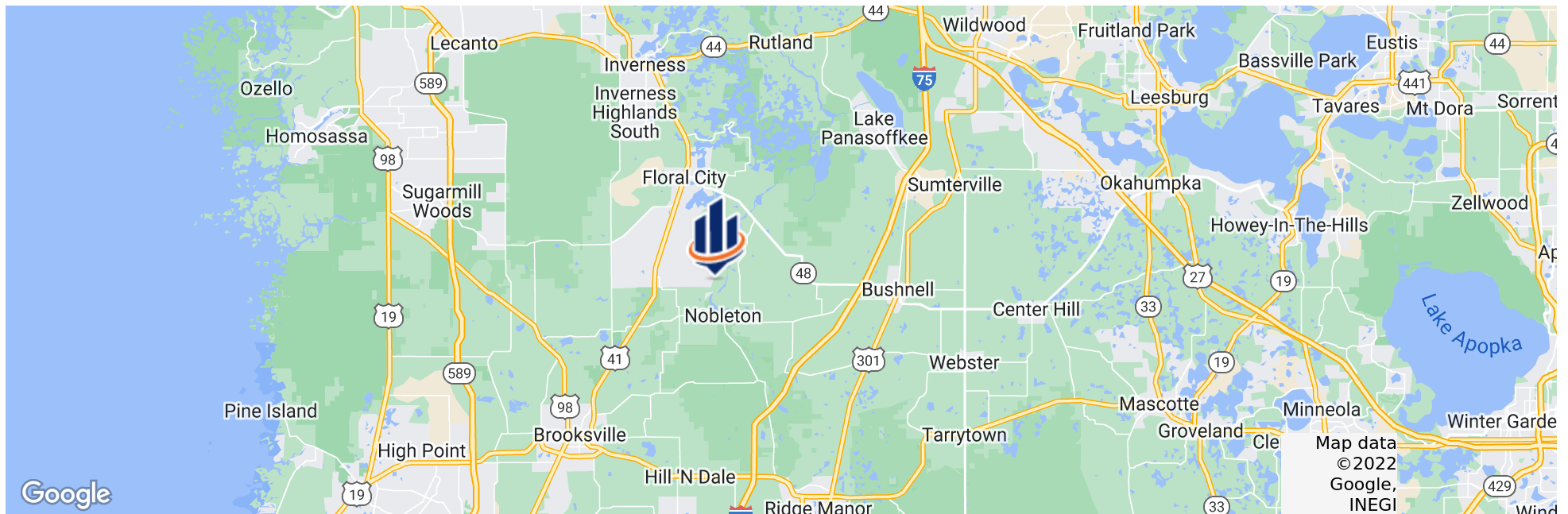
SPECIFICATIONS & FEATURES

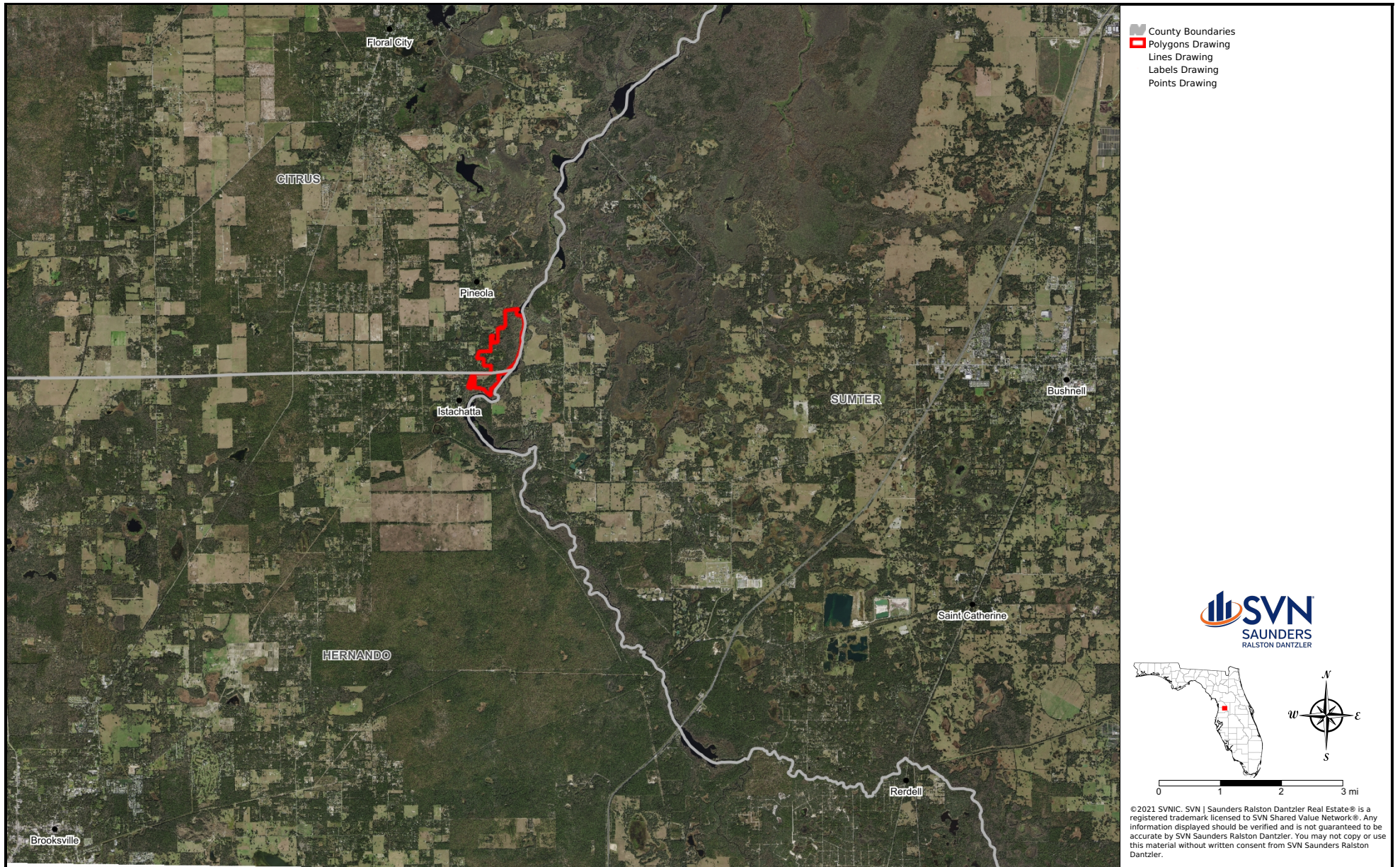
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| LAND TYPES: | <ul style="list-style-type: none"> • Conservation Easement • Hunting & Recreation Properties • Ranch • Timberland • Waterfront |
| UPLANDS / WETLANDS: | 227 ± Upland Acres / 127 ± Wetlands Acres |
| TAXES & TAX YEAR: | \$8,209.37 for 2022 |
| ZONING / FLU: | Zoning: Citrus County - CL & CLR; Hernando County - AG & R1A / FLU: Citrus County - CL; Hernando County - Rural |
| WATER SOURCE & UTILITIES: | Power On Site & Multiple Wells |
| ROAD FRONTAGE: | Access from E New Hope Ct., E Lazy Oak Dr., and Peterson Camp Rd |
| CURRENT USE: | Recreational Retreat |
| GRASS TYPES: | Bahia Type Grasses |
| POTENTIAL RECREATIONAL / ALT USES: | Hunting, Fishing, and a Secluded Recreational Retreat |
| STRUCTURES & YEAR BUILT: | <ul style="list-style-type: none"> • 1940 - 672 SF - 1 bedroom / 1 bath • 1920 - 571 SF - 1 bedroom / 1 bath • 1968 - 832 SF - 1 bedroom / 1 bath • 1940 - 1092 SF - 2 bedroom / 1 bath • 1975 - 651 SF - 1 bedroom / 1 bath |
| GAME POPULATIONS INFORMATION: | Deer, Turkey , and Hogs |

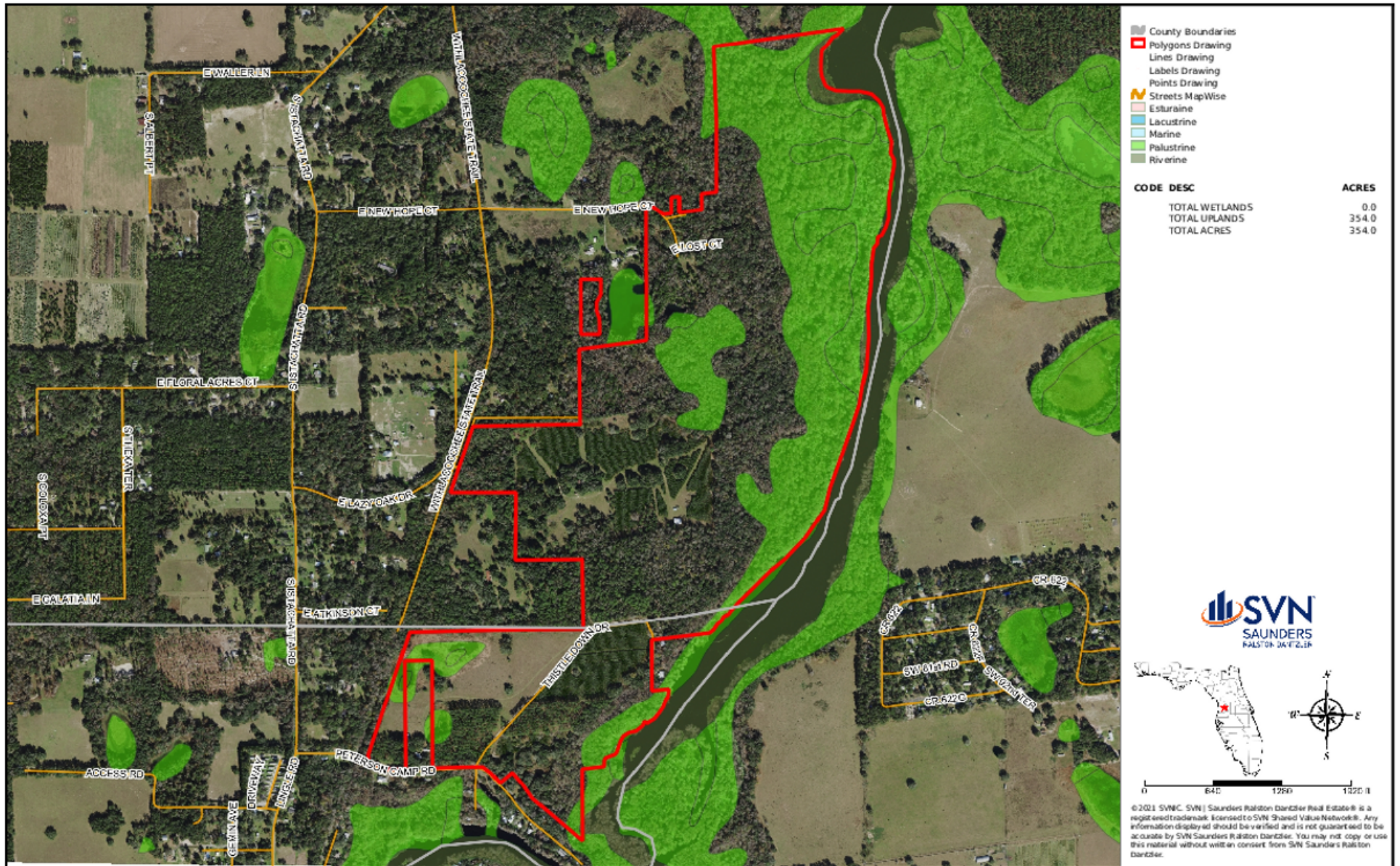


LOCATION & DRIVING DIRECTIONS

| | |
|------------------------------|------------------------------------|
| PARCEL: | Multiple in Citrus and Herr County |
| GPS: | 28.6705506, -82.26897029 |
| DRIVING DIRECTIONS: | Contact Zeb Griffin |
| SHOWING INSTRUCTIONS: | Contact Zeb Griffin 352.63 |





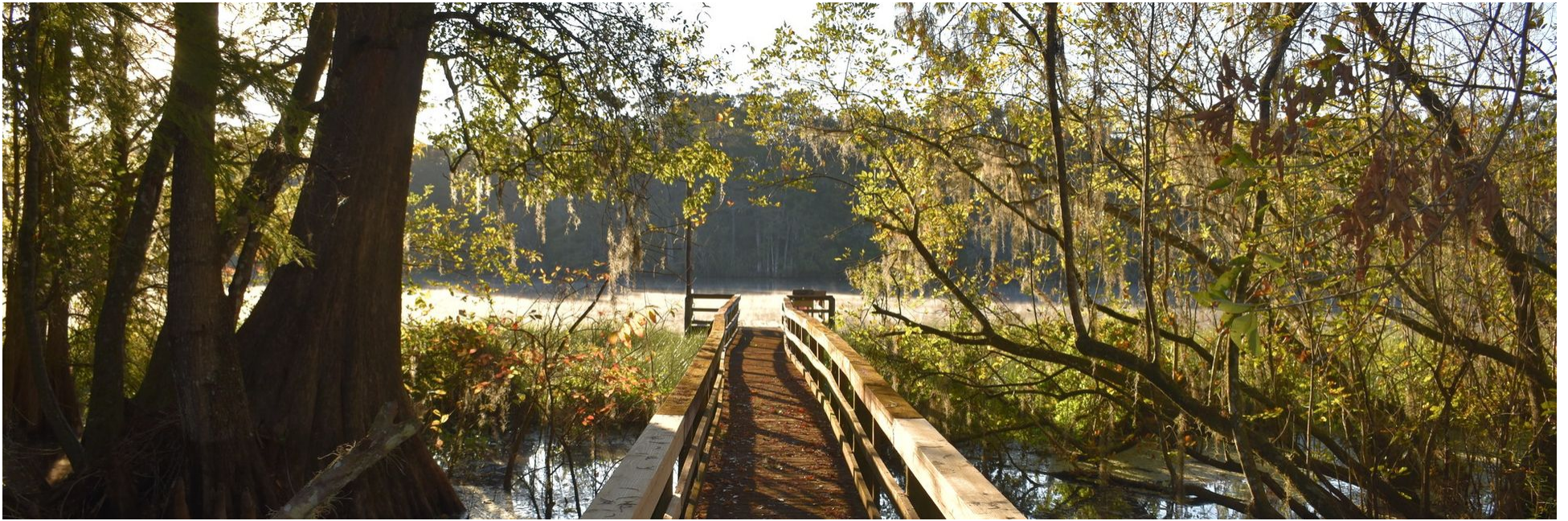














Home and barn on 6 ± contiguous acres also available, ask the Advisor for more details



















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Advisor

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PROFESSIONAL BACKGROUND

Zeb Griffin is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. Zeb believes that to best serve our clients, we must first comprehensively understand the land and all operations that take place on it.

Growing up, Zeb was actively involved in his family's cow/calf operation on leased and family land in both Lake and Sumter Counties. He holds a Bachelor of Science degree in Diversified Agriculture with a minor in Ag Business from Abraham Baldwin Agricultural College (ABAC). During his years at college, Zeb worked at a hay and cattle operation and a chemical and fertilizer company in South Georgia. At ABAC, he was very active and held leadership positions in Alpha Gamma Rho professional agricultural fraternity and regularly attended the Collegiate Cattleman's Association. Zeb also did summer internships on commercial and purebred cattle operations back home in Florida during his summers in college.

In his time at SVN | Saunders Ralston Dantzler Real Estate, Zeb has successfully transacted thousands of acres. The bulk of that acreage has been hunting, agricultural, and ranch land with roughly half of which being encumbered by various types of conservation easements. Many of these transactions also included cattle, equipment, etc. Zeb understands that each parcel is unique and enjoys working through challenges to ultimately accomplish his clients' goals. Zeb has advised and walked private landowners through access issues, outstanding mineral rights, discrepancies with adjoining landowners, and conservation easements in order to accomplish their objectives.

On the contrary, Zeb has also represented governmental entities on land dealings as well. Zeb has done numerous deals for SWFWMD (Southwest Florida Water Management District) All of the transactions involved placing surplus district held parcels back in the hands of private individuals. All of these transactions had conservation easements recorded simultaneously with the closing of the property. These transactions have many moving parts and unique timelines. Zeb has successfully been able to bridge the gap between the private and public sector to be able to get these deals done.

In 2022, Zeb received his "ALC" or Accredited Land Consultant designation. This designation requires individuals to have a land portfolio of \$10 million or more in sales volume. The designation holders are also required to take 56 hours of land related courses. He looks forward to using this education to further assist his clients in their land needs.

Zeb is a native Floridian who has a passion for the wildlife, agriculture, and native landscapes of old Florida. At a young age, he had a deep reverence for land and land ownership instilled in him. He feels this has carried over to his professional career. Zeb's family has had a history of land ownership and other real estate investments. He understands the generational sweat equity that is often put into these farms, ranches, and investments. He also understands the emotional and sentimental value that owners can have for their land. When representing a landowner, Zeb strives to treat the property and the deal as if it was his own.

Zeb currently lives on and manages several hundred acres of native and ranch land in Lake County. He also assists with land management efforts as a part of Saunders Property Management, LLC, a sister company. Saunders Property Management currently manages roughly 27,000 acres of citrus, cattle, sod, native, and timber land.

When he is not working on land deals, you can find Zeb in the woods. He is an avid deer, duck, and turkey hunter and loves to hunt in the state of Florida. As Zeb has grown older, he has found enjoyment in managing land for wildlife just as much as hunting itself.

Zeb specializes in:

- Ranch Land
- Hunting and Recreational Properties
- Agricultural Properties
- Less Than Fee Transactions

SVN | Saunders Ralston Dantzler

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For more information visit SVNsaunders.com

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