

# Saddle Ridge Ranch

*Pristine, Well-kept Ranch with a 3,700 SF Home*  
1,135 ± Acres • Lake Placid, Florida • Highlands County



**KEAT WALDRON, ALC**

Senior Advisor

863.214.3410

[keat.waldron@svn.com](mailto:keat.waldron@svn.com)















Sale Price **\$12,600,000**

**OFFERING SUMMARY**

Acreage: 1,135 Acres  
Price / Acre: \$11,101  
City: lake placid  
County: Highlands  
Property Type: Land: Conservation Easement, Equestrian, Farms & Nurseries Properties, Land Investment, Ranch, Residential Development

**PROPERTY OVERVIEW**

This pristine, well-kept ranch, located in the heart of Florida comes with a 4 bed 5 bath 3,700 square foot home, over one mile of paved roads and five miles of improved roads, drainage systems, 22 man-made ponds, and beautiful oak hammocks along with open native range pastures that complement the Fisheating Creek ecosystem that make up this beautiful central Florida corridor. Due to the exclusive location and wildlife in the area, this ranch is a prime candidate for a conservation easement, creating the opportunity for a future landowner to recoup some of their initial purchase. As part of a once planned development, this property comes turnkey with all of the engineering and plans approved to sell 100 individual lots as well, making this ranch a multi-versatile property in which a landowner can make a great investment while enjoying the many beautiful aesthetics of the land.



# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:

- Conservation Easement
- Equestrian
- Farms & Nurseries Properties
- Hunting & Recreation Properties
- Land Investment
- Ranch
- Residential Development

Uplands / Wetlands:

770 ± acres of uplands & 365 ± acres of wetlands

Soil Types:

Predominantly Myakka and Pineda Sand

Taxes & Tax Year:

Total Taxes for 2022: \$13,433.11

Zoning / FLU:

Agriculture

Lake Frontage / Water Features:

22 man-made ponds

Water Source & Utilities:

2 inch house well

Road Frontage:

3,000 feet of frontage on Marguerite Rd.

Nearest Point of Interest:

Sebring- 25 minutes  
Sarasota - 1 hour 43 minutes  
Tampa - 2 hours  
Orlando - 2 hours 20 minutes  
Miami - 3 hours

Fencing:

Perimeter fenced and cross fenced

Structures & Year Built:

3684 sq ft home 4 bed 5 bath built in 2008

Survey or Site Testing Reports:

Survey and Site Plan can be provided upon request.



# Retailer Map





# Location

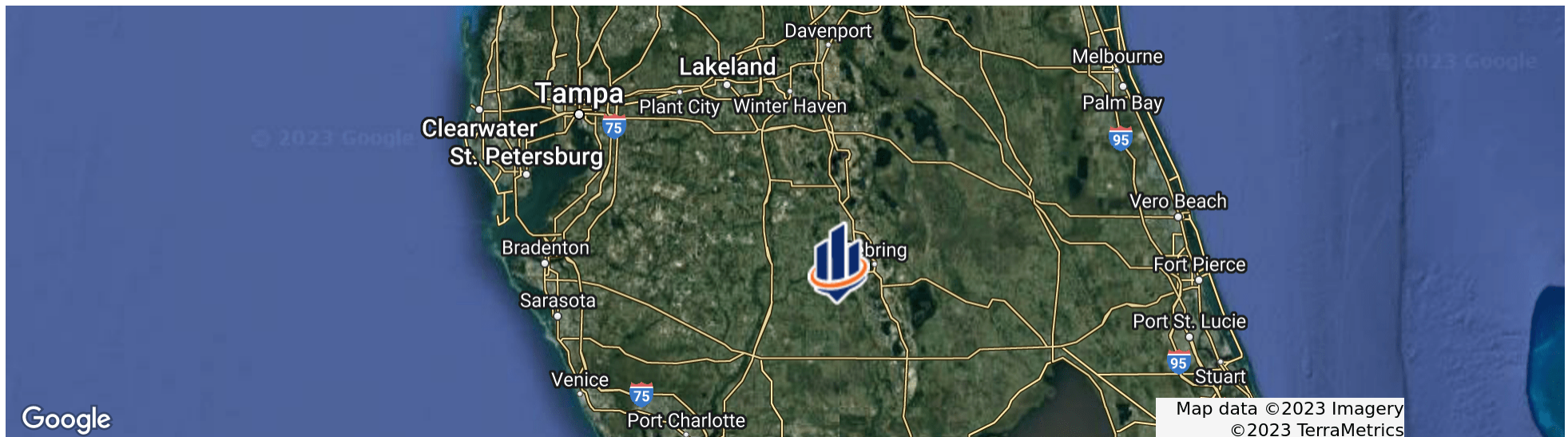


## LOCATION & DRIVING DIRECTIONS

Parcel: C-07-36-28-010-0010-0000 C-07-36-28-010-0011-0000 C-07-36-28-010-0030-0000 C-07-36-28-010-0040-0000

GPS: 27.3568714, -81.5632076

Driving Directions: From US HWY 27 South, turn right [west] onto HWY 66, In 4.2 miles turn left [south] onto Payne road, In 2 miles turn right [west] onto West Josephine Road, in 5.5 miles the road turns









































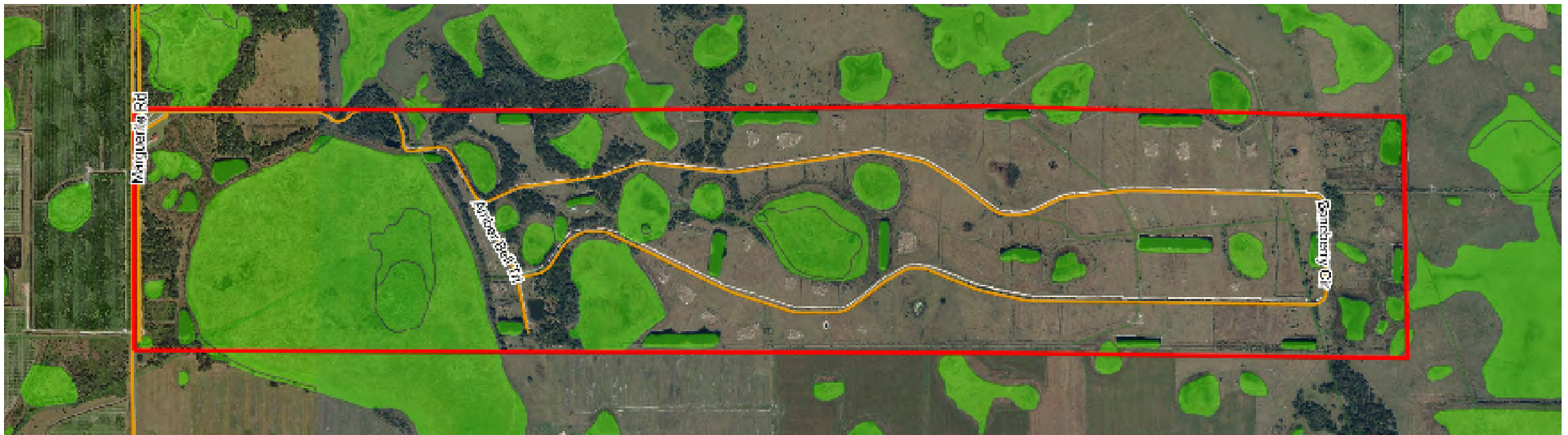








# Parcel Map [100 Lots] And Wetlands Map







**HIGHLANDS COUNTY**  
**FLORIDA**

Founded	1921	Density	103.3 [2019]
County Seat	Sebring	Population	106,221 [2019]
Area	1,028 sq mi	Website	highlandsfl.gov

Highlands County comprises the Sebring-Avon Park, FL Metropolitan Statistical Area, and the county seat is Sebring. Equidistant to Tampa, Orlando, and South Florida, Highlands County is located within two hours of more than 86% of Florida's population. The location makes the county a bedroom community for workers who commute. Highlands County is near three interstates, commercial airports, an intermodal logistics center, and deepwater ports and is about 1.5 hours to Orlando, Tampa, Fort Myers, and West Palm Beach.

According to Data USA, the local county economy employs 32,800 people. The largest industries are Health Care & Social Assistance [5,610 people], Retail Trade [5,473 people], and Accommodation & Food Services [3,292 people]. The highest paying industries are Mining, Quarrying, & Oil & Gas Extraction [\$88,194], Finance & Insurance [\$47,605], and Professional, Scientific, & Technical Services [\$46,005].





**KEAT WALDRON, ALC**

Senior Advisor

keat.waldron@svn.com

Direct: 877.518.5263 x319 | Cell: 863.214.3410

## PROFESSIONAL BACKGROUND

Keat Waldron, ALC, is a Senior Advisor and certified Land Specialist at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. In 2021, Keat was recognized as the youngest Accredited Land Consultant (ALC) in the state of Florida. He has transacted land sales in 12 different counties throughout the central Florida corridor and has experience in selling everything from transitional tracts slated for development to large ranches consisting of thousands of acres. His expanded case specific knowledge in various markets has made him a vital resource in the transactional process when it comes to buying or selling land, always ensuring that his client's interests are being met. Throughout his career, he has a 100% success rate in selling properties that he has listed.

Keat holds a Bachelor of Science in Food and Resource Economics with a specialization in Agribusiness and Marketing Management, along with a minor in Business Administration from the University of Florida (UF). Upon graduation, Keat worked as a licensed real estate associate and auctioneer for one of the most prominent real estate auction firms in the country. He is a 7th-generation Floridian from Sebring, FL (Highlands County) and grew up with a passion for hunting, fishing, and the outdoors. His family has long ties to Florida land and the agricultural industry, which helped develop his keen interest in the field of real estate over the years.

Keat specializes in:

- \* Large Acreage Ranch Land
- \* Income Producing Agricultural Land
- \* Recreational/Hunting Land
- \* Transitional Development Land





For more information visit [www.SVNsaunders.com](http://www.SVNsaunders.com)

#### HEADQUARTERS

1723 Bartow Rd  
Lakeland, FL 33801  
863.648.1528

#### ORLANDO

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
386.438.5896

#### NORTH FLORIDA

356 NW Lake City Avenue  
Lake City, Florida 32055  
386.438.5896

#### GEORGIA

218 W Jackson Street, Suite 203  
Thomasville, Georgia 31792  
229.299.8600

---

©2023 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit [SVNsaunders.com](http://SVNsaunders.com).



CERTIFIED  
PROPERTY  
MANAGER®

