



ARBUCKLE BRANCH PASTURE

1200 ARBUCKLE BRANCH RD
SEBRING, FL 33870

Trace Linder

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Mike Damboise

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Property Overview



Sale Price

\$914,000

OFFERING SUMMARY

Acreage:

52.21 Acres

Price / Acre:

\$17,506

City:

Sebring

County:

Highlands

Property Type:

Land: Ranch

PROPERTY OVERVIEW

Turn-key cattle grazing land. With 50 +/- acres of pasture and 1.75 +/- acres of wooded area and wetland, this property offers a prime piece for grazing and recreation opportunities. The Arbuckle Branch Pasture is centrally located between Sebring and Okeechobee for ease of access from any direction.

Property comes equipped with [1] solar-powered well, and [1] 6-cylinder John Deere powered well, as well as 3 cow pens and chutes for cattle operations and rotation around pasture.

Cattle feeders, molasses tubs, 40-50 telephone poles available for sale upon request.

Specifications & Features



SPECIFICATIONS & FEATURES

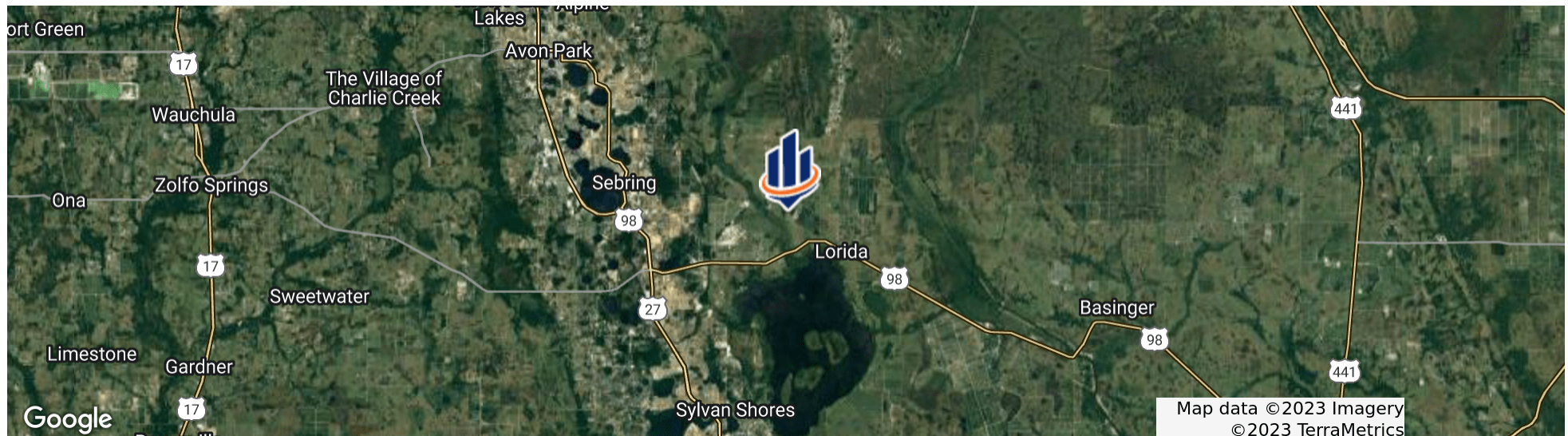
Land Types:	Ranch
Uplands / Wetlands:	50.49 / 1.71
Taxes & Tax Year:	\$256.90 [2022]
Zoning / FLU:	AU
Water Source & Utilities:	2 wells. 10" connected to John Deere pump, and 2" solar powered well
Fencing:	Perimeter and Cross Fenced
Current Use:	Cattle grazing land
Structures & Year Built:	• Cattle pens • Squeeze chutes • Pump house

Location



LOCATION & DRIVING DIRECTIONS

Parcel:	C-02-35-30-A00-0040-0000
GPS:	27.4691802, -81.2971716
Driving Directions:	From Sebring, take Arbuckle Creek Road southeast to Arbuckle Branch Road, Turn right and go 1 mile to dead end, Pasture gate is at the end of the road.
Showing Instructions:	Contact Mike Damboise or Trace Linder



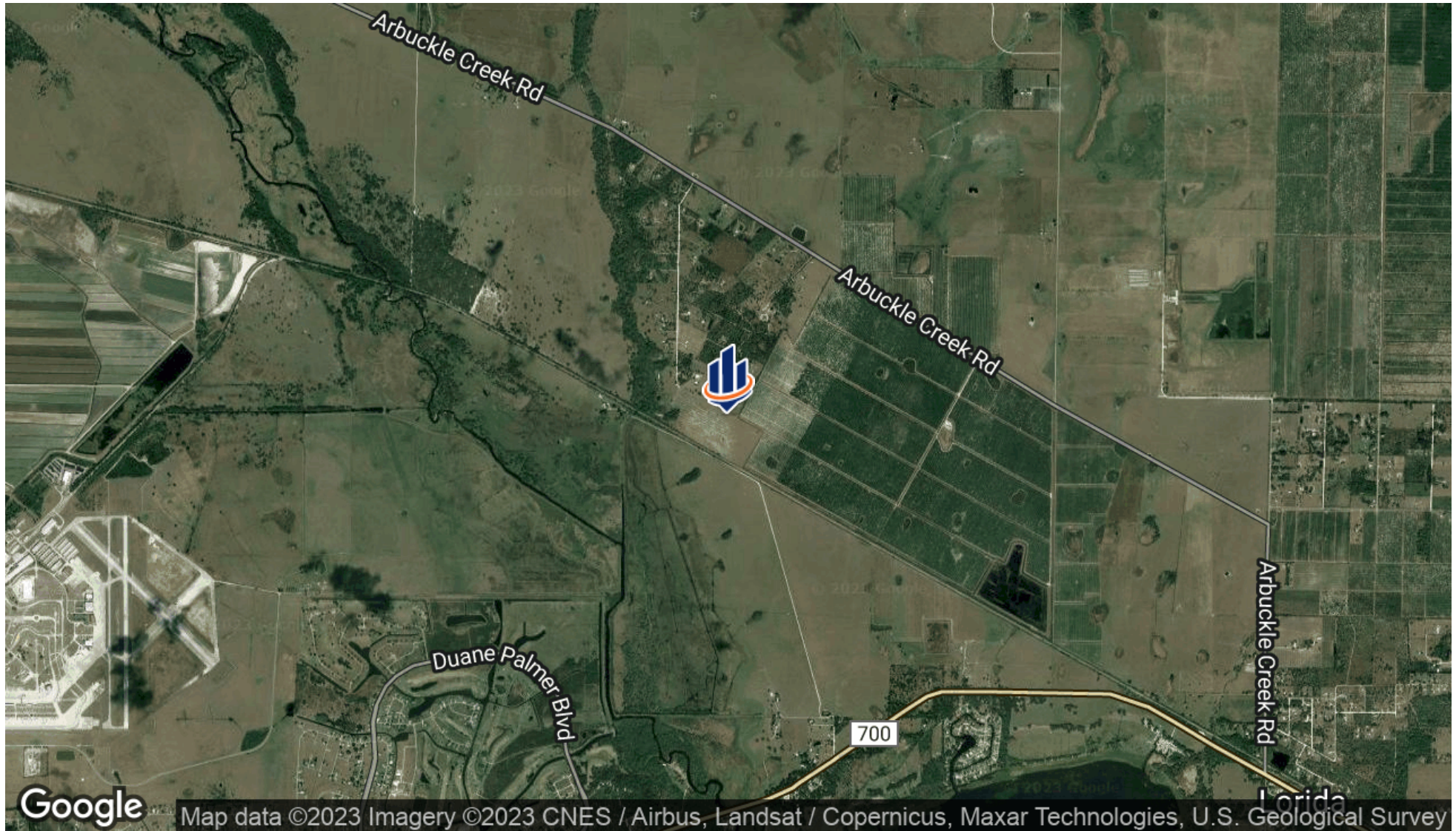
Additional Photos



Aerial Photos



Aerial 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

Advisor Biography



TRACE LINDER

Associate Advisor

trace.linder@svn.com

Cell: 863.287.3281

PROFESSIONAL BACKGROUND

Trace Linder is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Recreational & Hunting Land
- Ranch & Agricultural Land
- Commercial & Industrial

SVN | Saunders Ralston Dantzler

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Lakeland, FL 33801

Advisor Biography



MIKE DAMBOISE

Associate Advisor

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Cell: 863.381.0123

PROFESSIONAL BACKGROUND

Mike Damboise is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Raised in the beautiful St. Cloud, Florida, Mike holds a profound love for Central Florida and the land within. After graduating high school, Mike would pursue his passion for land management as he attended college in Hobbs, New Mexico on a rodeo scholarship.

Now living in Zolfo Springs, Florida, Mike has made a solid career for himself in the Florida land industry. He is currently a Managing Partner at DT Davis Ranch, the President of DMB Constellation Commons, and the President of Davis Family Properties. Additionally, Mike holds memberships within the National Cattlemen's Beef Association, the Hardee County Chamber of Commerce, and the Hardee County Farm Bureau. Mike is also the Founder and Manager of Charlie Creek Livestock, a 3000 head preconditioning yard.

Mike's career success is backed by strong passion for Florida agriculture and land management. He is experienced in all areas of ranch and wildlife management, animal health, and agri-tourism. Mike also holds experience in 1031 exchanges.

In his spare time, Mike enjoys hunting, fishing, and flying helicopters. His very own a Robinson R 44 Raven II helicopter has become an incredible tool for showing properties to clients. As an experienced pilot, Mike is able to provide exclusive property insights from a bird's eye view. His motto is "Air, Land, or Sea, You Won't Waste Time with Me!" When working with Mike, clients will be sure to gain a complete understanding of the prospective property, whether on the ground, on the water, or from the sky.

Residing in Zolfo Springs, Mike and his wife, Betsy, have enjoyed over 30 years of marriage on their family ranch where they have raised two kids and lots of cattle. With his children now grown, Mike enjoys spending time with his family whenever he can. Together, they enjoy flying the helicopter, driving his airboat, and spending time at their place in Colorado where they can snow ski, hunt, and fish.

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