



OSCEOLA RANCH AND RECREATION

HOLOPAW GROVES RD
SAINT CLOUD, FL 34773

Daniel Lanier
863.698.2971
daniel.lanier@svn.com

Property Overview



Sale Price **\$4,500,000**

OFFERING SUMMARY

Acreage: **1,230 Acres**
Price / Acre: \$3,659
City: Saint Cloud
County: Osceola
Property Type: Agronomics, Conservation Easement, Land Investment, Ranch

PROPERTY OVERVIEW

The Osceola Ranch and Recreation tract is 1230+/- acres located just outside of St. Cloud. This property has everything that defines old native Florida, pine and palmetto uplands along with cypress and hardwood swamps. While currently a cattle operation, this property has many recreational possibilities such as hunting all types of game, camping, trail riding and much more. Easily accessible to US 441, this property is merely minutes to Orlando. With its proximity to development, this ranch would be a great candidate for a conservation easement.



SPECIFICATIONS & FEATURES

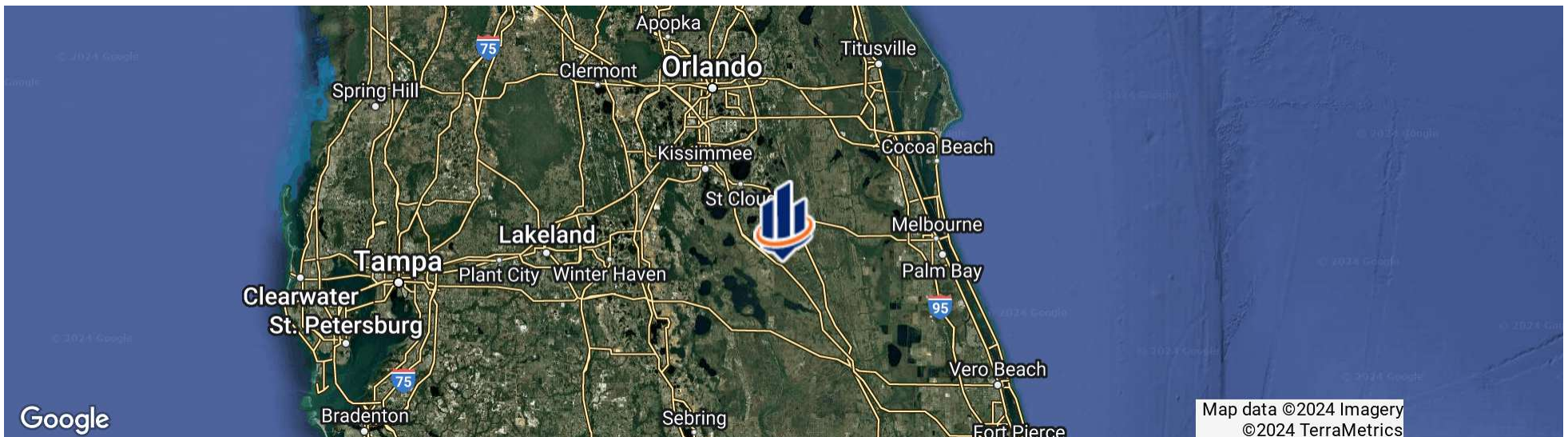
Land Types:	<ul style="list-style-type: none">• Agronomics• Conservation Easement• Hunting & Recreation Properties• Land Investment• Ranch
Uplands / Wetlands:	550 acres wetlands/ 679 acres uplands
Soil Types:	<ul style="list-style-type: none">• Smyrna Fine Sand Samsula Muck Basinger Fine Sand• Depressional Basinger Fine Sand Myakka Fine Sand Cassia Fine Sand Hontoon Muck Immokalee Fine Sand Pomello Fine Sand• 0 To 5 Percent Slopes Ona Fine Sand Water Narcoossee Fine Sand Paola Sand• 0 To 5 Percent Slopes
Fencing:	Perimeter fenced and cross fenced
Current Use:	Cattle Ranching and Hunting
Grass Types:	Bahia and other native grasses
Potential Recreational / Alt Uses:	Hunting for White-tailed deer, turkey, hogs and small game. Fishing and ATV riding.
Land Cover:	Grasses, trees and other native landscape

Location



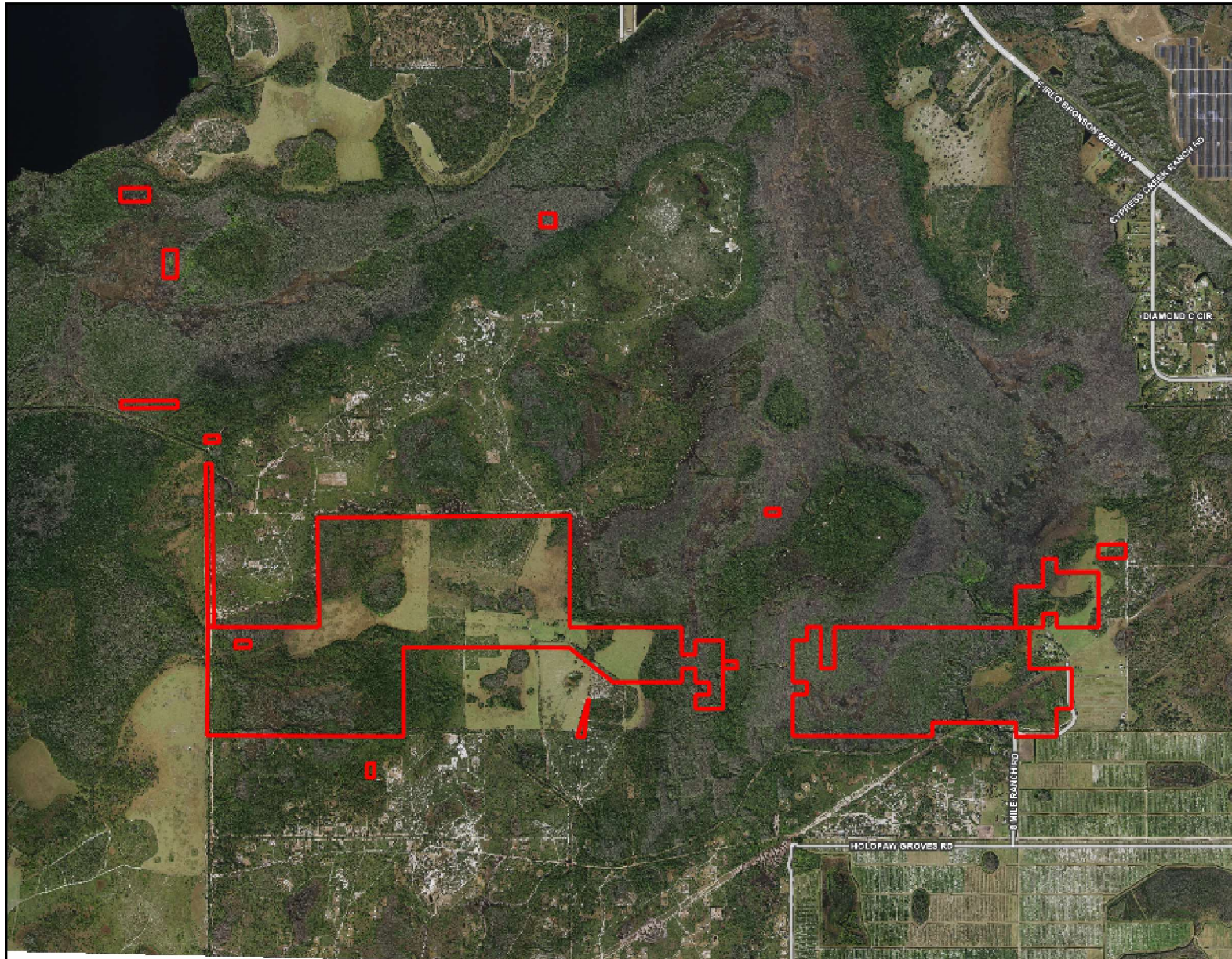
LOCATION & DRIVING DIRECTIONS

- Parcel: Multiple
- GPS: 28.1301631, -81.1313872
- Driving Directions:
- Turn S onto 441 and travel 2 mi to Holopaw Groves Rd
 - Turn W onto Holopaw Groves Road and travel 3 mi
 - Turn N onto 8 Mile Ranch Road
 - Property is adjacent

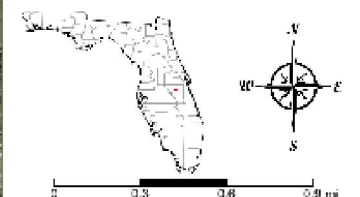




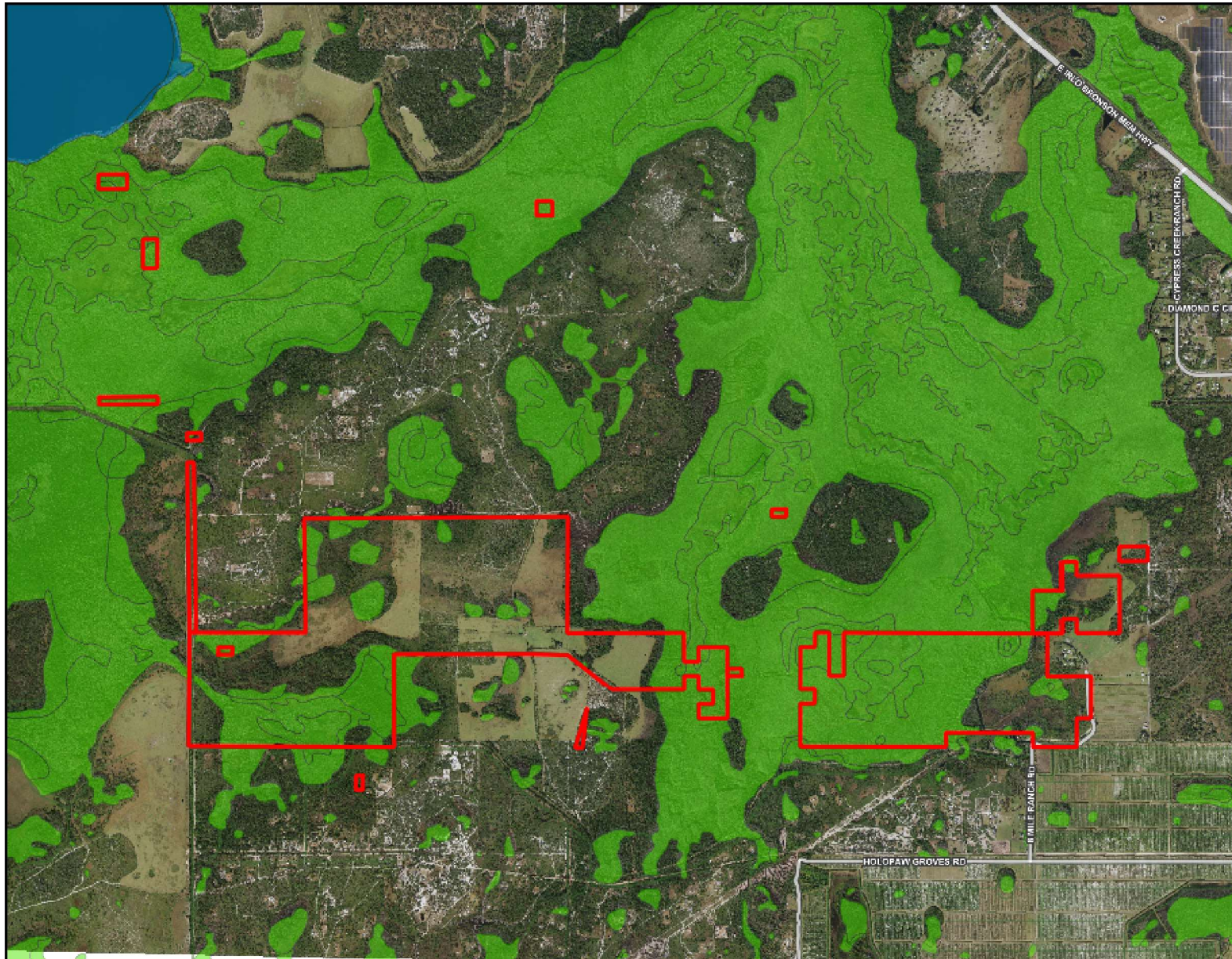




- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise

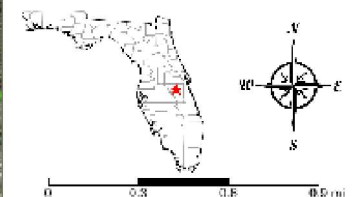


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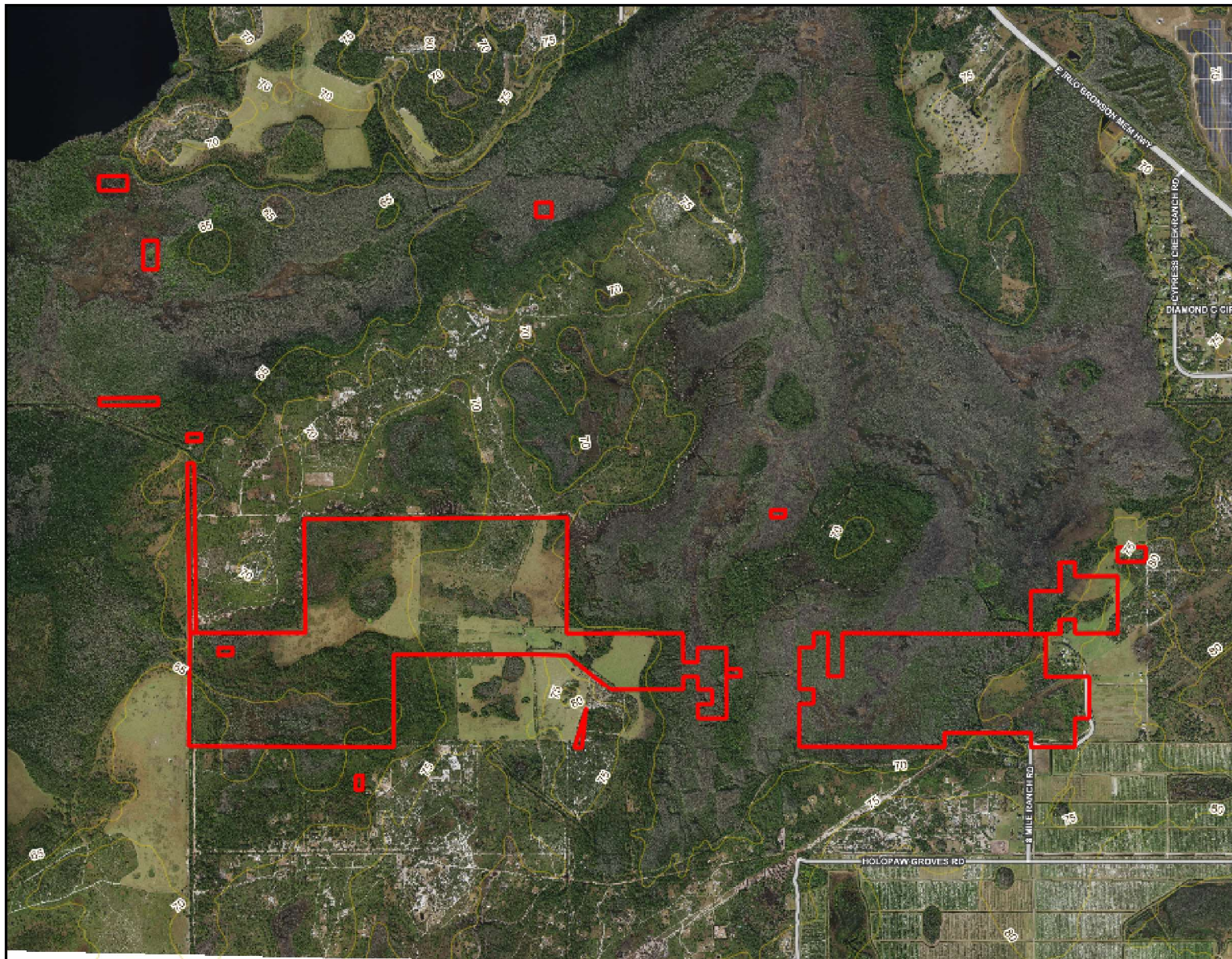


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- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

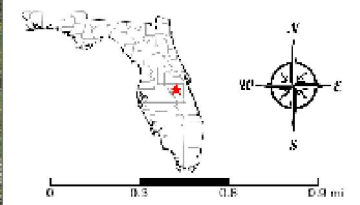
CODE	DESC	ACRES
PF06F	Freshwater Forested/Shrub Wetland	328.6
PF02F	Freshwater Forested/Shrub Wetland	63.6
PEM1F	Freshwater Emergent Wetland	48.9
PF07B	Freshwater Forested/Shrub Wetland	30.5
PS1F	Freshwater Forested/Shrub Wetland	22.8
PF04C	Freshwater Forested/Shrub Wetland	13.6
PF04A	Freshwater Forested/Shrub Wetland	11.2
R2UBHx	Riverine	10.9
PEM1C	Freshwater Emergent Wetland	9.5
PF03B	Freshwater Forested/Shrub Wetland	4.0
PEM1A	Freshwater Emergent Wetland	2.8
R5UBH	Riverine	1.9
PF03C	Freshwater Forested/Shrub Wetland	1.3
PS3C	Freshwater Forested/Shrub Wetland	.6
PF01C	Freshwater Forested/Shrub Wetland	.4
TOTAL WETLANDS		550.3
TOTAL UPLANDS		679.8
TOTAL ACRES		1,230.1



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- Five Foot Contours
- Five Foot Contours2



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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
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, Arkansas 72701
479.582.4113

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