

Holly Hill Ranch and Recreation

1,676 ± Acres • Zolfo Springs, Florida • Hardee County



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SALE PRICE

\$18,000,000

OFFERING SUMMARY

| | |
|-----------------------|-----------------------------|
| ACREAGE: | 1,676 Acres |
| PRICE / ACRE: | \$10,739 |
| CITY: | Zolfo Springs |
| COUNTY: | Hardee |
| PROPERTY TYPE: | Land: Conservation Easement |
| VIDEO: | View Here |

PROPERTY OVERVIEW

Holly Hill Ranch and Recreation total 1,676 Acres of vacant land in Hardee County. This offering of six adjacent parcels provides an opportunity for agricultural use. Located in the midst of vacant land used mostly for pasture and recreational purposes, the ranch offers the buyer many current and future opportunities. Additionally, the Subject Property is located near highways such as US-98 and State Road 64, allowing for easy transportation throughout Southwest and Central Florida.

Holly Hill Ranch and Recreation has a zoning designation of Pasture [Pasture CLS4] with an underlying zoning and future land use [FLU] of Agriculture [AGR]. Due to its location and zoning, the Subject Property will be attractive to those looking for agricultural and recreational land.



SPECIFICATIONS & FEATURES

| | |
|---|---|
| LAND TYPES: | <ul style="list-style-type: none"> • Conservation Easement • Hunting & Recreation Properties |
| UPLANDS / WETLANDS: | 577.58 wetlands/1098.42 uplands |
| SOIL TYPES: | <ul style="list-style-type: none"> • Pomona Fine Sand • Wauchula Fine Sand • Bradenton-Felda-Chobee Association • Smyrna Sand • Myakka Fine Sand |
| TAXES & TAX YEAR: | \$1,585.74 |
| ZONING / FLU: | Conservation Easement/agriculture, Pasture CLS4 |
| ROAD FRONTAGE: | 1270 feet on Parnell Road |
| NEAREST POINT OF INTEREST: | The city of Sebring. |
| FENCING: | Fenced and Cross Fenced |
| CURRENT USE: | Recreation and hunting with a small cattle lease and conservation easement. |
| POTENTIAL RECREATIONAL / ALT USES: | A 20-acre out parcel from the conservation easement allows for structures to be built. |





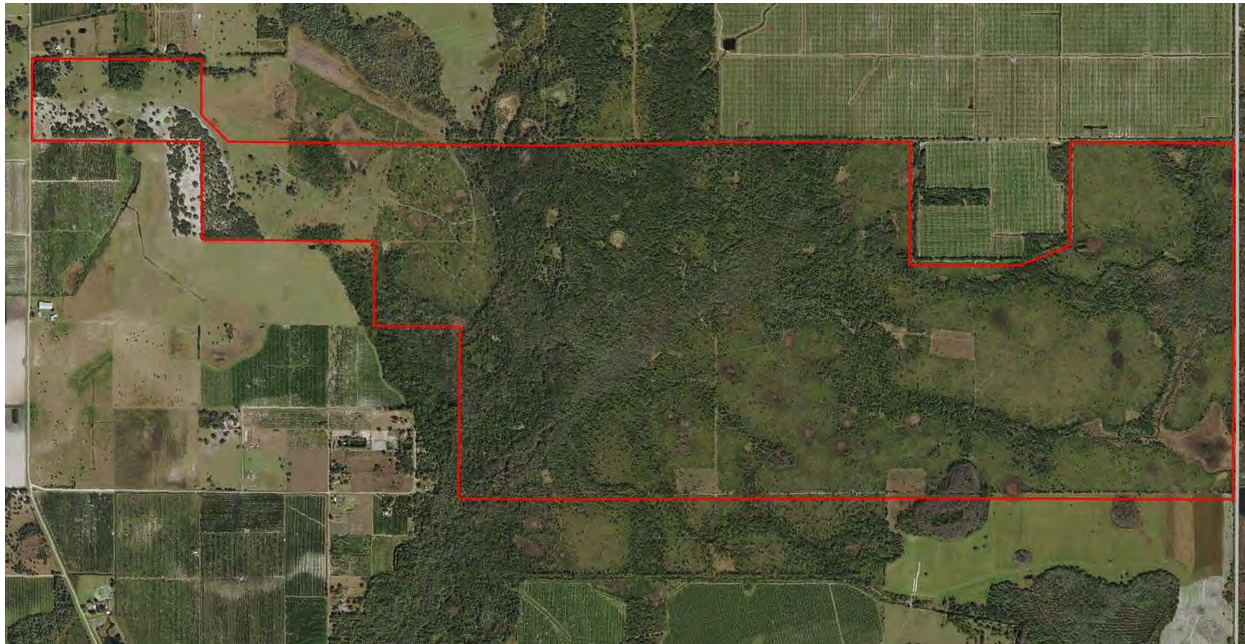


HOLLY HILL RANCH AND RECREATION 655 PARNELL RD Zolfo Springs, FL 33890



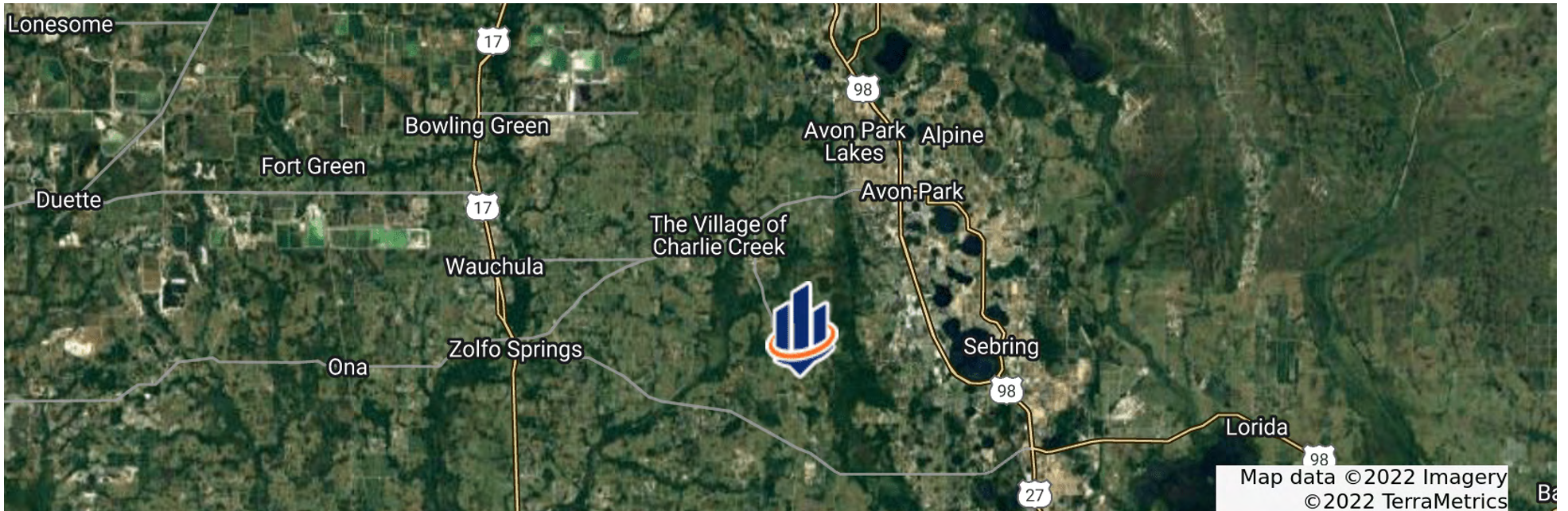


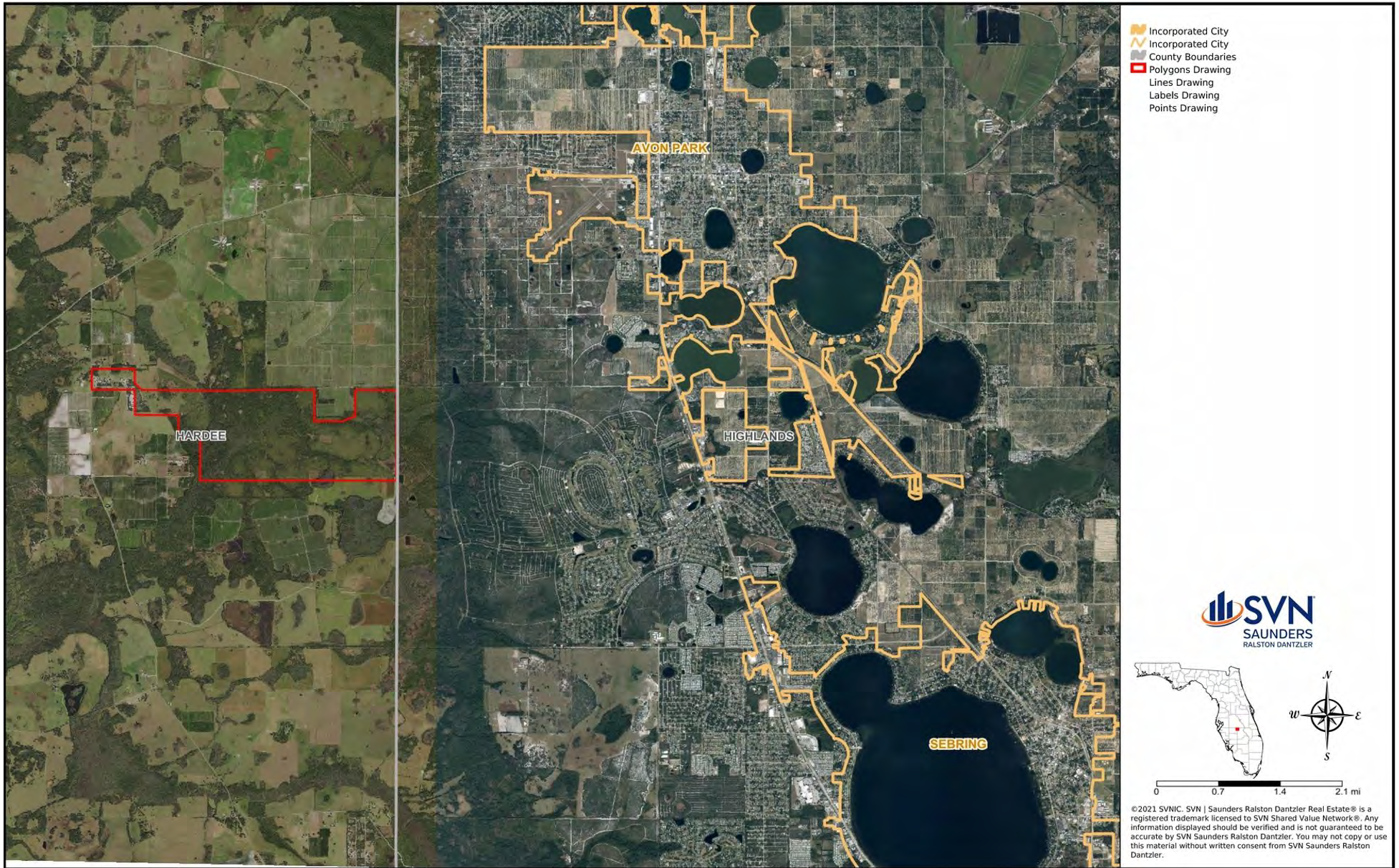




LOCATION & DRIVING DIRECTIONS

| | |
|------------------------------|--|
| PARCEL: | 3333270000029000000 3433270000005000000 03342700000099500000 02342700000100200000 02342700000062500000 01342700000010000000 |
| GPS: | 27.4705284, -81.58634459 |
| DRIVING DIRECTIONS: | |
| SHOWING INSTRUCTIONS: | Contact Trent Saunders |





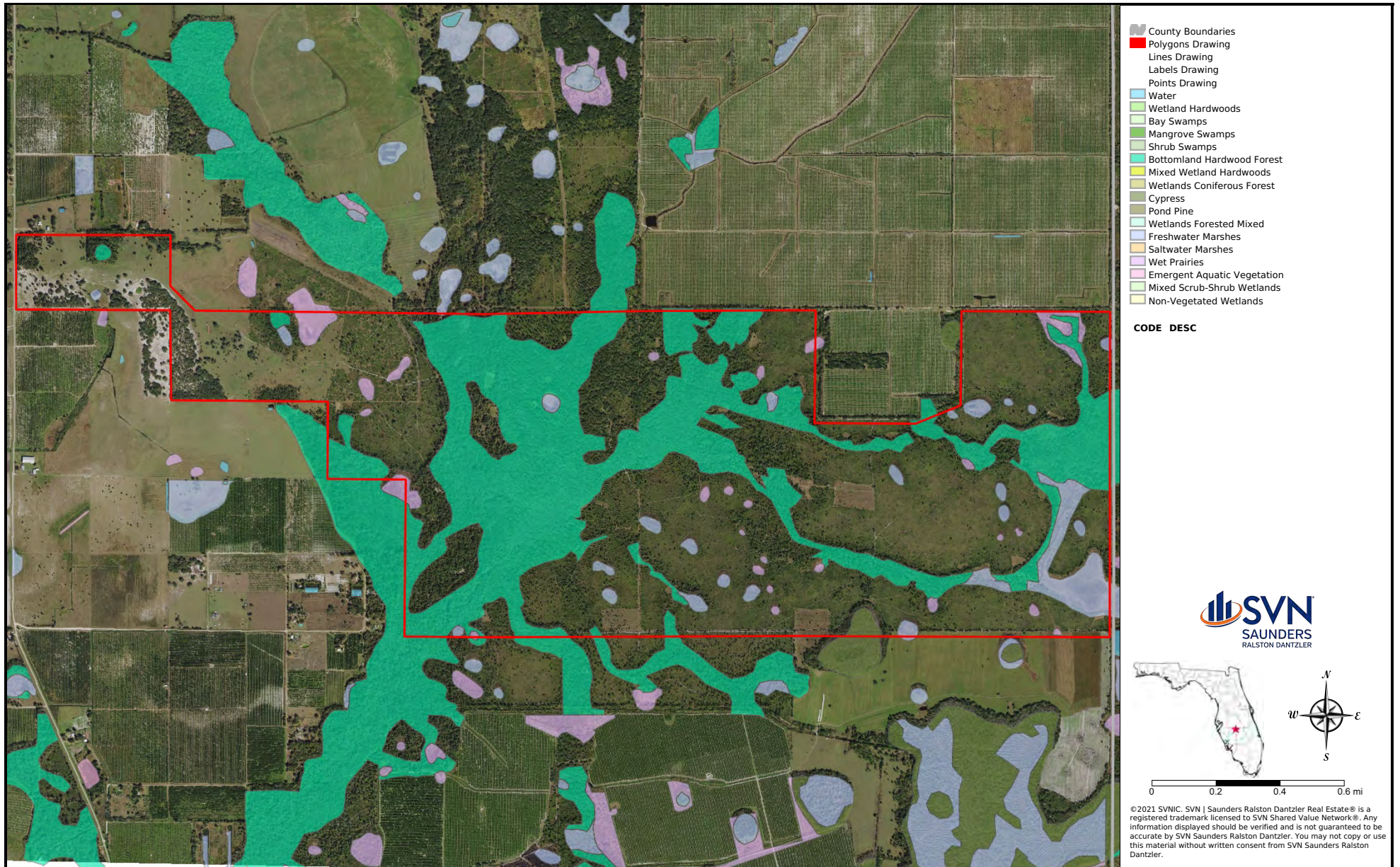


CONSERVATION EASEMENT

The Hardee Flatwoods conservation easement was created to protect and enhance the natural running water corridor that feeds Bee Branch headwaters, which flows into Charlie Creek, which in turn flows into the peace river. The state's goal with the easement is to protect the natural wildlife and vegetation that is on the property. This strategic easement is the only land that remains in its natural state and is the primary water source for the Bee Branch tributary. It was a key acquisition by the state and will remain perpetually to protect the land from ever being developed. With the expanding growth of Sebring, this property will remain in its natural beauty for the rest of time. The property will be allowed to be used for agricultural purposes, including Cattle and hunting. The diverse vegetation provides a truly unique wildlife corridor prime for deer, turkey, hogs, panthers, and even Florida black bears. Mature laurel oak, live oak, and cabbage palm dominate the wooded portion of the property. This is a prime property for an avid hunter who wants to ensure their land won't ever be developed. There is however a small cutout in the northwestern part of the property that is out of the easement and allows for houses, barns, and other agricultural structures.

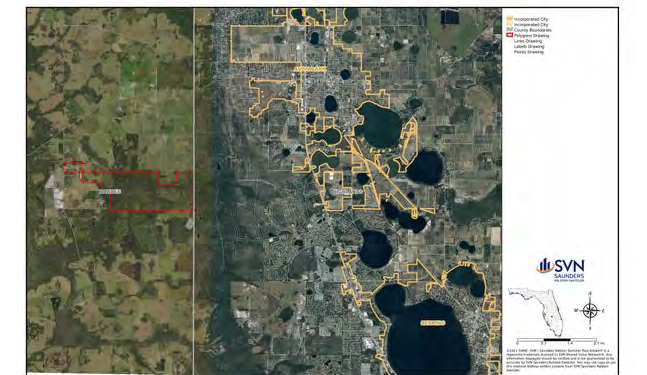
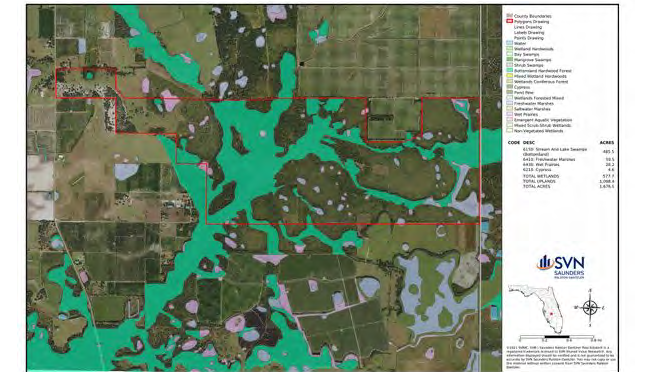


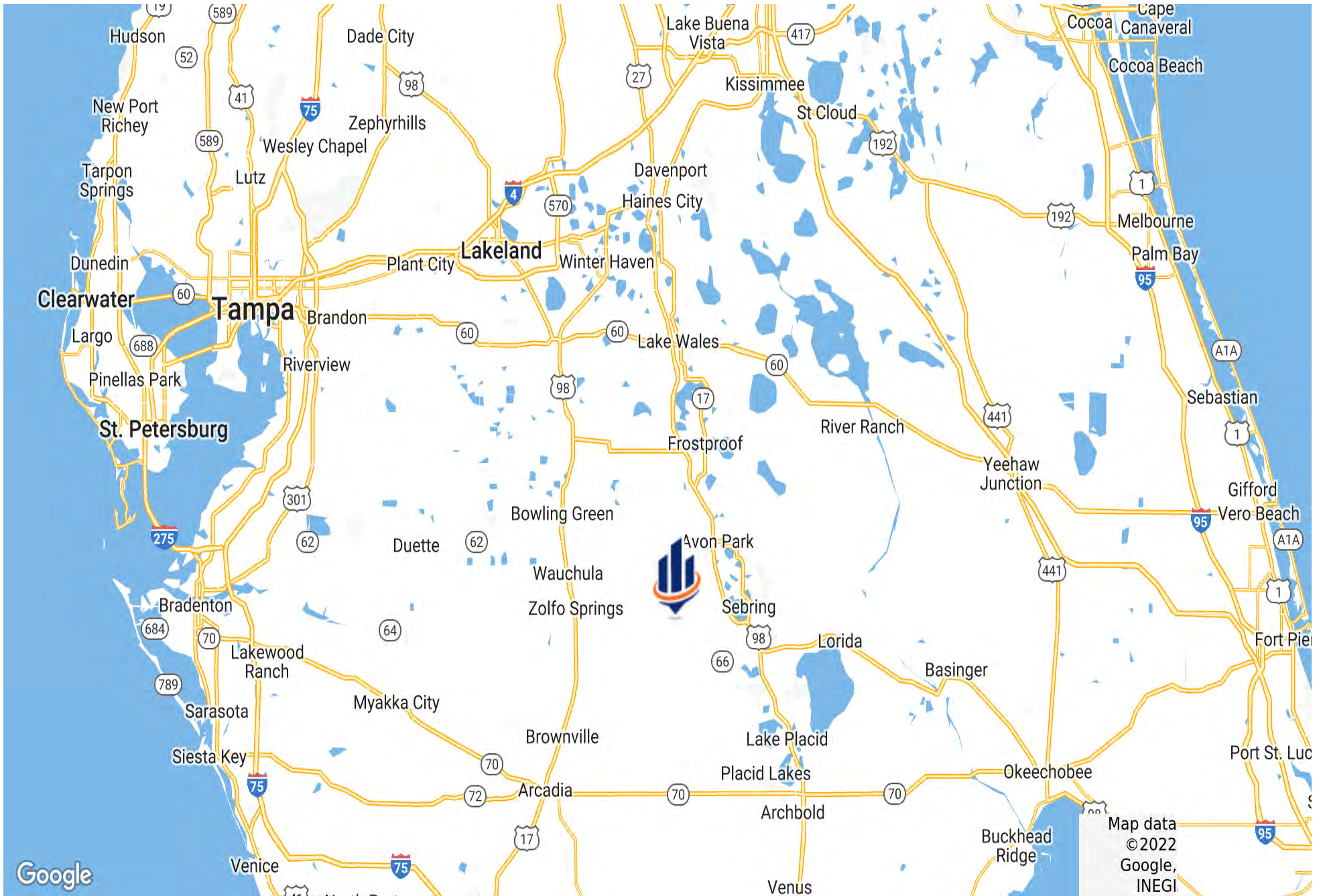
Wetlands Conservation Easement











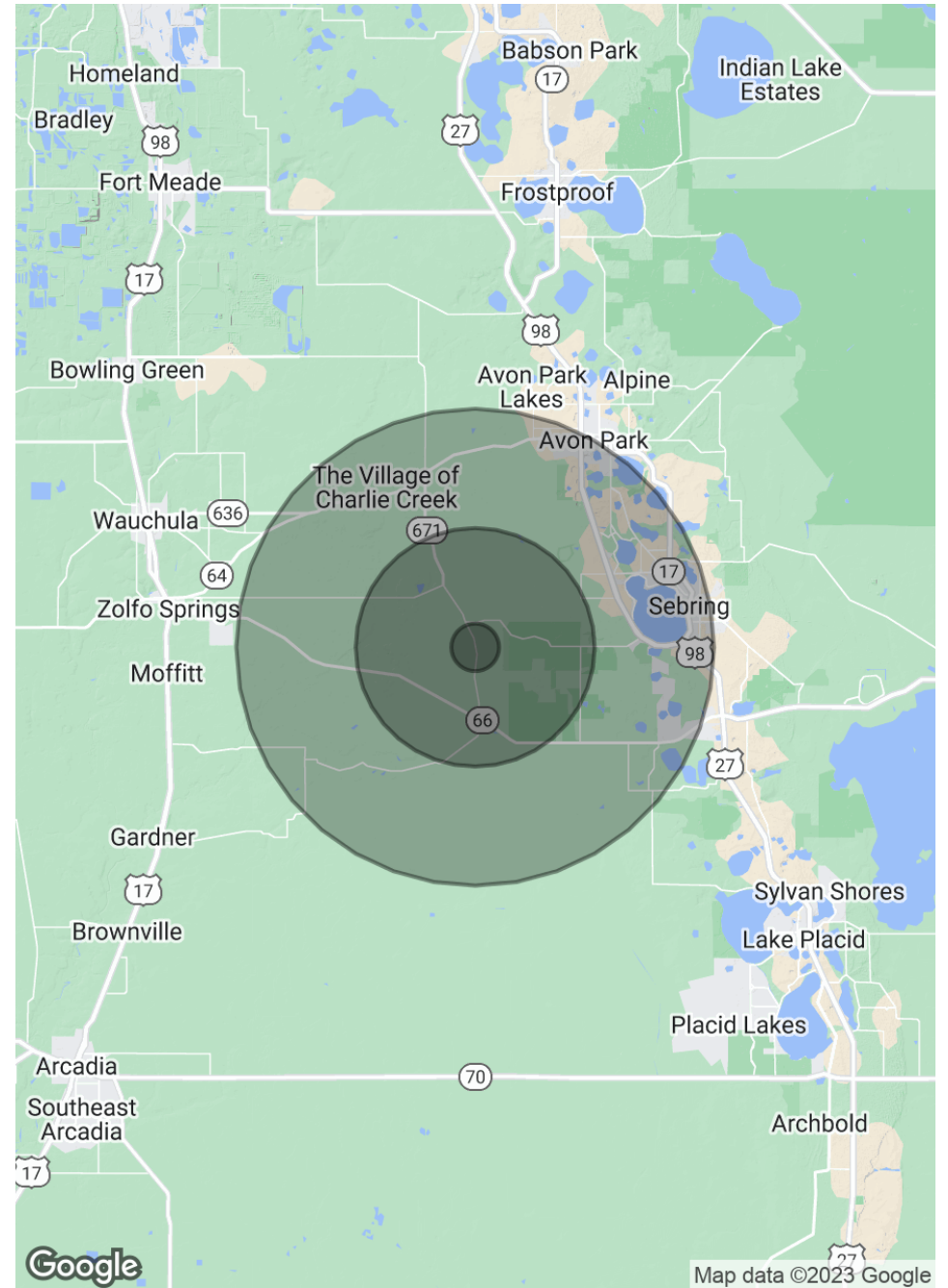
POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| TOTAL POPULATION | 17 | 4,210 | 51,697 |
| AVERAGE AGE | 50.8 | 59.1 | 52.1 |
| AVERAGE AGE (MALE) | 54.9 | 57.6 | 51.6 |
| AVERAGE AGE (FEMALE) | 30.0 | 58.7 | 51.7 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 8 | 2,403 | 27,404 |
| # OF PERSONS PER HH | 2.1 | 1.8 | 1.9 |
| AVERAGE HH INCOME | \$56,609 | \$61,871 | \$47,485 |
| AVERAGE HOUSE VALUE | \$128,501 | \$196,784 | \$128,466 |

* Demographic data derived from 2020 ACS - US Census





TRENT SAUNDERS, ALC

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PROFESSIONAL BACKGROUND

Trent Saunders is a Senior Advisor & Content Curator at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Trent Saunders is a licensed real estate associate specializing in agricultural land, ranchland, recreational land, and large acreage properties. He has transacted over \$135 million primarily in ranch, recreation, and citrus properties.

A 9th-generation Floridian, he comes from a family with long-time ties to Florida agriculture, citrus, and the real estate industry.

In addition, Trent has a solid background in real estate activities, including GIS mapping, property research providing statistical data on land sales, and property project coordination.

He obtained a Bachelor of Science degree in citrus with a minor in business from Florida Southern College in Lakeland, FL. Florida Southern College is the only college nationwide that offers a full degree in citrus. He is a member of the Lakeland Association of Realtors®.

Trent specializes in:

- Agricultural Land
- Citrus Groves
- Farmland
- Ranchland
- Recreational Land



JESSE IALUNA

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PROFESSIONAL BACKGROUND

Jesse Ialuna is an experienced and established SVN|Lotus agent as well as real estate investor. Mr. Ialuna moved to Southwest Florida in 2004 from Woonsocket, Rhode Island. He has an extensive family background in construction, real estate, and development in which he has learned a bountiful amount regarding. Jesse got his start in the business world in 2014 when he founded the travel company Smartclass Travel, of which he still oversees operations to.

In 2017, Mr. Ialuna became the Head of Sales and later the Chief Operating Officer for the worldwide internet marketing and advertising company, Creative Solutions Enterprises, of which he still maintains. His advertising and marketing background with his position in Creative Solutions Enterprises works as an asset to his real estate projects. Ialuna graduated from Florida Southwestern State College and earned an Associates Degree in Business Administration & Management.

Mr. Ialuna is known by many to be a real estate powerhouse in his years of real estate, in part to his dedication to helping property owners and investors reach their goals, paired with his unrelenting hard work. Jesse has been ranked “Best of Zillow” for his past transactions and is ranked as the premier agent with the popular lifestyle website and brand, Florida High End Homes for his work in a variety of high-end developments, residential real estate, as well as high end commercial land parcel tracts. Jesse is willing and able to help in any real estate transaction and does all he can for the satisfaction of the owners and investors in his transactions.

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