



# DENCO RANCH

121 Denco Rd, Lake Placid, FL 33852

Daniel Lanier  
863.698.2971  
daniel@saundersrealestate.com



## PROPERTY OVERVIEW



**Sale Price**

**\$5,000,000**

### OFFERING SUMMARY

**Acreage:** **495.1 Acres**

**Price / Acre:** \$10,099

**City:** Lake Placid

**County:** Highlands

**Property Type:** Land: Agronomics,  
Farms & Nurseries  
Properties, Ranch,  
Sod

**Video:** [View Here](#)

### PROPERTY OVERVIEW

Denco Ranch is a working cattle ranch located in southern Highlands County with frontage on the north side of State Road 70. The guard rail cow pens, 60' by 200' pole barn and 10" well with a diesel power unit are excellent amenities to be used in any ranching or farming endeavor. Situated among several neighboring WPR conservation projects makes this property a very likely candidate for pursuing a conservation easement or WPR as well.

## SPECIFICATIONS & FEATURES



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<b>Land Types:</b>	<ul style="list-style-type: none"><li>• Agronomics</li><li>• Farms &amp; Nurseries Properties</li><li>• Hunting &amp; Recreation Properties</li><li>• Ranch</li><li>• Sod</li></ul>
<b>Uplands / Wetlands:</b>	100%
<b>Water Source &amp; Utilities:</b>	10" well with diesel power unit
<b>Road Frontage:</b>	2,843 feet on SR70
<b>Fencing:</b>	Fenced and cross fenced
<b>Current Use:</b>	Cattle Ranch
<b>Grass Types:</b>	Bahia and other improved grasses
<b>Land Cover:</b>	Bahia and other native and improved grasses
<b>Structures &amp; Year Built:</b>	Guard rail cow pens that are partially covered and 60' x 200' red iron pole barn

## LOCATION

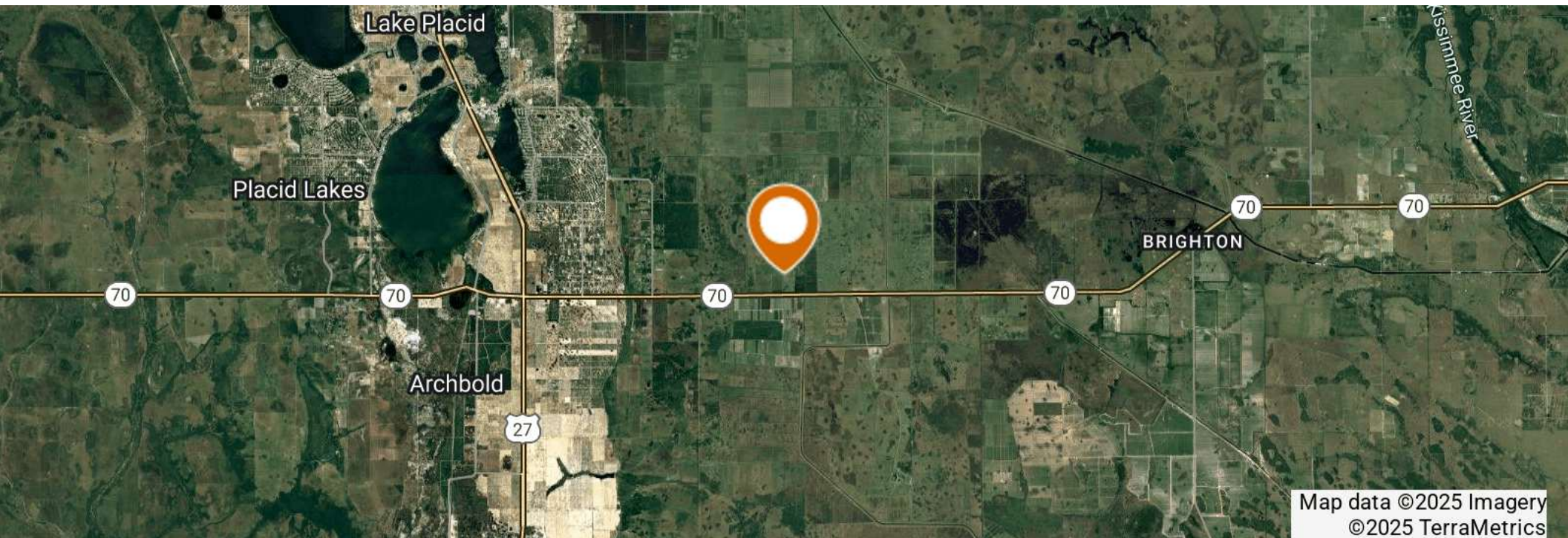


## LOCATION & DRIVING DIRECTIONS

**Parcel:** C-32-37-31-A00-0030-0000 C-29-37-31-A00-0020-0000 C-32-37-31-A00-0040-0000

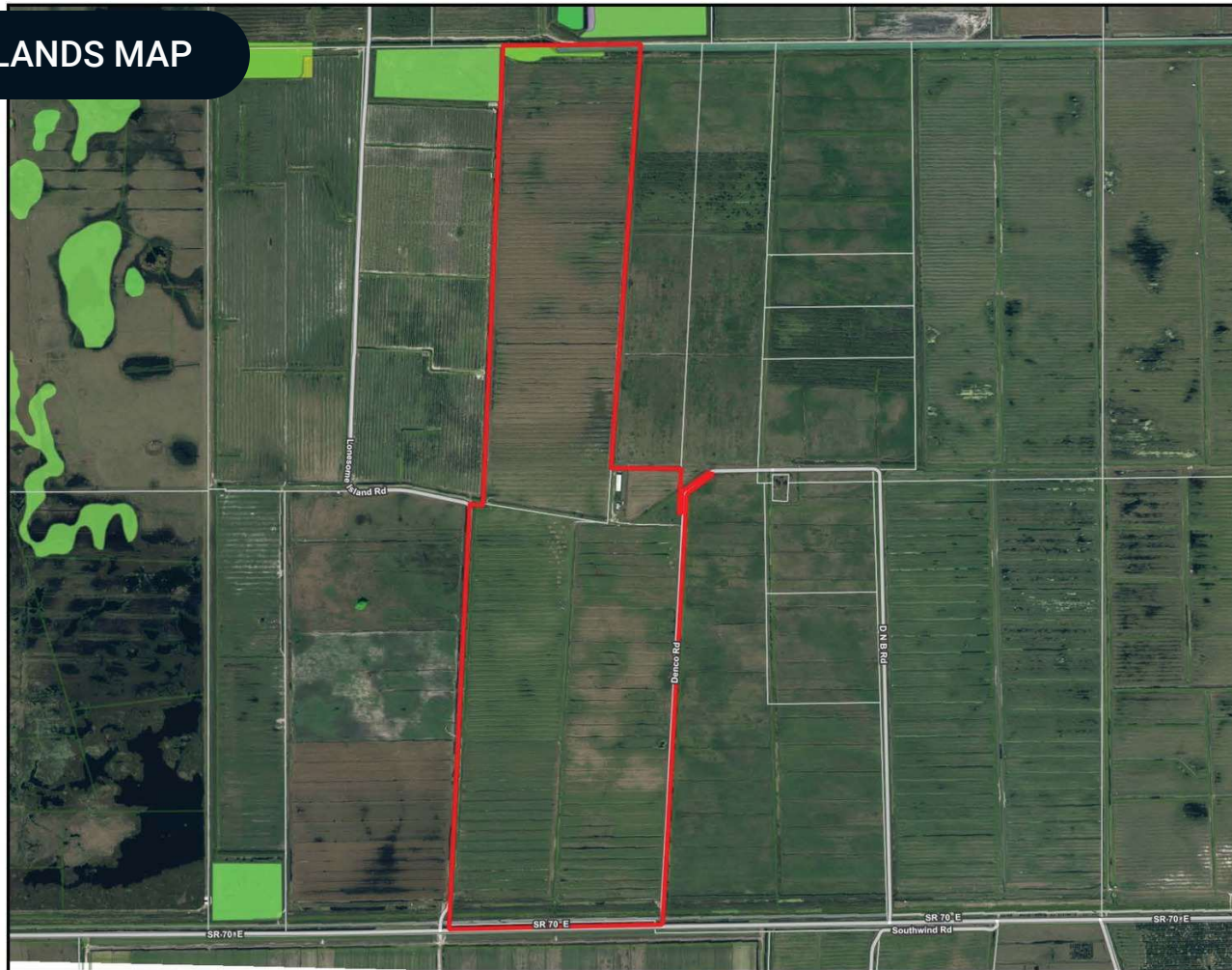
**GPS:** 27.215833, -81.237663

- Travel east from US27 on SR70 12 miles



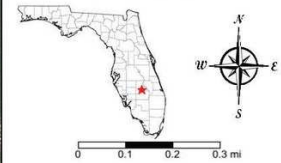
Map data ©2025 Imagery  
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# WETLANDS MAP



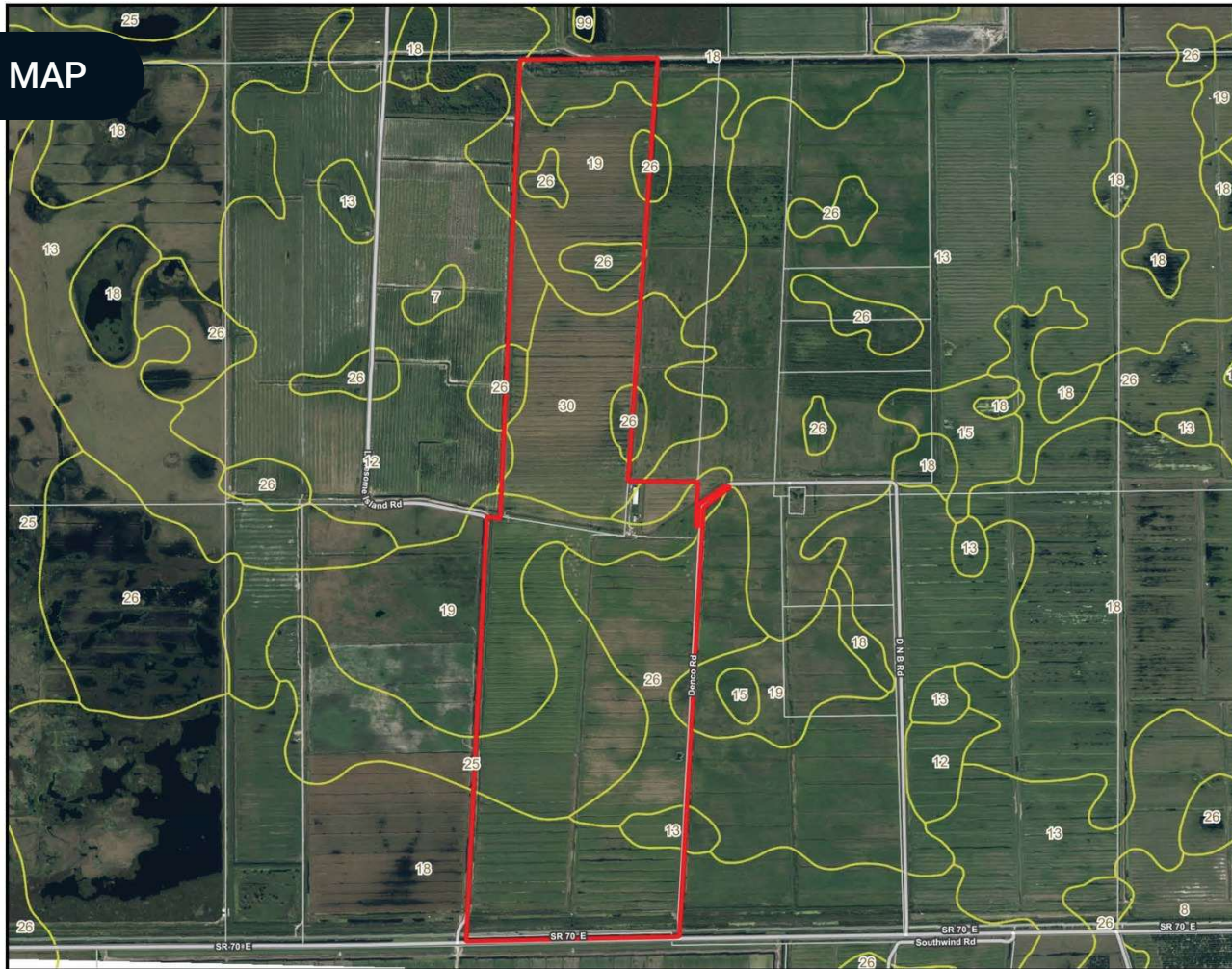
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

CODE	DESC	ACRES
	TOTAL WETLANDS	0.0
	TOTAL UPLANDS	495.1
	TOTAL ACRES	495.1



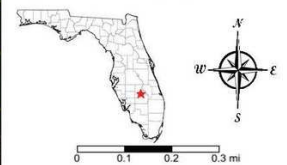
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# SOILS MAP



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Soils Boundaries

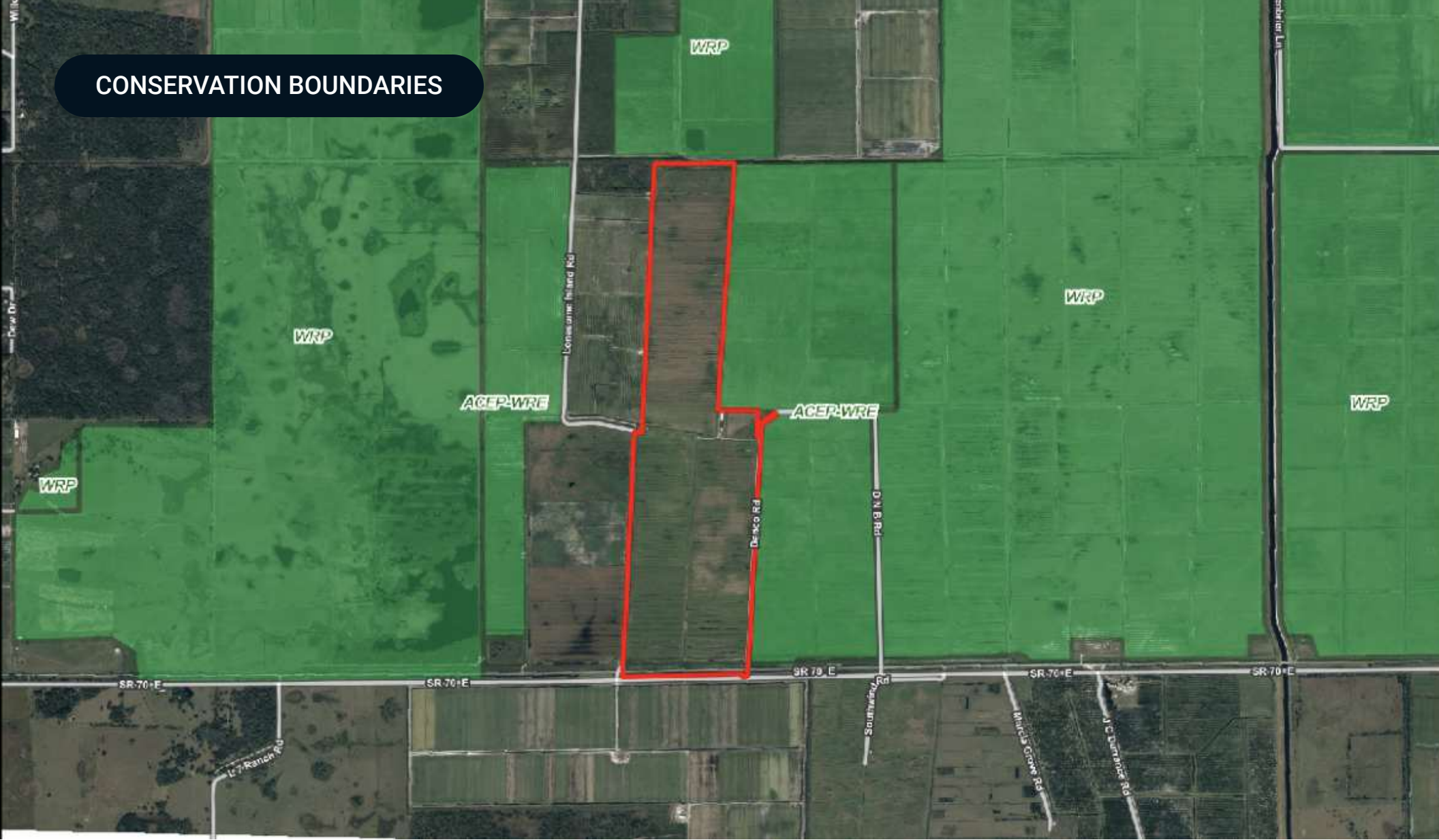
CODE	DESC	ACRES
TOTAL = 495.143349701018		acres



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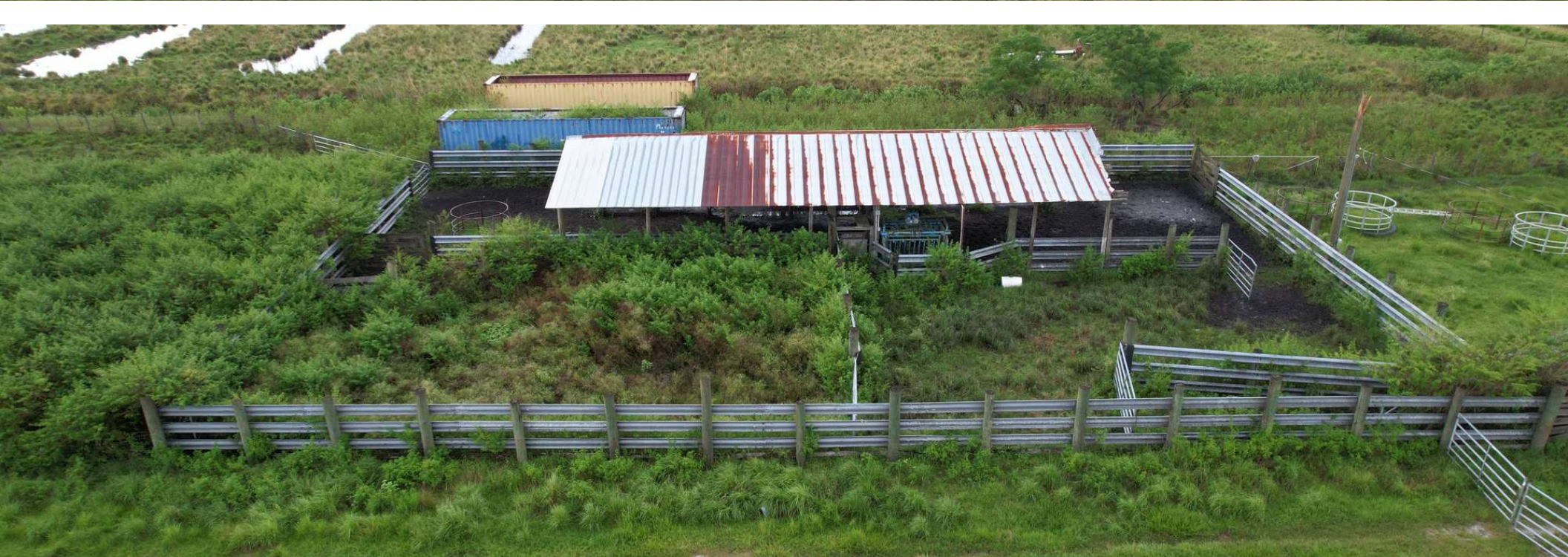


# CONSERVATION BOUNDARIES





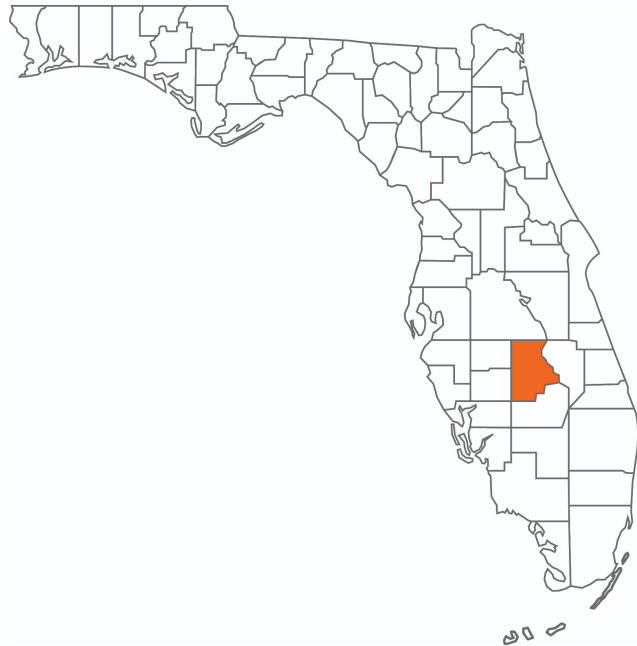
ADDITIONAL PHOTOS



COUNTY



## HIGHLANDS COUNTY FLORIDA



<b>Founded</b>	1921	<b>Density</b>	103.3 (2019)
<b>County Seat</b>	Sebring	<b>Population</b>	103,502 (2023)
<b>Area</b>	1,028 sq mi	<b>Website</b>	<a href="http://highlandsfl.gov">highlandsfl.gov</a>

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

## ADVISOR BIOGRAPHY



### DANIEL LANIER

Senior Advisor

daniel@saundersrealestate.com

Direct: 877.518.5263 x377 | Cell: 863.698.2971

## PROFESSIONAL BACKGROUND

Daniel Lanier is a Senior Advisor at Saunders Real Estate in Lakeland, Florida. Daniel was a founder and managing partner of a citrus nursery for six years. He has knowledge and experience in commercial beef cattle, citrus, nursery, and row crop farming. Beginning his career in crop insurance in 2011, Daniel is a crop insurance agent and serves growers and producers all over the southeast. Daniel is a graduate of Fort Meade High School and South Florida State College. He and his wife, Randi, have two kids.

Daniel specializes in:

- Agricultural Land
- Farmland
- Beef Cattle Ranchland
- Citrus Farmland
- Nurseries

Saunders Real Estate  
1723 Bartow Road  
Lakeland, FL 33801  
863.648.1528

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#### HEADQUARTERS

1723 Bartow Road  
Lakeland, FL 33801  
863.648.1528

#### ORLANDO

605 E Robinson Street  
Suite 410  
Orlando, FL 32801  
407.516.4300

#### NORTH FLORIDA

356 NW Lake City Avenue  
Lake City, FL 32055  
352.364.0070

#### GEORGIA

203 E Monroe Street  
Thomasville, GA 31792  
229.299.8600

#### ARKANSAS

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

