



TRIPLE DIAMOND RANCH

OKEECHOBEE, FL | OKEECHOBEE COUNTY

3,983 +/- ACRES TOTAL



SPECIFICATIONS & FEATURES

Acreage: 3,983 +/- acres

Sale Price: \$15,000,000

Price per Acre: \$3,766

County: Okeechobee

Site Address: NW 256th Street, Okeechobee, FL 34972

Road Frontage: 3 +/- miles on 256th Street

Soil Types: Predominantly Immokalee, Myakka, Valkaria Fine Sands and Basinger Fine Sands

Uplands/Wetlands:

- 77% Uplands
- 23% Wetlands

Grass Types: Bahia and native grasses (Wire grass, Indian grass, Torpedo grass, and Blue Stem)

Land Cover:

- 1,500 +/- acres of improved and semi-improved pasture
- 1,350 +/- acres of palmetto and dry prairie
- 600 +/- acres wet prairie
- Balance of acres are in mixed hardwoods

Wells: (11) 4-inch wells. Six are solar powered and three have electric submersible pumps used for watering livestock. Two electric submersible pumps are for residential use.

Structures:

- *Main house*, 9,069 +/- SF total (includes porches), 5,001 +/- SF A/C, built in 1991
- *Six-car garage*, detached
- *Manager's home*, 2,176 +/- SF total SF (1,344 SF with A/C) built in 1989
- *3 homes*, 1,342 +/- to 1,654 +/- SF
- *Horse stable*, 20-stall, 8,138 +/- SF (250 +/- SF with A/C)
- *Equipment barn*, 5,683 +/- SF (150 SF +/- with A/C), and one *smaller barn*
- *Corrals*, paddocks
- *Grass airstrip*, approximately 1 mile long

FLU: Agriculture, allows one dwelling unit per 10 acres

Current Use: Cattle grazing, family recreational retreat, and previously used to raise thoroughbred horses

Fencing:

- Fenced and cross-fenced for cattle
- Areas around the main house and horse stables are board fenced

Potential Uses: Ranching, farming, agriculture, cattle, recreation, hunting, retreat, acreage estate with luxury home, equestrian activities, horse operation

Wildlife Populations: Deer, turkey, quail, migratory ducks and doves, feral pigs, bobcat, coyote, various small game

Conservation Easement:

- No conservation easement at this time
- Property is eligible for funding and is ranked on the Florida Forever list

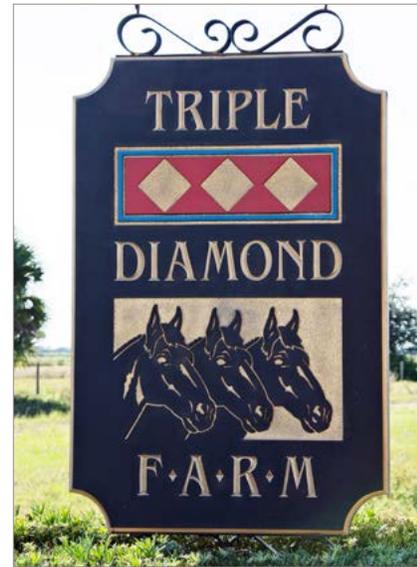
Triple Diamond Ranch is a 3,983-acre working ranch in Okeechobee County, Florida, an area considered “prime cow country.” Currently used as a cattle ranch, the history of Triple Diamond Ranch, along with its beautiful habitats, improvements, and meticulous care are what define its high quality.

Triple Diamond Ranch is part of a larger property that was originally about 8,000 acres. About half of the original ranch is now under contract for sale closing in early 2018, leaving 3,983 +/- acres of land with improvements for sale.

A two-story 9,069 SF southern plantation style home with a detached 6-car garage is located in the southwest area of the ranch. This estate-quality home provides a private, luxury family retreat.

Triple Diamond Ranch provides various grazing terrain for cattle, including 1,500 acres of improved and semi-improved pasture. The remaining acreage is well managed through a strict burn-and-chop program, which maximizes natural forage and produces a high-quality native grazing range.

Triple Diamond Ranch is as exceptional as it gets, offering opportunities for diverse recreational activities, a luxury family retreat, equestrian and cattle ranch operations.



The ranch's history includes a thoroughbred equestrian operation. Its lineage produced winners of higher caliber stake races, as well as prospects for the Kentucky Derby and the Breeder's Cup. The equestrian infrastructure is still in place.

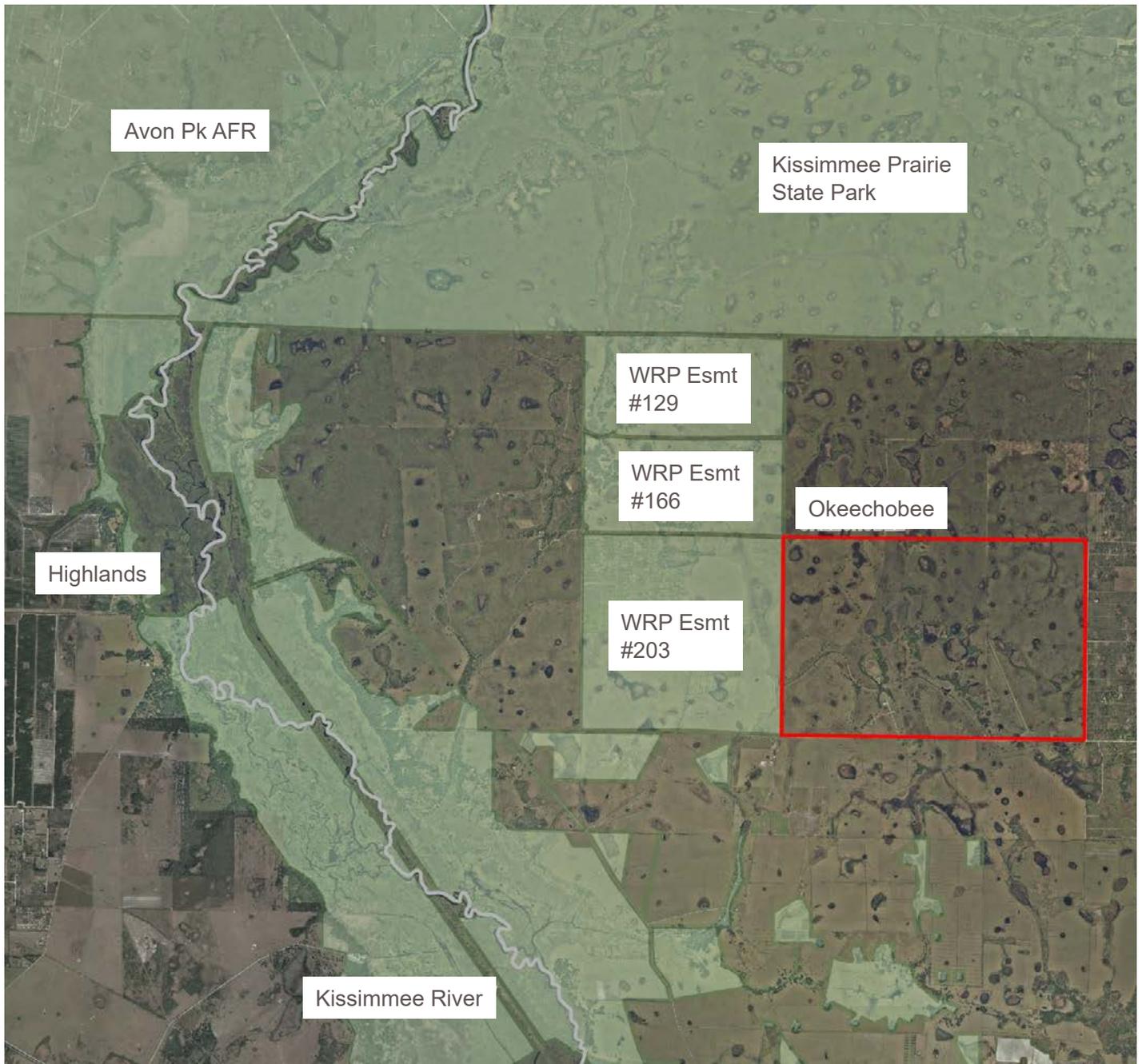




Other facilities include a 20-stall horse stable, two barns, corrals, a manager's home, three houses and a one-mile grass airstrip.







Triple Diamond Ranch is just south of Kissimmee Prairie Preserve State Park and much of the neighboring lands are protected from development.



LOCATION & DRIVING DIRECTIONS

Parcel IDs: 11134320A00000010000, et al

GPS: 27.483526, -81.064266

Driving Directions From US 98 :

- Take 700A north to NW 240th Street (Eagle Island Road)
- Turn west (left) to NW 192nd Ave. (Peavine Trail)
- Turn north (right) to 256th Ave.
- Turn west (left) and go two miles to the SE corner of the property

Driving Directions From US 441

- Turn west on Eagle Island Road (240th Street) and go 13 miles to NW 192 St.
- Turn north (right) and go to 256th Ave.
- Turn west (left) and travel two miles to the SE corner of the property

Showing Instructions: Call listing agent to make an appointment



*Countless
Recreational
Possibilities!*

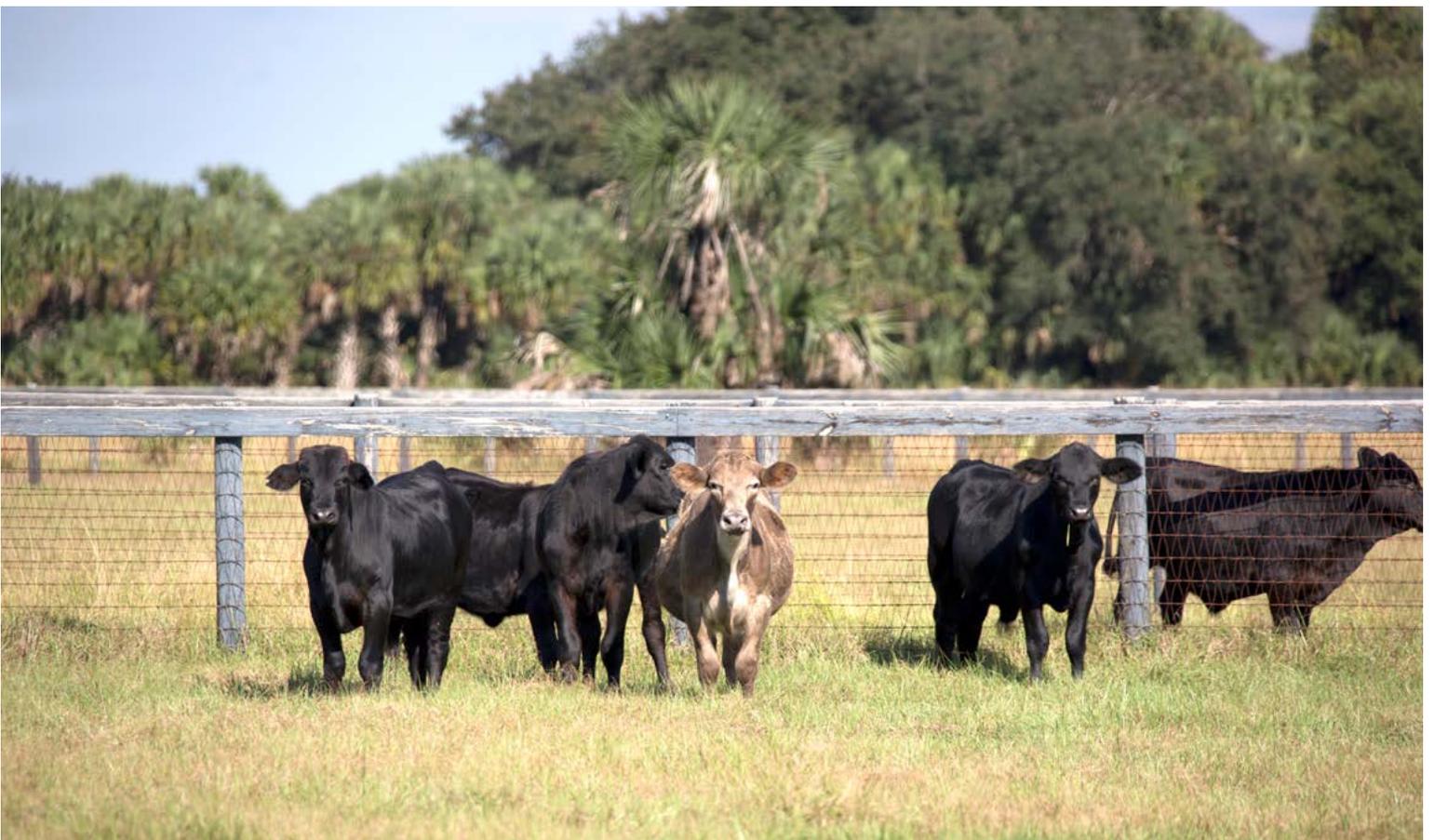


*Manager's Home
Six-Car Garage
Equipment Barn*





One-Mile Long Grass Airstrip!

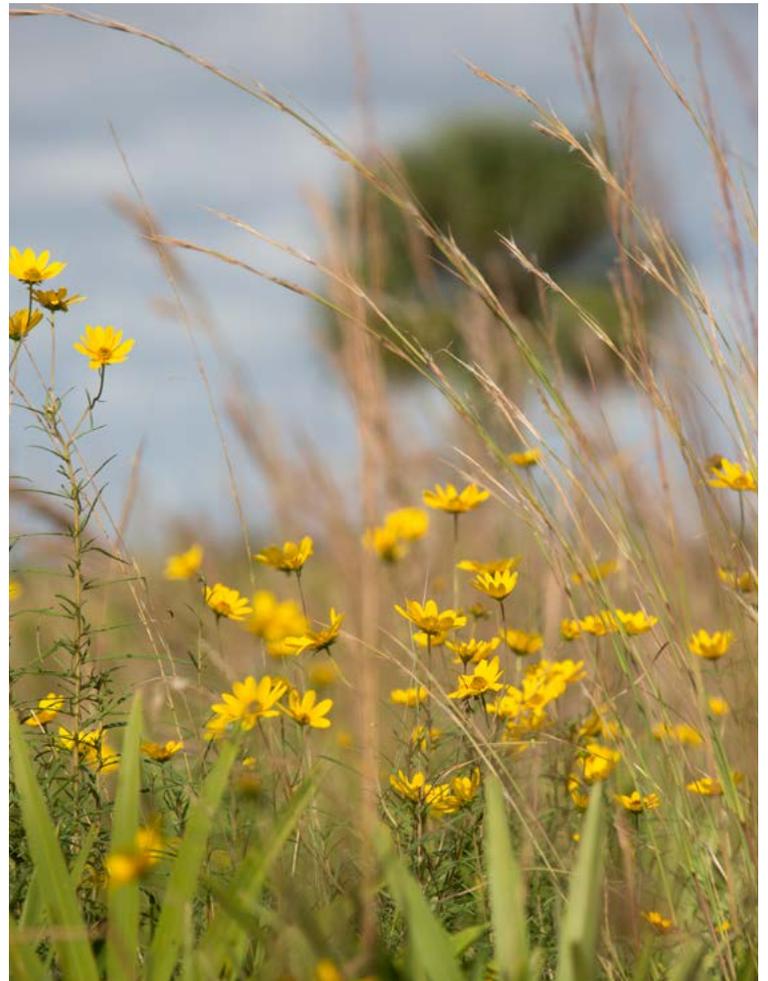








Dry and wet prairies comprise one of the largest and highest quality blocks of native prairie remaining on private lands. These qualities make this land very desirable for a conservation easement and the property is currently ranked high on the Florida Forever priority list.







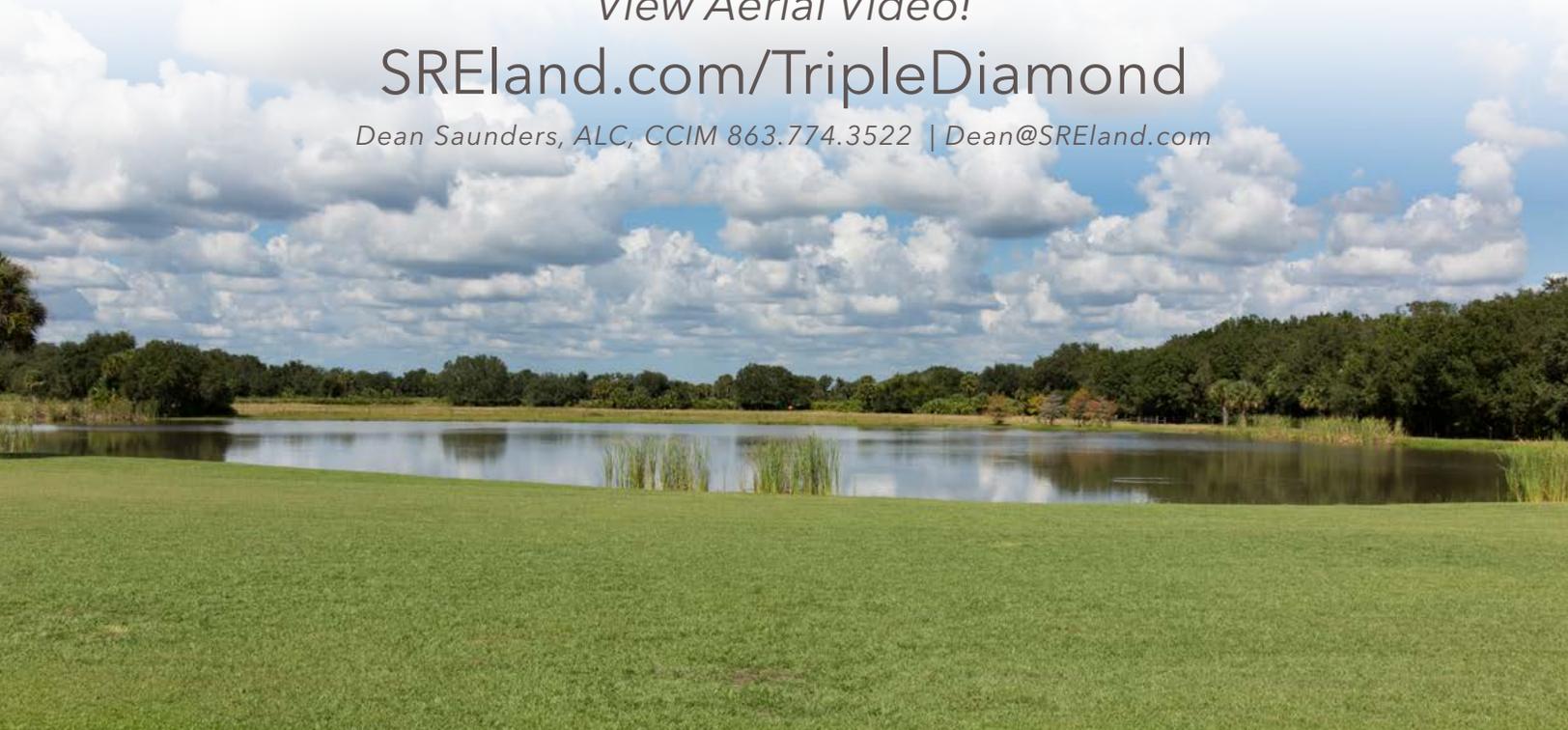
114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

4,000 +/- Acres • 9,069 +/- SF Luxury Southern Plantation Style Home
Cattle, Hunting • Equestrian Infrastructure Already in Place!
Land on Florida Forever List • Potential Conservation Easement

View Aerial Video!

SREland.com/TripleDiamond

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transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
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