



# MARCIA GROVE AND RANCH

130 MARCIA GROVE RD  
LAKE PLACID, FL 33852

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# Property Overview



**Sale Price**

**\$3,250,000**

## PROPERTY OVERVIEW

Marcia Grove and Ranch is a 323.7-acre working citrus grove and ranch located east of Lake Placid on SR 70. This property is a good mix of both ranch and grove lands with approximately 109 acres of Valencia grove and the balance in ranchlands. At the headquarters, you will find a 1750 +/- square foot manager's house, barns and cowpens. This property is an excellent property to begin or add to your agricultural operation.

## OFFERING SUMMARY

Acreage:	<b>323.7 Acres</b>
Price / Acre:	\$10,040
City:	Lake Placid
County:	Highlands
Property Type:	Land: Citrus, Farms & Nurseries Properties, Land Investment, Land Other, Nursery, Ranch, Sod, Vegetables



## SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"><li>• Citrus</li><li>• Farms &amp; Nurseries Properties</li><li>• Hunting &amp; Recreation Properties</li><li>• Land Investment</li><li>• Land Other</li><li>• Nursery</li><li>• Ranch</li><li>• Sod</li><li>• Vegetables</li></ul>
Uplands / Wetlands:	99.9% Uplands <ul style="list-style-type: none"><li>• Immokalee</li><li>• Myakka</li></ul>
Soil Types:	<ul style="list-style-type: none"><li>• Bassinger</li><li>• Felda and Placid sands.</li><li>• Tequesta and Kaliga muck.</li></ul>
Road Frontage:	5,260 +/- feet of frontage on SR70.
Fencing:	Fenced and cross fenced for cattle.
Current Use:	Cattle & Citrus
Grass Types:	Bahia and other native and improved grasses.
Land Cover:	Improved pastures and citrus grove.
Structures & Year Built:	Barns and managers house
Wells Information:	One 10" well and two 4" wells

# Location



## LOCATION & DRIVING DIRECTIONS

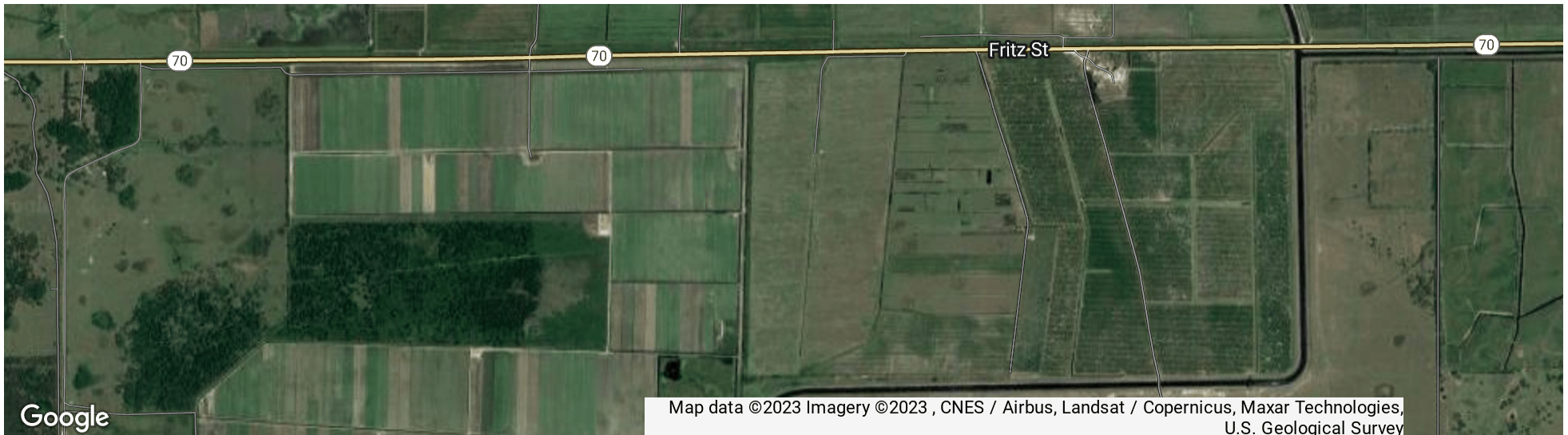
Parcel: C-04-38-31-A00-0040-0000 C-04-38-31-A00-0021-0000 C-04-38-31-A00-0050-0000

GPS: 27.311867, -81.355071

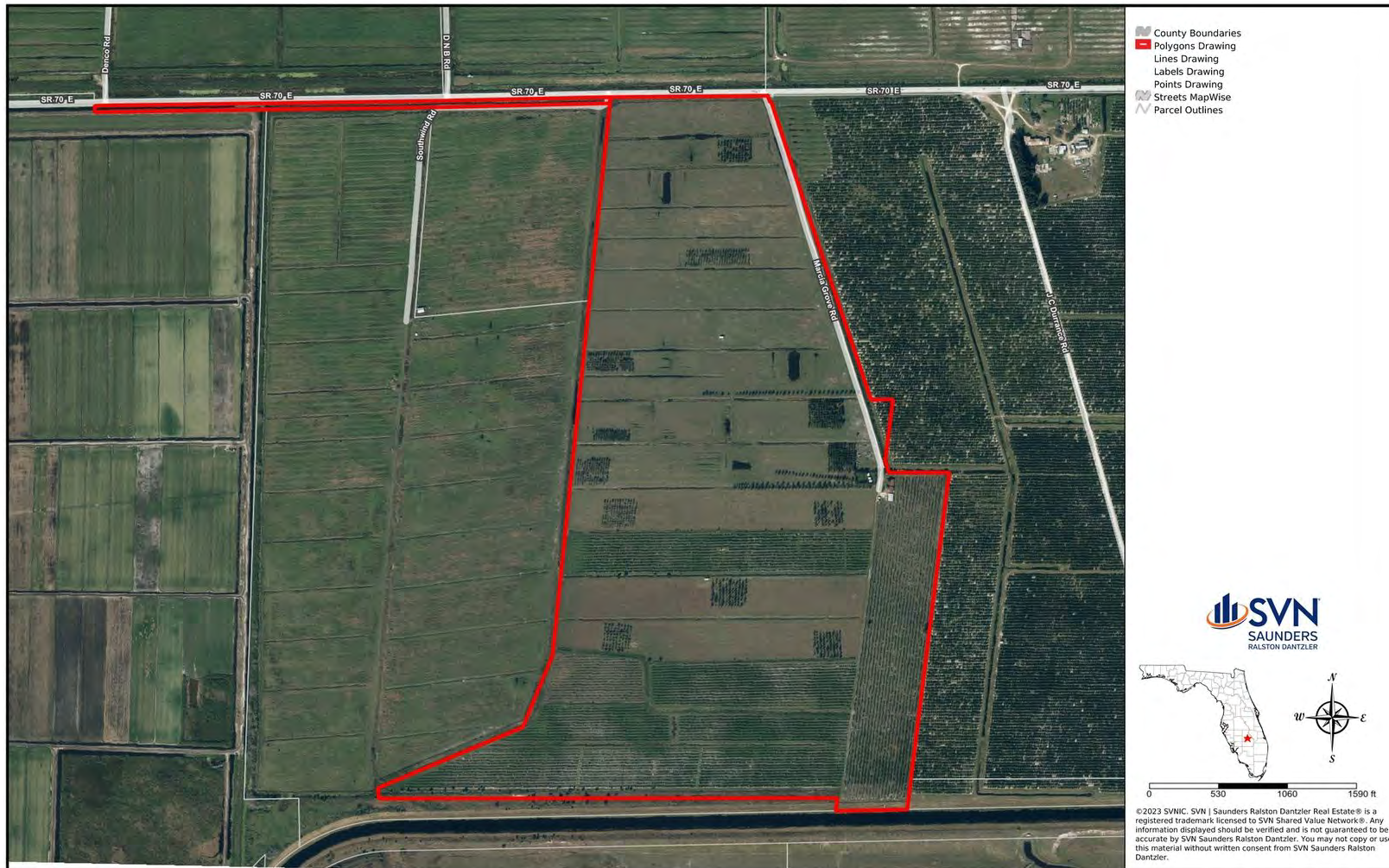
Driving Directions:

- Travel east from US27 on SR70 13 miles
- The property will be on the south side of SR70.

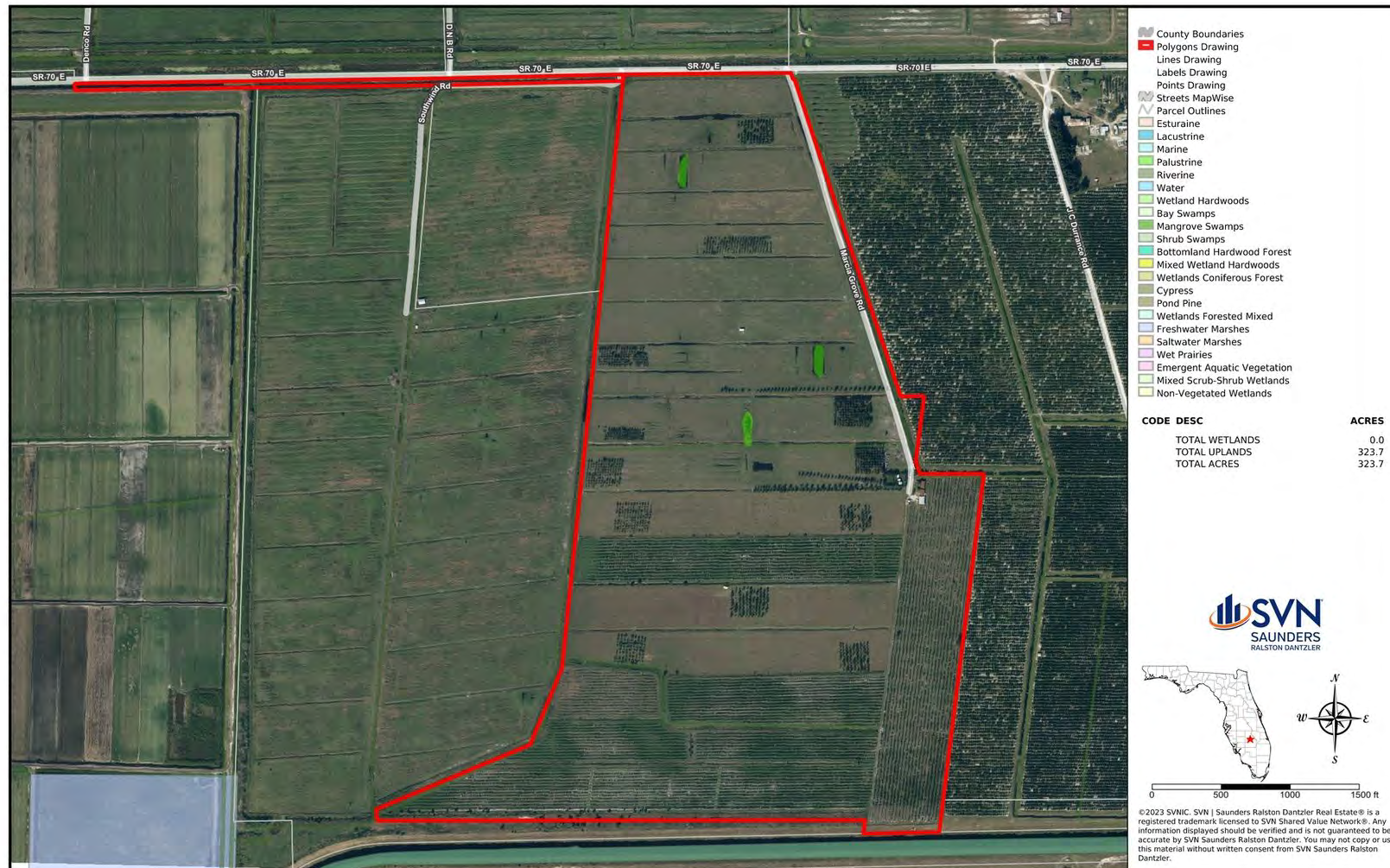
Showing Instructions: Contact Daniel Lanier



# Aerial Map



# Wetlands Map









# Additional Photos





## HIGHLANDS COUNTY

### FLORIDA

Founded	1921	Density	103.3 [2019]
County Seat	Sebring	Population	105,618 [2022]
Area	1,028 sq mi	Website	highlandsfl.gov

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.

According to DataUSA, the local county economy employs 34,300 people as of 2020. The largest industries are



**DANIEL LANIER**

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**PROFESSIONAL BACKGROUND**

Daniel Lanier is a Senior Advisor at SVN | Saunders Ralston Dantzler 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

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Lakeland, FL 33801

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