

LAND FOR SALE

OKEECHOBEE 10 ACRE RECREATIONAL RETREAT

2205 NE 48TH AVE

Okeechobee, FL 34972

LISTED BY:

KEAT WALDRON, ALC

O: 863.648.1528

keat.waldron@svn.com





SALE PRICE

\$150,000

PROPERTY OVERVIEW

Located just 3 miles outside the city limits of Okeechobee, this 10 acre tract provides an incredible opportunity to own a piece of recreational real estate that is less than 10 minutes from Walmart & Publix, and only 15 minutes from Lake Okeechobee. A mix of hardwoods consisting of beautiful oak trees and cabbage palms along with native wetlands makes this a great hunting tract with considerable whitetail deer and hog sign in the area. With over 400 acres of contiguous woods leading up to the property, this creates a natural wildlife corridor in which game can travel. Water, food, and cover are all located on this property, making it the ideal recreational retreat and hunting tract for an outdoorsman looking to be located right outside of Okeechobee and only 40 minutes from the east coast! The recreational aspects of this property are unlike anything else on the market for a property of this size, call today to schedule a showing!

OFFERING SUMMARY

ACREAGE:	10 Acres
PRICE / ACRE:	\$15,000
CITY:	Okeechobee
COUNTY:	Okeechobee
PROPERTY TYPE:	Ranch & Rec



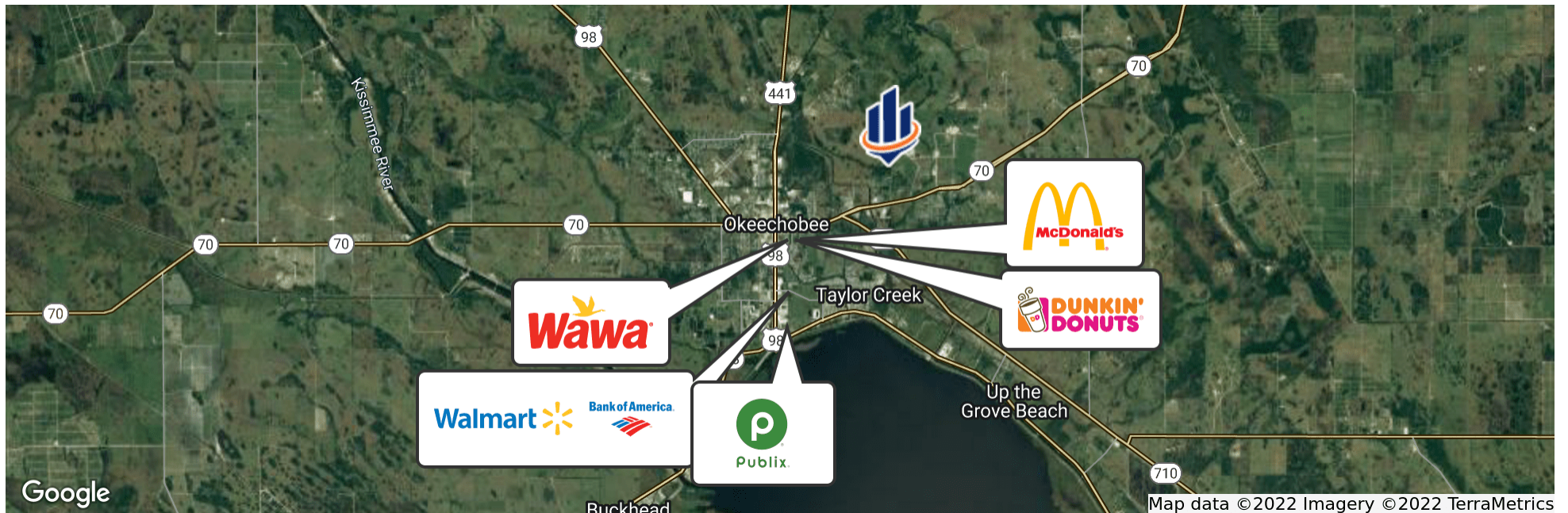
SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none"> • Hunting & Recreation Properties • Ranch
UPLANDS / WETLANDS:	8.5 Wetland Acres / 1.5 Acres of Uplands
SOIL TYPES:	<ul style="list-style-type: none"> • Parkwood Fine Sand - 6 Acres Floridana • Riveria • and Placid Soils - 4 Acres
TAXES & TAX YEAR:	2021 Combined Taxes and Assessments: \$6.82
ZONING / FLU:	Zoning is Agriculture and Future Land Use is Agriculture
ROAD FRONTAGE:	660 feet of paved road frontage on NE 48th Ave.
NEAREST POINT OF INTEREST:	<p>Only 3 miles outside the city limits of Okeechobee. [5 minutes away]</p> <p>1 hour and 40 minutes from Orlando</p> <p>2 hours from Miami</p> <p>Less than an hour from Fort Pierce, Stuart, and Vero Beach</p>
FENCING:	No Fencing



LOCATION & DRIVING DIRECTIONS

PARCEL:	1-12-37-35-0A00-00012-0000
GPS:	27.2636921, -80.7799499
DRIVING DIRECTIONS:	From the intersection of Hwy 70 and 441 in Okeechobee; Travel east along HWY 70 for 3 miles; Turn left [north] onto NE 48th Ave; Drive for 8/10 of a mile and the property will be on your left [west side of the road]
SHOWING INSTRUCTIONS:	Please Contact Keat Waldron, ALC



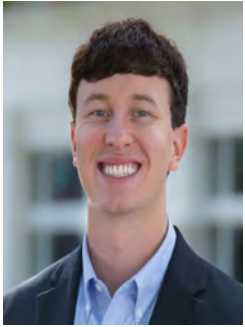












KEAT WALDRON, ALC

Advisor

keat.waldron@svn.com

Direct: 863.648.1528 | **Cell:** 863.225.1231

PROFESSIONAL BACKGROUND

Keat Waldron, ALC is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Keat knows fostering relationships and understanding the needs of buyers and sellers throughout the transaction process are key to ensuring success for all parties involved. He holds the Accredited Land Consultant designation, and currently is the youngest licensed real estate associate in the state of Florida holding this designation.

Keat holds a Bachelor of Science in Food and Resource Economics with a specialization in Agribusiness and Marketing Management, along with a minor in Business Administration from the University of Florida (UF). Upon graduation, Keat worked as a licensed real estate associate and auctioneer for one of the most prominent real estate auction firms in the country.

Keat is a 7th-generation Floridian from Sebring and grew up with a passion for hunting, fishing, and the outdoors, which helped develop his keen interest in the field of real estate over the years. Keat currently resides in Lakeland, Florida.

EDUCATION

- Recreation/Hunting Land
- Development Land
- Ranch Land
- Agricultural Land

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
Lakeland, FL 33801



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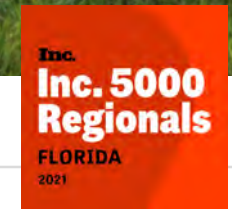
APEX 2020 Top
National Producer



Most Influential
Business Leaders



Largest Commercial
Real Estate Brokers
in Tampa Bay



Ranked 210 on Inc.
5000 Regional List



125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

1723 Bartow Rd
Lakeland, Florida 33801
863.648.1528

356 NW Lake City Ave
Lake City, Florida 32055
386.438.5896

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