

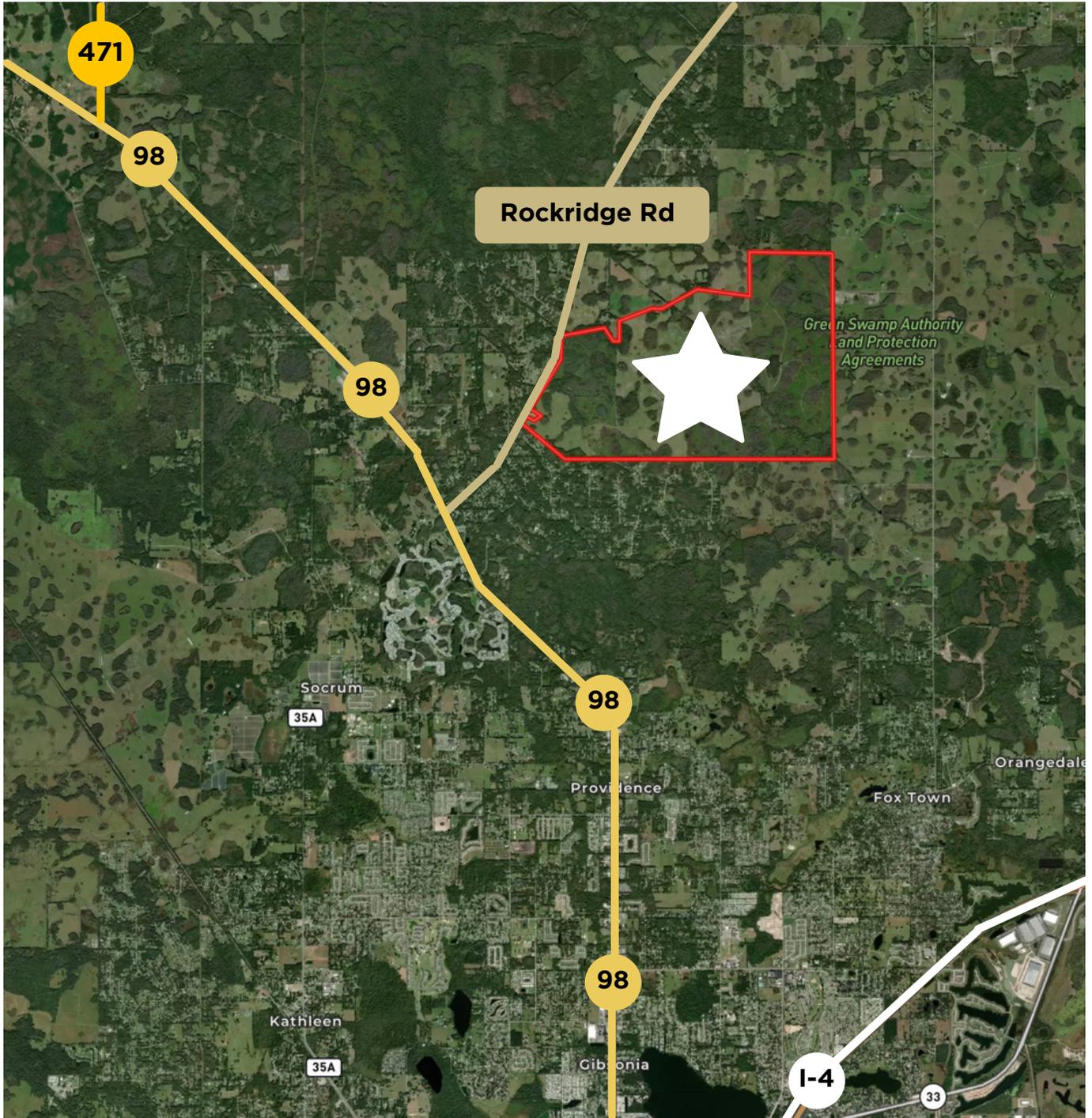


J E H RANCH

2864+/- ACRES

Lakeland, FL

\$22,912,000

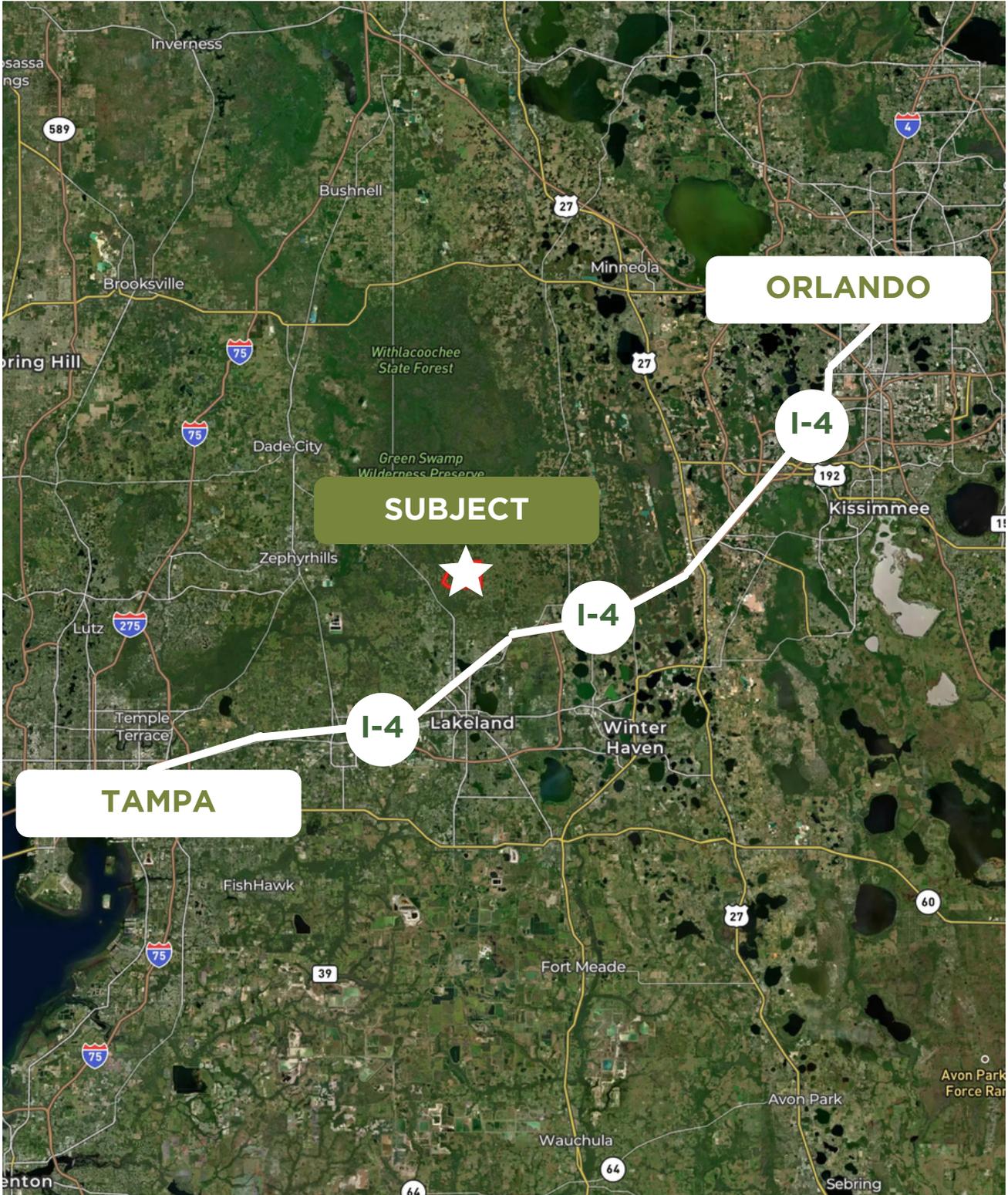


Ben Crosby, ALC, CCIM
863-412-8977
BEN@CROSBYDIRT.COM



NEIL COMBEE
863-559-6585
NEIL@CROSBYDIRT.COM

MAP

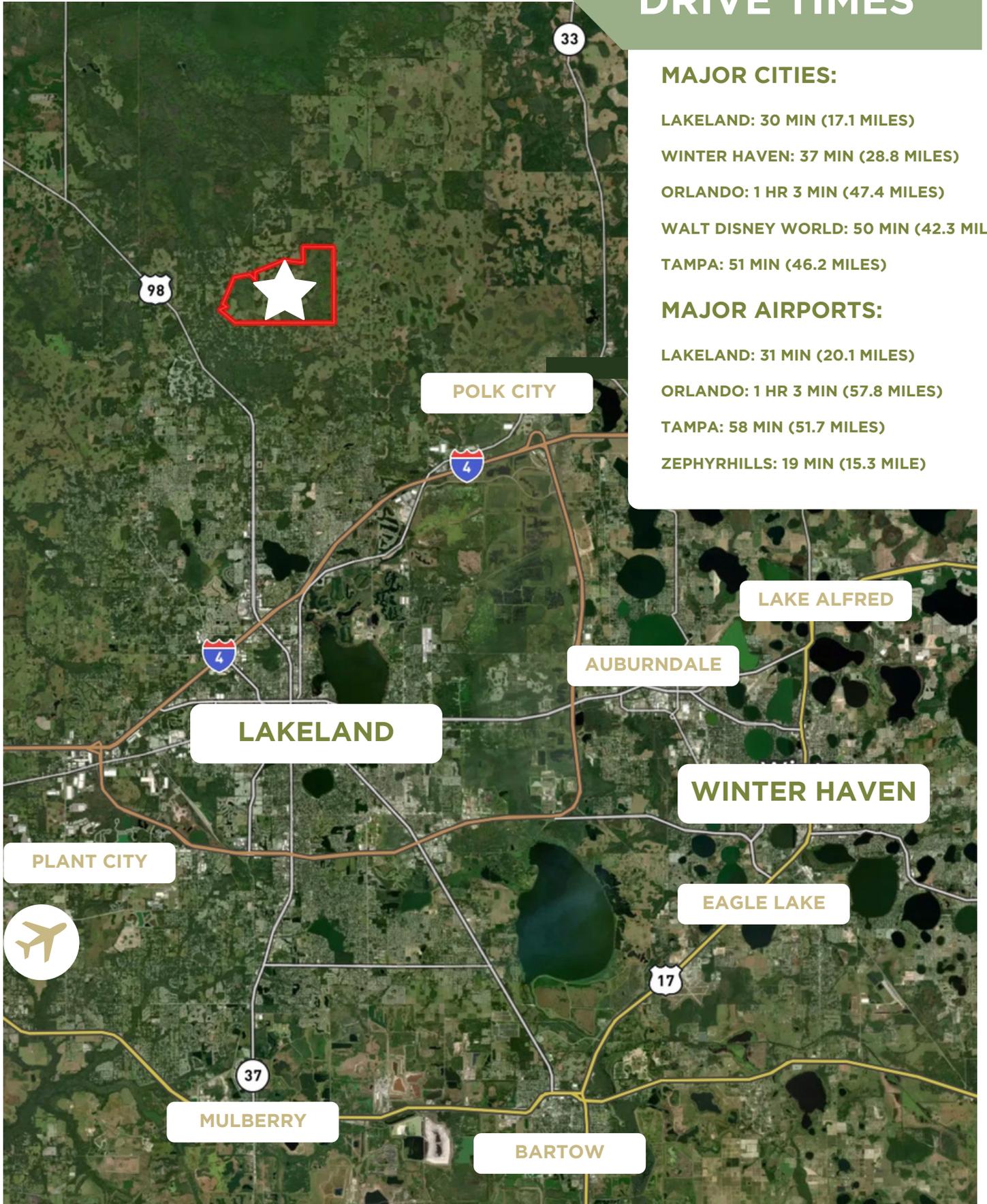


Ben Crosby, ALC, CCIM
863-412-8977
BEN@CROSBYDIRT.COM



NEIL COMBEE
863-559-6585
NEIL@CROSBYDIRT.COM

DRIVE TIMES



MAJOR CITIES:

- LAKELAND: 30 MIN (17.1 MILES)
- WINTER HAVEN: 37 MIN (28.8 MILES)
- ORLANDO: 1 HR 3 MIN (47.4 MILES)
- WALT DISNEY WORLD: 50 MIN (42.3 MILES)
- TAMPA: 51 MIN (46.2 MILES)

MAJOR AIRPORTS:

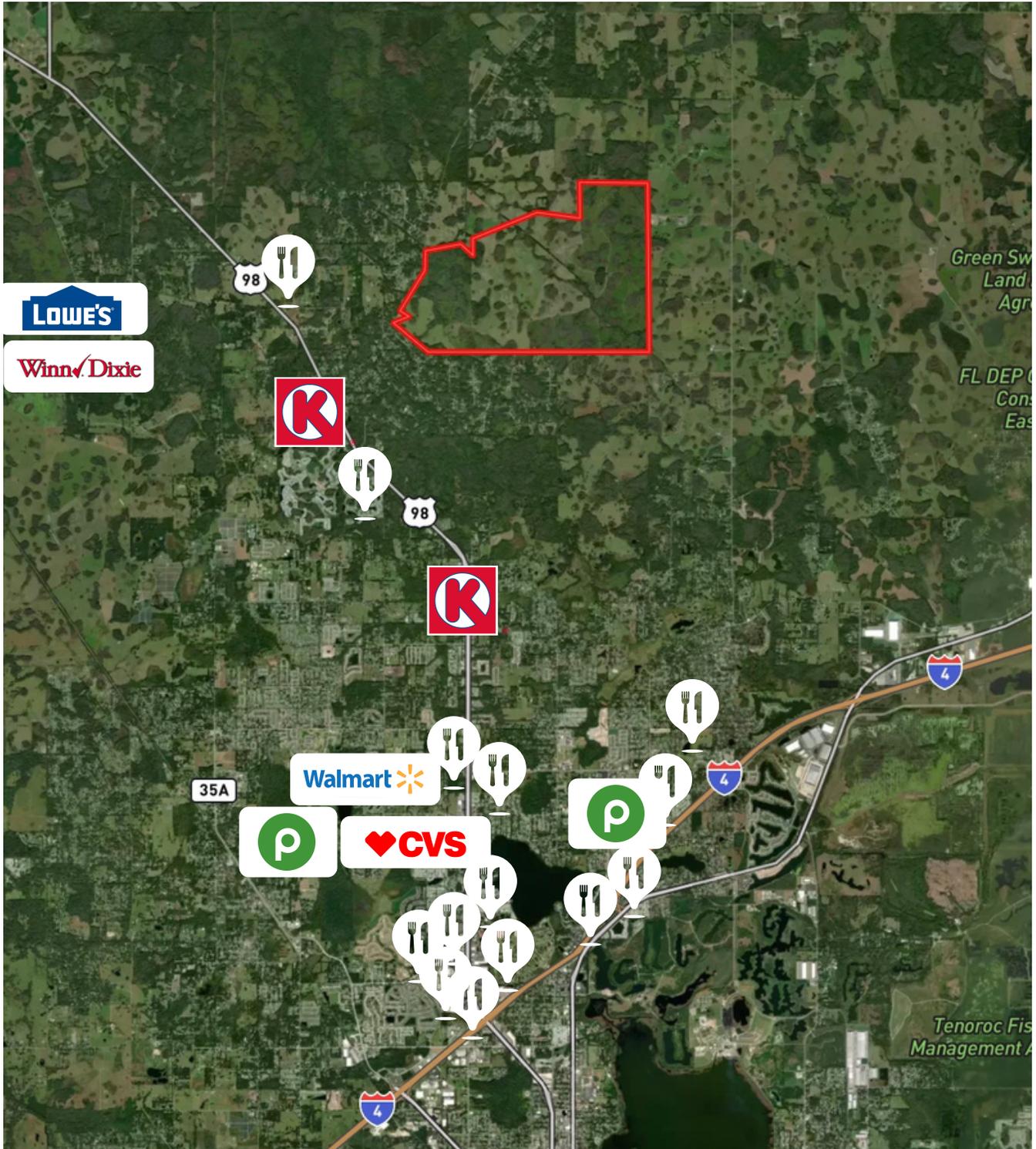
- LAKELAND: 31 MIN (20.1 MILES)
- ORLANDO: 1 HR 3 MIN (57.8 MILES)
- TAMPA: 58 MIN (51.7 MILES)
- ZEPHYRHILLS: 19 MIN (15.3 MILE)

Ben Crosby, ALC, CCIM
863-412-8977
BEN@CROSBYDIRT.COM



NEIL COMBEE
863-559-6585
NEIL@CROSBYDIRT.COM

RETAILER MAP



Ben Crosby, ALC, CCIM
863-412-8977
BEN@CROSBYDIRT.COM



NEIL COMBEE
863-559-6585
NEIL@CROSBYDIRT.COM

DESCRIPTION

J E H Ranch is approximately a 2864 acre working cattle ranch located 5 miles North of Lakeland, Florida. The ranch has approximately 1000 acres of improved pastures for grazing and hay production with the remaining 1800 + acres in it's native state. The ranch is home to whitetail deer, wild Osceola turkeys and many other types of wildlife native to West Central Florida. The offering does not include any buildings but does have a small set of cattle working pens. There are several large diameter deep water wells located around the improved pastures. The ranch has a perpetual "conservation easement" over it which prevents intense development. The CE permits a total of 9 homesites with a minimum acreage of 100 acres per new homesite. There is approximately one half mile of frontage on Rock Ridge Road which is a paved collector owned and maintained by Polk County. Historic uses have been cattle production, timber production, sod-seed production and watermelon farming. The CE allows those historic uses perpetually with the exception of "row crop" production. The CE also allows an additional 200 acres of the native range to be converted to improved pastures if desired. The ranch is one of the few remaining large tracts in private ownership in this part of West Central Florida.

HIGHLIGHTS

- 2,864+/- Acres
- 1,000+/- Acres Pasture
- 1,800+/- Acres Native State
- Abundant Wildlife
- Perpetual Conservation Easement Allowing 9 (100+/- Acre) Homesites
- 1+ Mile Rockridge Road Frontage N of Lakeland, FL
- Historic Use: Cattle, Timber, Sod & Seed Production

Ben Crosby, ALC, CCIM
863-412-8977
BEN@CROSBYDIRT.COM



NEIL COMBEE
863-559-6585
NEIL@CROSBYDIRT.COM



Ben Crosby, ALC, CCIM
863-412-8977
BEN@CROSBYDIRT.COM



NEIL COMBEE
863-559-6585
NEIL@CROSBYDIRT.COM

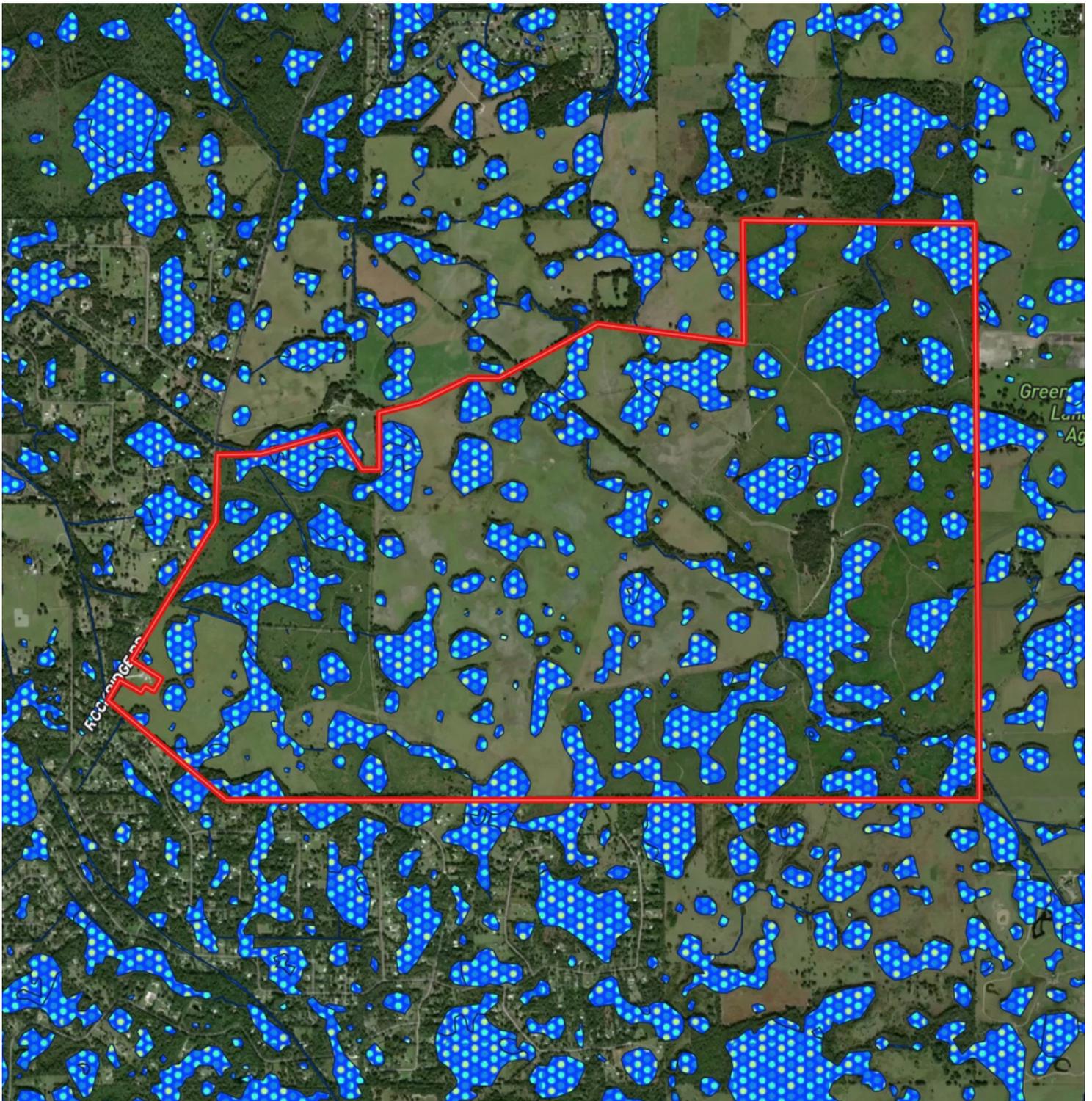


Ben Crosby, ALC, CCIM
863-412-8977
BEN@CROSBYDIRT.COM



NEIL COMBEE
863-559-6585
NEIL@CROSBYDIRT.COM

WETLANDS MAP

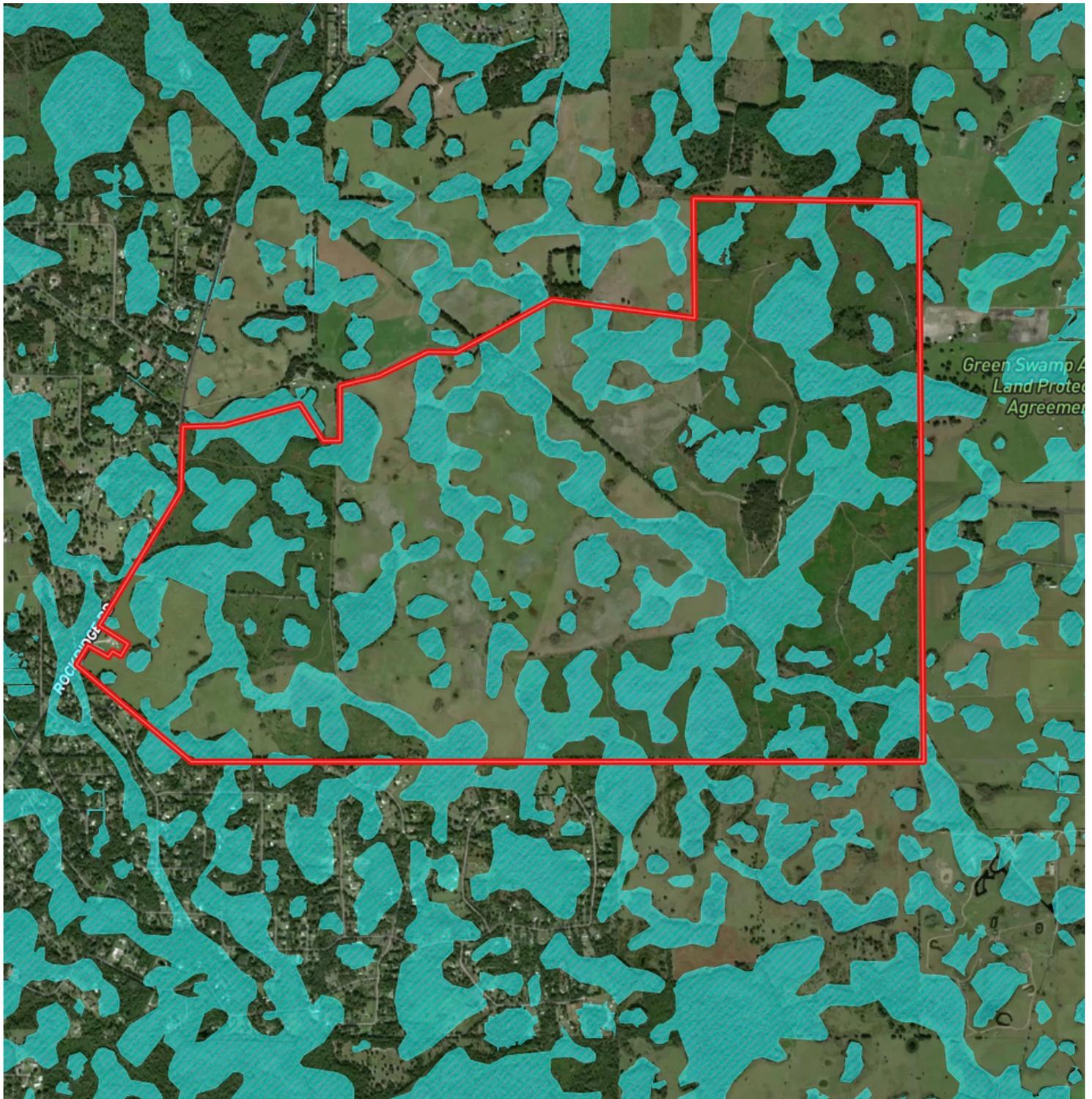


Ben Crosby, ALC, CCIM
863-412-8977
BEN@CROSBYDIRT.COM



NEIL COMBEE
863-559-6585
NEIL@CROSBYDIRT.COM

FLOODPLAINS MAP

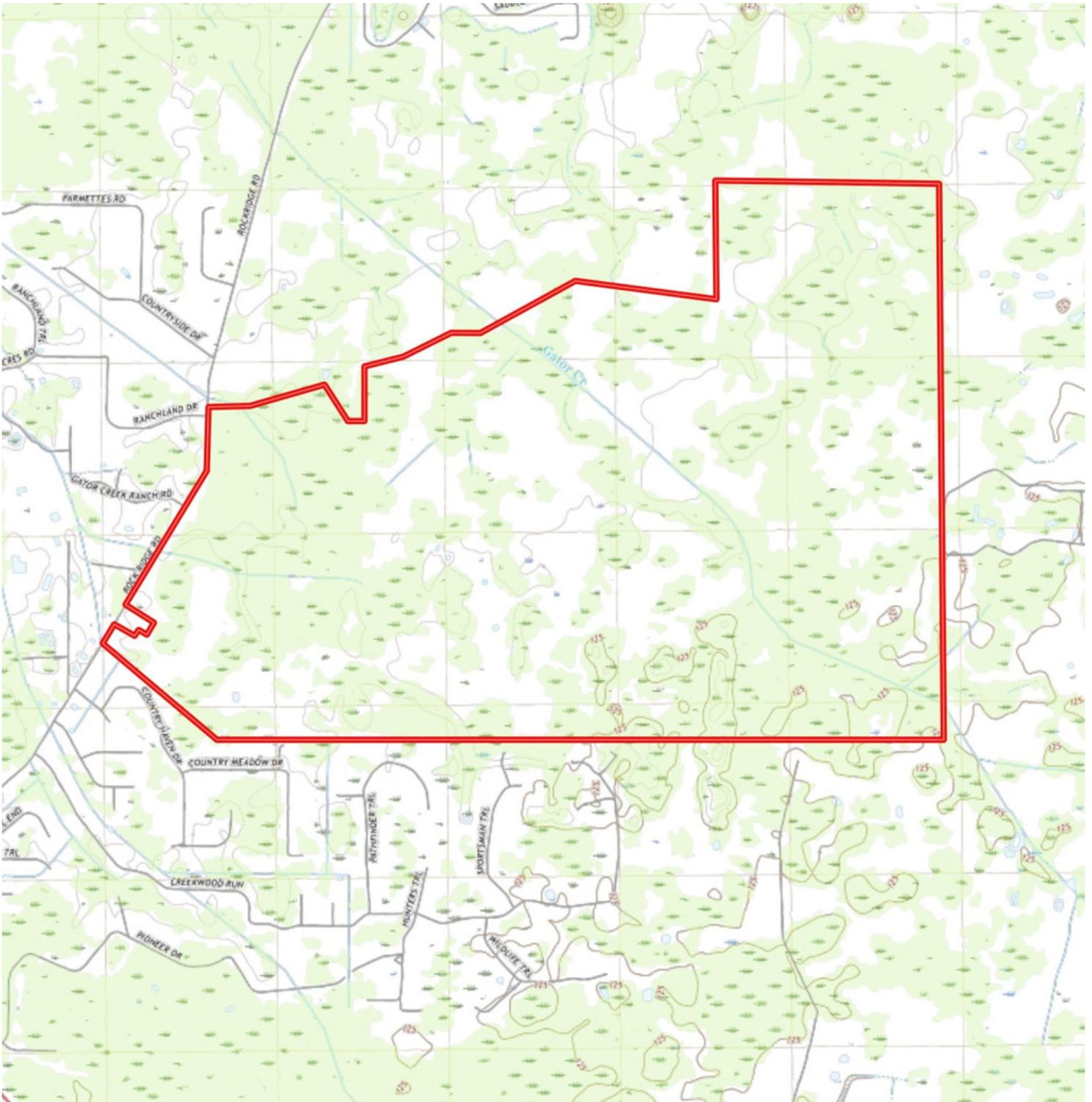


Ben Crosby, ALC, CCIM
863-412-8977
BEN@CROSBYDIRT.COM



NEIL COMBEE
863-559-6585
NEIL@CROSBYDIRT.COM

TOPOGRAPHY MAP

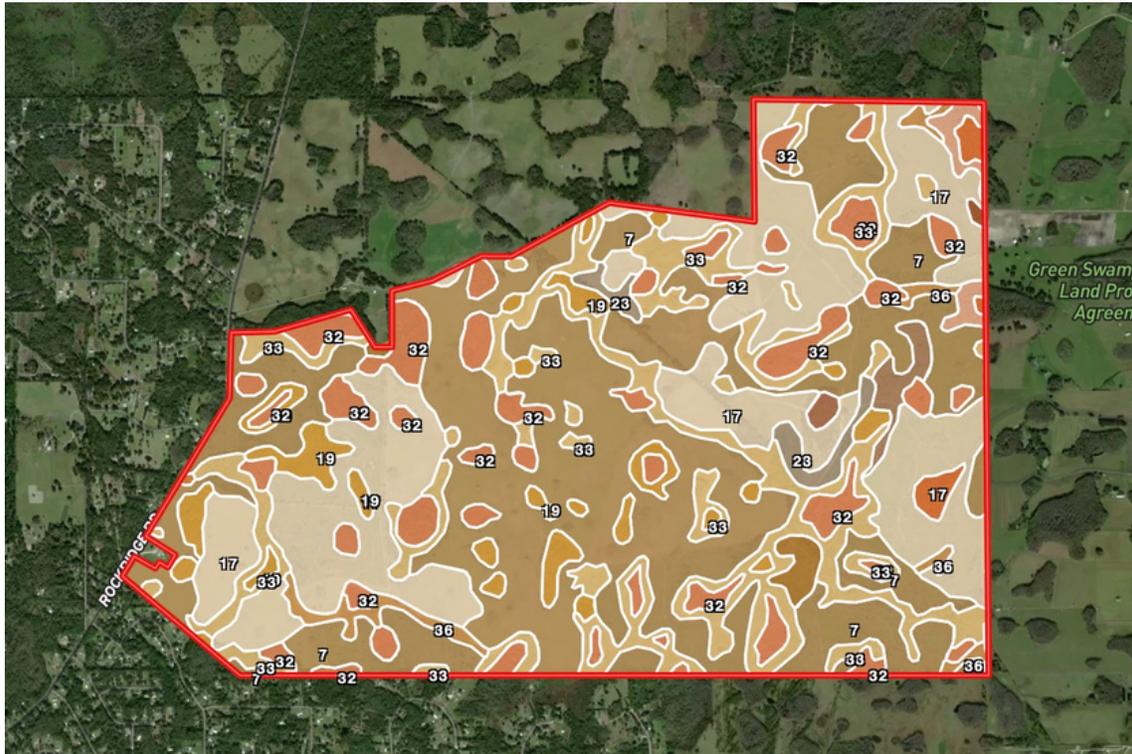


Ben Crosby, ALC, CCIM
863-412-8977
BEN@CROSBYDIRT.COM



NEIL COMBEE
863-559-6585
NEIL@CROSBYDIRT.COM

SOILS MAP



Boundary 2863.78 ac

| CODE | DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|------|---|---------|--------|-----|-------|-----|
| 7 | Pomona fine sand | 1113.77 | 38.89% | - | 34 | 4w |
| 17 | Smyrna and Myakka fine sands | 685.05 | 23.92% | - | 34 | 4w |
| 33 | Holopaw fine sand, frequently ponded, 0 to 1 percent slopes | 433.3 | 15.13% | - | 4 | 7w |
| 32 | Kaliga muck, frequently ponded, 0 to 1 percent slopes | 312.28 | 10.9% | - | 6 | 7w |
| 19 | Floridana mucky fine sand, frequently ponded, 0 to 1 percent slopes | 137.93 | 4.82% | - | 5 | 7w |
| 36 | Basinger mucky fine sand, frequently ponded, 0 to 1 percent slopes | 44.56 | 1.56% | - | 4 | 7w |

| | | | | | | |
|--------|--|------------|-----------|---------------|----------------|----|
| 23 | Ona-Ona, wet, fine sand, 0 to 2 percent slopes | 34.95 | 1.22% | - | 33 | 3w |
| 87 | Basinger fine sand, 0 to 2 percent slopes | 24.97 | 0.87% | - | 22 | 4w |
| 25 | Placid and Myakka fine sands, depressional | 23.38 | 0.82% | - | 7 | 7w |
| 13 | Samsula muck, frequently ponded, 0 to 1 percent slopes | 22.63 | 0.79% | - | 5 | 7w |
| 40 | Wauchula fine sand | 20.49 | 0.72% | - | 43 | 3w |
| 74 | Narcoossee sand | 6.84 | 0.24% | - | 28 | 3w |
| 21 | Immokalee sand | 2.65 | 0.09% | - | 32 | 4w |
| 82 | Felda fine sand, 0 to 2 percent slopes, frequently flooded | 1.12 | 0.04% | - | 20 | 5w |
| Totals | | 2863.78 ac | 0 Average | 24.02 Average | 5 Cap. Average | |

Ben Crosby, ALC, CCIM
863-412-8977
BEN@CROSBYDIRT.COM



NEIL COMBEE
863-559-6585
NEIL@CROSBYDIRT.COM