

-\$4,100,000 PRICE REDUCTION!

ROSS HAMMOCK RANCH

*TURN-KEY, FULL-SERVICE
EXOTIC HUNTING RANCH*

1,221 ± Acres • Inglis, Florida • Levy County



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CONTACT THE LISTING ADVISORS



Trent Saunders, ALC
 Senior Advisor
trent.saunders@svn.com
 863.640.0390



David Saley
 Associate Advisor
david.saley@svn.com
 863.220.4444



ROSS HAMMOCK RANCH

Ross Hammock Ranch is a turn-key full-service exotic game hunting ranch. This extraordinarily unique property offers a truly once-in-a-lifetime experience for hunters of all types and ages. What makes RHR unique is the bowhunting experience. With a standing range, similar to tree stand hunting, the bowhunter can get practice in before he goes on a hunt. Likewise, there is also a rifle range with plates up to 200 yards. Upon check-in, the guests are treated with world-class amenities including a chef, home-cooked meals a day, a fully stocked bar, and

their choice of entertainment. In front of the main lodge is a fire pit where stories of their hunts as well as embellished hunts from their past can be told. When you come to Ross Hammock Ranch you are treated like family. This property is wholly unique and has made a name for itself as one of the premier exotic game hunting operations in the state of Florida.



LODGING

Ross Hammock Ranch (RHR) has earned an industry-wide reputation for having lodging facilities and hospitality, second to none! Guests love staying in an authentic Florida cypress log lodge. There are two different lodging facilities on the property. First the original more rustic 2-story cypress log cabin with 3 bedrooms and two baths was built in the 1990s. A more upscale two-story 5-bedroom, 3.5-bathroom cypress log lodge, built in 2002, with a sports bar, billiards room, and media room.

STRUCTURES & YEAR BUILT

- The main RHR lodge is a log construction, very upscale, 5-bedroom, 3.5-bathroom with a sports bar, media room, billiards room, porches, 5 separate AC systems and 2 wood stove fireplaces
- The original 2-story cypress log cabin is 1,200 ± SF with 3-bedrooms, 2-bathrooms, a large front porch, Central AC and a wood stove fireplace.
- A large cypress barn close to cabin
- 3 internal bays, 2 external bays
- Plus a screened-in game cleaning room with 3 electric lifts, two walk-in game coolers, a butcher shop, and freezers.
- Garage, 2+ cars next to log lodge with extra freezers.
- Open Pavilion, in front of Main RHR Lodge which is great for events and has water and electricity installed.
- Elevated practice platform for archers.
- Rifle range with a shooting shed and targets - 75, 100, and 200-yards away.
- Extensive internal road/trail system estimated over 20 miles.
- Gates and high fence, estimated 10 miles long. (9.5 feet high.)
- Separate breeding pens with water lines are set up but not currently in use.
- Many tree stands, box blinds, and game feeders.





HUNTING & RECREATION

Since the hunting retreat opened several decades ago, the mission has remained the same – For guests to experience the finest hunting and hospitality in Florida. This includes the option to hunt either native game, exotic game, or both! To do so at a world-class hunting lodge, with family friendly hospitality, amenities, and services, second to none. Additionally, the location of RHR allows the guest to fish the sprawling saltwater flats of the Gulf of Mexico or one of the many local fresh-water rivers and lakes. There is something to hunt and fish for year-round. This is why the area is well known as the “Florida Nature Coast” and is easily accessed from commercial airports in Tampa or Orlando, or the private airport in Crystal River, just 15 minutes away.

Ross Hammock Ranch offers guests fair-chase hunting on its’ large private Florida hunting ranch. Recognized by many to be the premier hunting lodge in Florida with many miles of border, mature timber, diverse habitat, and approximately 20+ miles of improved internal logging roads and trails! It is approximately 50% uplands, consisting of food plots, cut-overs, road systems, and planted pine forest and the remaining 50% is in hardwood hammocks consisting of large stands of cypress, oak, bay, and magnolia trees. It combines forest land and natural

vegetation, with supplemental food plots and game feeders, to maintain and grow healthy protein-rich trophy wildlife. This environment has produced a top-ranked hunting adventure in Florida for a challenging hunt, tremendous table fare, and a harvested trophy you can truly be proud of. Guests can hunt via spot and stalk on the extensive road and trail system, or still hunt from one of the many existing shooting blinds/houses or many ladder tree stands.

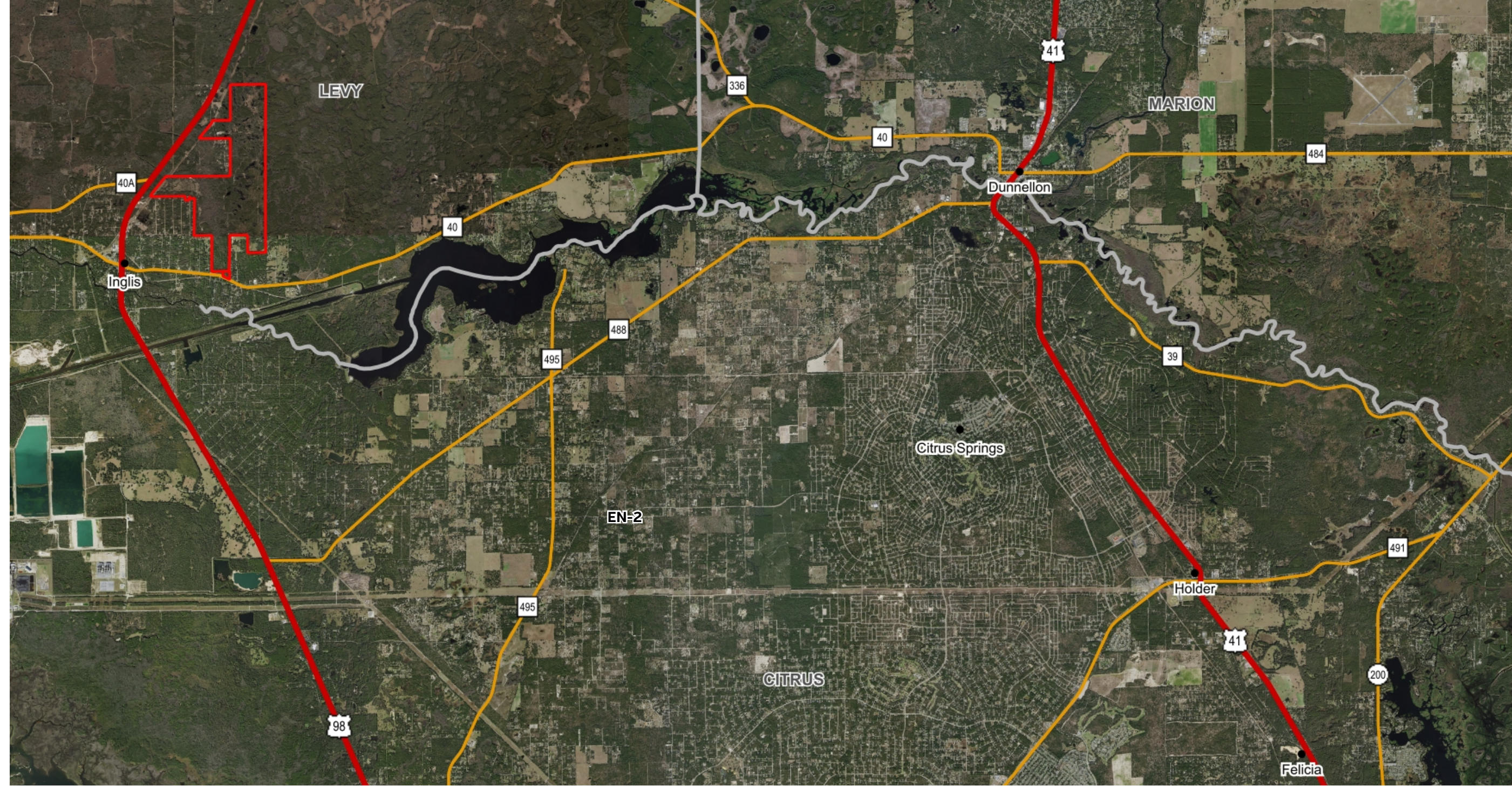
Native species to be found on RHR include the Whitetail deer, Osceola Turkey, Wild hog, alligators, and more. Over 20 years ago, breeding stock of exotic game was introduced to include BlackBuck antelope, Axis Deer, Nilgae, Scimitar Oryx, Zebu, Sika Deer, Fallow Deer, Red Deer, Elk, Watusi, Water Buffalo, Bison, Pere David Deer, Russian variety wild boar, and various species of Rams and Mountain Goat.

The ranch is a hunter’s paradise. It includes an elevated archery practice platform, a rifle range with up to 200-yard targets, a screened-in cleaning room with 3 electric lift stations and a central drain, two walk-in game coolers to age meat, equipped butcher shop, several freezers, and on-site taxidermy pick up service.



LOCATION & DEVELOPMENT POTENTIAL

With the city of Inglis expanding, rural development with an entrance on highway 40, could be built in the near future. Other growth factors include the extension of toll road 589 which currently ends approximately 12 miles south of RHR. Plans include its further expansion bringing it closer to RHR, approximately 3 miles south. The possible expansion of the Florida turnpike to toll road 589 creates long-term potential growth as an alternate use for the property down the road.



SPECIFICATIONS & FEATURES

Acres: 1,221 ± Acres

Price: \$8,900,000

Price Per Acre: \$7,289

Uplands & Wetlands: 806 ± AC uplands/413 ± AC wetlands

Lake Frontage/Water Features: Several small ponds on the property

Road Frontage: 570 Feet of frontage on US40

Nearest Point of Interest: 18 minutes from Crystal River, 50 minutes from Ocala, 1 hour from Gainesville, and 1 hour and 30 minutes from Tampa.

Fencing: High fenced

Current Use: Ross Hammock Ranch Exotic Game Hunting Operation

Address: 18650 SE 72 AVE, Inglis, FL 34449

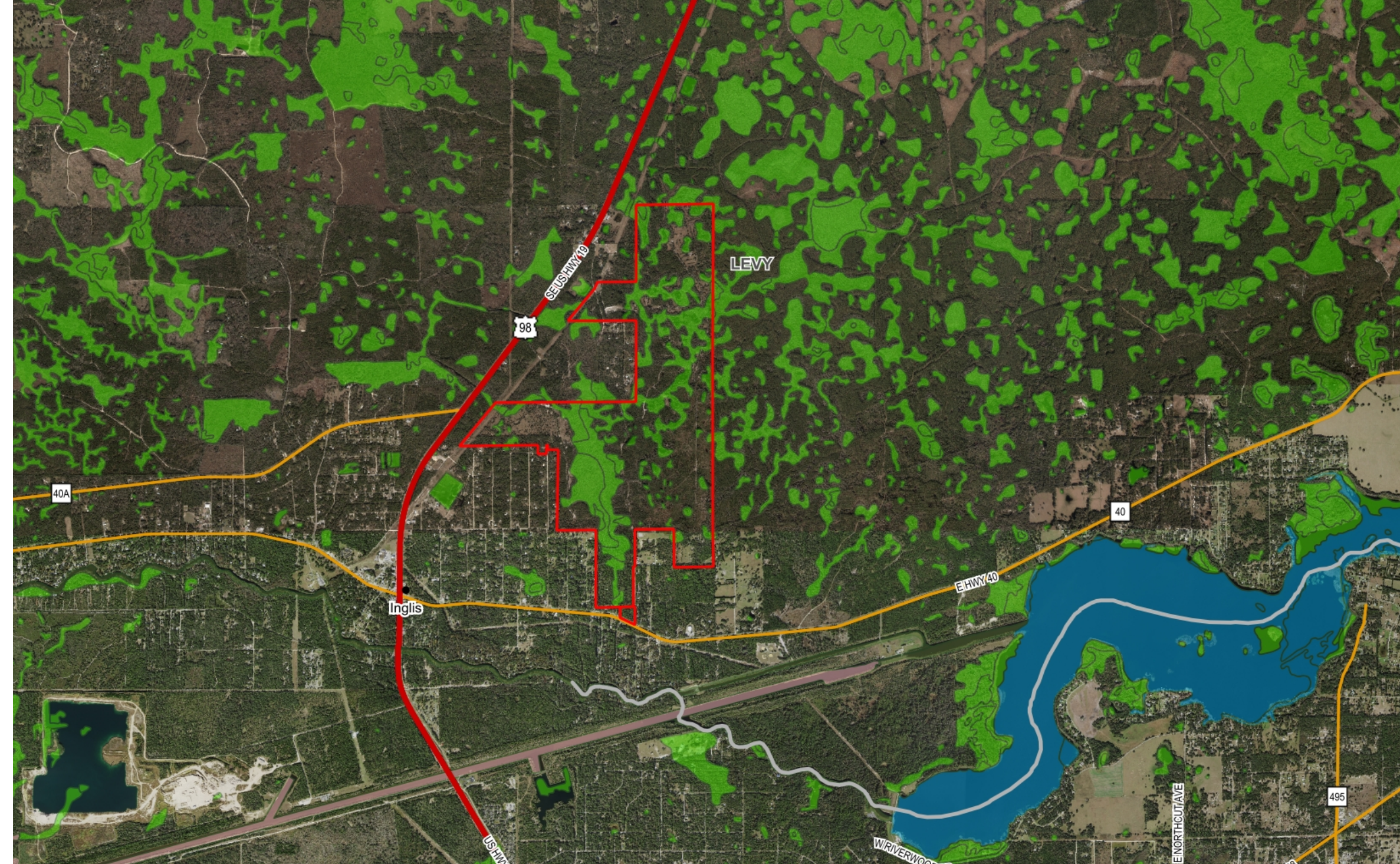
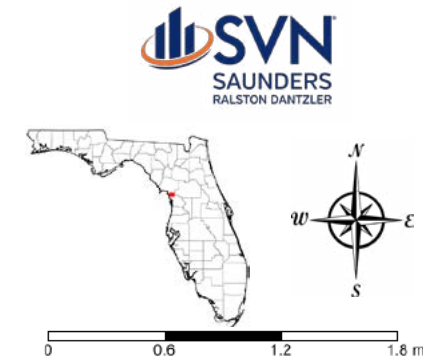
County: Levy

Location Description: The land then runs north from the Highway 40 / Highway 19 intersection, on the east side of the 4-lane US Highway 19 (preferred over the west side of Hwy 19). RHR does not border Highway 19, but has multiple access points from Highway 19 to it, via good quality lime rock county maintained roads. The southern tip of RHR lies just north of the very scenic Withlacoochee River, and the ranch is about 4 miles inland of the salt-water flats of the Gulf of Mexico. The area is known as the Florida Nature Coast.

Parcel ID: 0290900000 0299800000 0299600600 1309400000 1309500000 1309100000 0300200100 0300200000 0846000000

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

CODE	DESC	ACRES
PFO6F	Freshwater Forested/Shrub Wetland	277.8
PFO1A	Freshwater Forested/Shrub Wetland	78.8
PFO6C	Freshwater Forested/Shrub Wetland	26.9
PEM1F	Freshwater Emergent Wetland	16.5
PUBHX	Freshwater Pond	3.8
PSS1F	Freshwater Forested/Shrub Wetland	3.1
PFO4/EM1C	Freshwater Forested/Shrub Wetland	2.5
PUBH	Freshwater Pond	1.7
PSS6C	Freshwater Forested/Shrub Wetland	1.2
PEM1/FO6F	Freshwater Emergent Wetland	.5



PROPERTY HISTORY

The current owner purchased the ranch land from Georgia Pacific in the Mid 1990s. Then, a few years later, the decision was made to install the high fence and open Ross Hammock Ranch, a licensed Florida Hunting Preserve. Since that time, a world-class facility has emerged, and several thousand sportsmen and sportswomen from around the World have visited Ross Hammock Ranch, usually along with their friends, family, and "huntin' buddies" to hunt, fish, and enjoy the hospitality that it offers. Many national TV shows have been filmed at RHR and

shown on all of the major hunting networks. Additionally, RHR has been the host of many corporate events and has done so for many leading outdoor industry companies like Realtree, Browning, BOWTech, Remington, Swarovski, NRA, SCI, and many many more, including construction companies, church groups, medical offices, and others!

The future of RHR is even brighter, as Florida's population grows and the planned extensions of TOLL 589 and the Florida Turnpike come to fruition.





CONTACT THE LISTING ADVISORS



Trent Saunders, ALC

Senior Advisor
trent.saunders@svn.com
863.640.0390

Trent Saunders is a licensed real estate associate specializing in agricultural land, ranchland, recreational land, and large acreage properties. He has transacted over \$135 million primarily in ranch, recreation, and citrus properties.

A 9th-generation Floridian, he comes from a family with long-time ties to Florida agriculture, citrus, and the real estate industry.

In addition, Trent has a solid background in real estate activities including GIS mapping, property research providing statistical data on land sales, and property project coordination.

Previously, Trent managed two small service businesses, was a ranch hand, and assisted with jobs for Saunders Real Estate before obtaining his real estate license.

He obtained a Bachelor of Science degree in citrus with a minor in business from Florida Southern College in Lakeland, FL. Florida Southern College is the only college nationwide that offers a full degree in citrus. He is a member of the Lakeland Association of Realtors®.



David Saley

Associate Advisor
david.saley@svn.com
863.220.4444

David is a proud 5th generation Floridian whose roots are tied to the Sunshine State. Supported by his family, each of whom are licensed real estate agents, David has grown up with a natural affinity for the real estate business throughout the state.

Throughout his career, David has garnered a unique set of career experiences and accolades. After earning his real estate license in 2016, he went on to work for a prominent real estate brokerage in Lakeland, Florida. During this time, David honed his skills in property management which has helped shaped his approach to the industry. Throughout both his educational and professional journey, David would also gain fluency in Spanish, which has proven invaluable in serving his clientele. His ability to communicate effectively has allowed David to form connections with clients from a variety of different backgrounds.



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1723 Bartow Rd Lakeland, Florida 33801 • 863.648.1528 • SVNsaunders.com

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