

PROVIDENCE RANCH

1,081 ± acres
Sumter County, FL

SEE IT
to believe it!

Qualified Buyer?
SCHEDULE A SHOWING
today!



ALLURING TROPHY PROPERTY

With first class structures and land improvements, this property boasts gorgeous features that are only matched by few. There are over 300 acres of highly improved pastures for cattle grazing. These pastures offer breathtaking views of gentle rolling landscapes. There are over 700 acres of pristine, natural "Old Florida" hammocks and hardwood stands. Large amounts of deer, Osceola turkey, hogs and other native Florida wildlife call this ranch home. In addition to the wild game on the property, this ranch offers 400 ± acres of "high fence" land. Inside the high fence, owner keeps a private herd of whitetail deer and hogs. The ranch offers its own natural flowing spring just a short drive from the main residence. Oaks, cypress and pines hundreds of years old are abundant throughout the land.

A place to retreat and relax, yet close to shopping, dining, entertainment and movies with The Villages new town center, Brownwood Paddock Square and a new Publix under construction - just 10 minutes away.

Enjoy water recreation on the historic Withlacoochee River, just a short drive to the west of the ranch. This river provides for great fishing and boating experiences. The property can sleep dozens for entertaining family, friends and other guests. Lodging is available in the main house, apartment in the barn or in one of the two mobile homes on site.



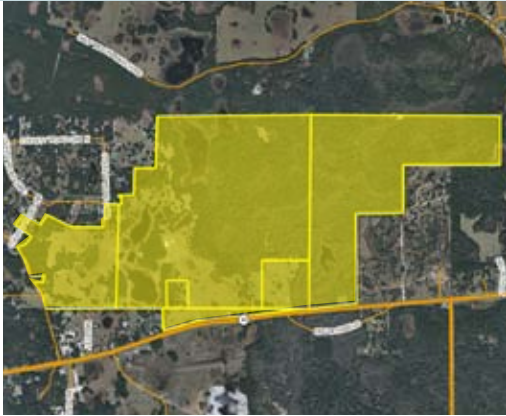
— Commercial Real Estate Investments | Management | Brokerage | Development | Land —

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



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LOCATION

5682 W SR44, Lake Panasoffkee, FL 33538 (Sumter County)

SIZE

1,081 ± acres

PRICE

\$6,450,000 total asking price - Broker Owner
Land Value Attribution: \$4,950,000 for the land or
\$4,579/acre; Improvements Value Attribution (all
structures and improvements): \$1,500,000

ROAD FRONTAGE/ACCESS

1 ± mile of road frontage on West HWY 44. Main
entrance access available on Hwy 44.

IMPROVED PASTURE

This property includes approximately 325 acres of highly
improved pasture. There are gently rolling hills with
gorgeous views across the landscapes.

DESCRIPTION

IMPROVEMENTS GALORE! No expense was spared in
designing, constructing and maintaining the improvements
located within Providence Ranch! Everything was built with the
utmost of care and quality. There are few ranches in the state
of Florida with comparable infrastructure.

Half-mile long concrete paved driveway that leads to the main
house and other barns and residences. Miles of wood pole and
board fencing. Electricity available to many parts of the ranch.
400± Acres of high fence (owner has private herd of whitetail
deer and wild hogs inside the high fence). Cattle pens and
driving lanes; electricity available. Located under 100 year old
oak hammock. Hog pens. Property is border fenced and cross
fenced; some of the ranch is high fenced, other parts are board
and pole, and others are barbed wire. A 150' x 100' outdoor
riding arena doubles as a helicopter landing pad.

PARCEL IDs

E10=002; E04=001; E03=001; E03=004; E02=001

Offering subject to errors, omission, prior sale or
withdrawal without notice.

LAND FOR SALE

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RESIDENCES (TOTALING 12 BEDROOMS)

One 4 bedroom/2.5 bath main residence. Screened-in porch with fire pit, front porch overlooking gorgeous pastures.

One 2 bedroom apartment in the barn.

Two 3 bedroom mobile homes that can sleep multiple people.



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STRUCTURES - BARN/TOOL SHOPS

Three barns/tool shops:

1. 1 – 160' x 60' double bay, drive-through concrete slab barn with an attached 2 bedroom/1 full bath apartment complete with a full kitchen and living room area. This barn has 10 horse stalls. Power and septic tank to barn available. There is a mud room and laundry room in the barn. For hosting equestrian or other entertaining events, the barn includes a men's and a women's bathroom.
2. 1 – 80' x 50' open faced, covered barn with available electric. 14 stalls available.
3. 70' x 40' drive-through horse barn. 8 stalls available. Electricity to site.



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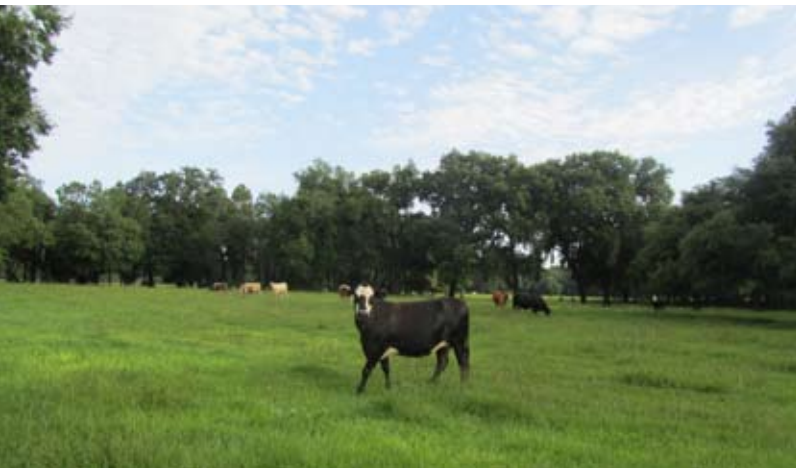
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DRIVE TIMES

This ranch provides extremely easy accessibility to the rest of Florida. From I-75 take the Wildwood exit; ranch is located 6 miles west of I-75.

- 15 minutes from the Ronald Reagan Turnpike
- 1 hour to Orlando
- Just over an hour to Tampa
- 1:30 to Lakeland
- Both east and west coast accessible within 1 to 2 hours (depending on destination)
- The Villages are located just over 10 minutes east of Providence Ranch



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LOCATION AMENITIES

WITHLACOOCHEE RIVER ACCESS

This ranch is located less than 1.5 miles east of the historic and pristine Withlacoochee River. There are endless boating and water activities to be enjoyed on the Withlacoochee. See here for more information on the recreational opportunities available on the Withlacoochee River. http://www.dep.state.fl.us/gwt/guide/regions/crossflorida/trails/with_state.htm



ENTERTAINMENT-SHOPPING-AMENITIES

Less than 10 minutes from the Brownwood Center at The Villages. Easy access to entertainment, shopping, fine dining and more. A shopping center including Publix is under construction within 5 minutes of the front gate. Head 8 miles west and enjoy the quaint and historic town of Inverness.

400± ACRES OF HIGH FENCED DEER FARM

A large, high quality deer herd is on the property and is high fenced in.



CATTLE & RANCHING OPERATIONS

It doesn't get as good as this! All structures (home, barns, fences, cattle pens, etc.) were constructed of the highest quality and designed to the utmost of attention and detail. Saying that this property is "turn-key" is an understatement. This ranch is one of the most highly improved in the state of Florida.



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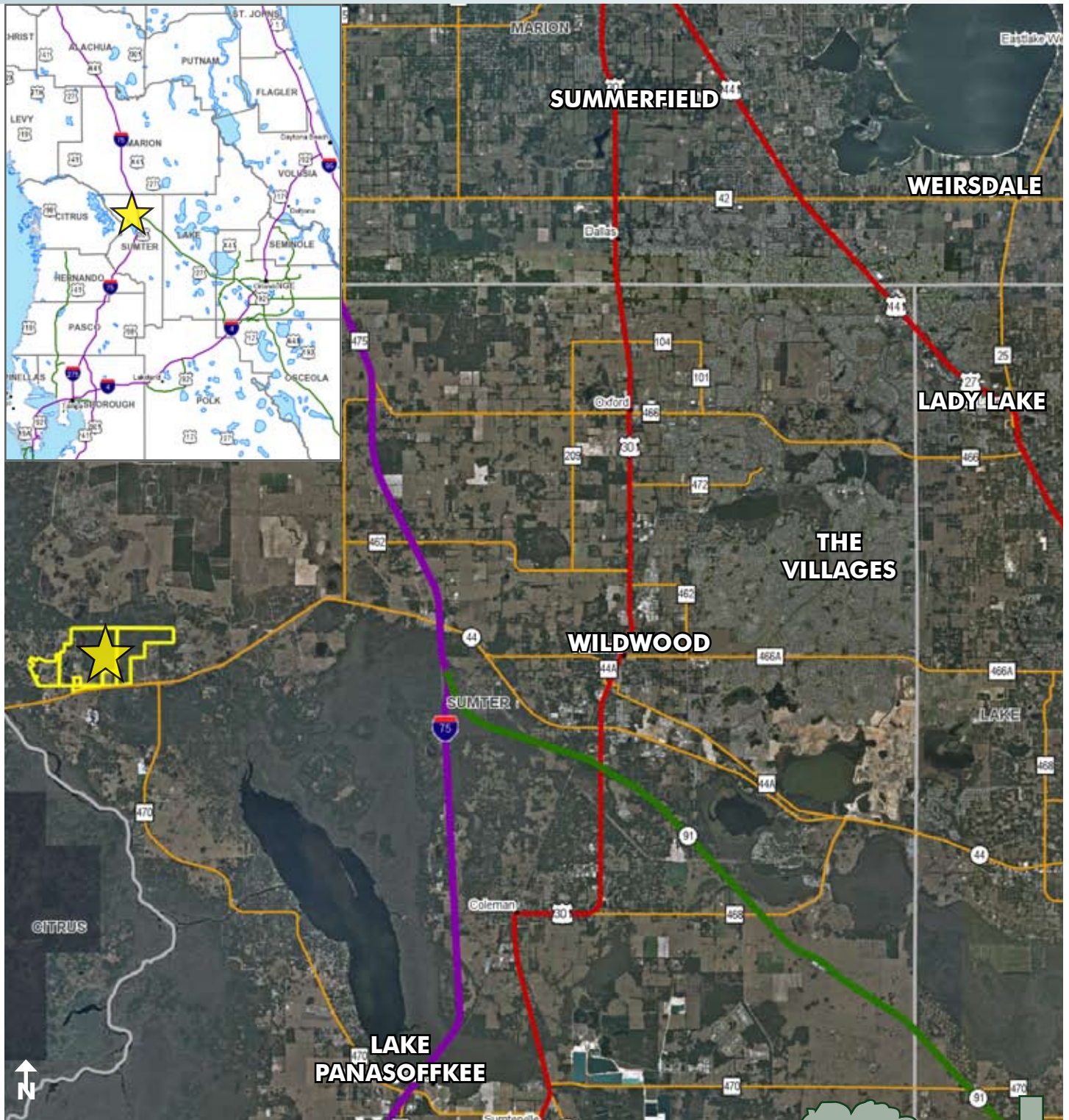
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LOCATION MAP

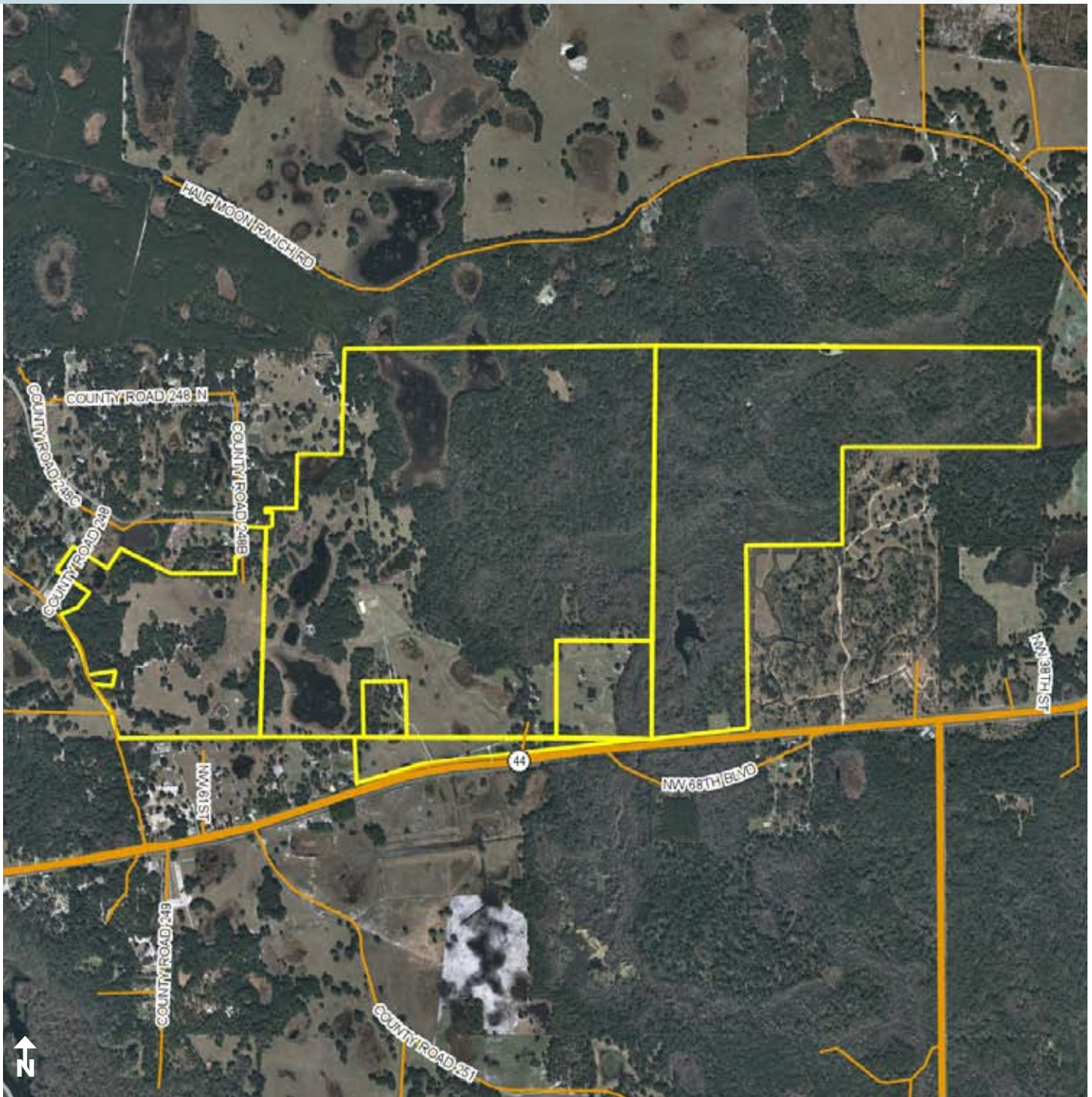
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PROPERTY MAP

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