

LAKE HATCHINEHA RANCH

1,620± acres
Polk County, FL

**PRICE
REDUCED**



“If author Patrick Smith gave out A Land Remembered Award for a property that exemplifies everything that is pure and right, this ranch would get it hands down.”

One of Central Florida's Last Most Beautiful Natural Ecosystems

Tucked away along the edge of Lake Hatchineha is a 1,620 acre private ranch that is the culmination of years of strategic planning. Long heralded as the “Headwaters of the Everglades” and famed Kissimmee Chain of Lakes, this area between the western shore of Lake Hatchineha and Lake Wales Ridge is unique to all of Florida. **Lake Hatchineha Ranch is the signature ranch.**

Once a portion of the well-known Stokes Ranch, visionary landowners of the past preserved the **BEST of the BEST** which is now this ranch, **bordered on three sides by conservation land.** While one only has to pay for 1,620 acres, the way this ranch was carved gives it the privacy and seclusion even few 10,000-acre ranches can command.



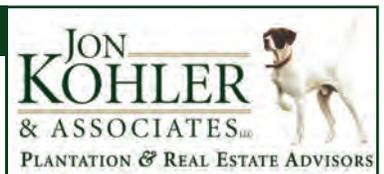
Today, when you are on this property and 97% of the neighboring property lines are permanently managed for habitat, one can thank many of the private landowners, NGO's, and conservation groups that made this happen. As far as the location goes, it's an anomaly. While it's **the most private ranch in Central Florida**, at the same time **it's only 28 miles as the crow flies to the Disney's Magic Kingdom and Orlando** itself with every type of entertainment, professional sports and hospitals imaginable.



CO-LISTING

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

Jon Kohler & Associates
850-508-2999 | jonkohler.com



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LAND FOR SALE



“Finding a world-class ranch of this quality, in this location, surprised even us. There isn’t anything like it within this distance from another major city, period, much less a city like Orlando.”

- Jon Kohler

LOCATION/DRIVE TIMES

Lake Hatchineha Ranch is located in Polk County, Florida and is bordered on three sides by conservation land. Just 45 minutes from the Walt Disney World Resort theme parks and 1 hour to Orlando International Airport. Easy access to either Atlantic or Gulf Coasts of Florida and quick drive to some of the finest golf in the nation. Just 24 miles to I-4 corridor and 59 miles to Southbound Turnpike. Easy 20 minutes to grocery stores, restaurants and shopping along US Hwy 27.

SIZE

1,620± acres

PRICE

REDUCED! NOW \$4,700/acre or \$7,614,000
(WAS \$9,393,912 or \$5,798/acre)

LAKE ACCESS

Deep-water canal access to 6,665 acre Lake Hatchineha

DESCRIPTION

Lake Hatchineha Ranch is the finest private trophy ranch in Central Florida. One of the purest examples of Old Florida with beautiful palm and oak hammocks, cypress heads, pines, palmettos, flatwoods and sawgrass marshes. Heavily managed for recreation and exceptional wildlife, including Osceola turkeys, trophy whitetail deer and wild hogs. Entire ranch is fenced for cattle with highly improved pastures and rotational grazing. Currently holding 400 head of cattle but has higher capacity. Excellent water attributes - artesian wells, great drainage. The farming infrastructure here is in immaculate shape and well capitalized, as evidence of new fencing and state of the art travel lanes. The highly improved pastures are configured for rotational grazing throughout the property. Main lodge on property, new horse barn with 8 stalls, tack and equipment room. Great location on flyway with Natural duck habitat marshes with additional locations to add floodable ponds. Previous sod farm with irrigation canals/drainage.

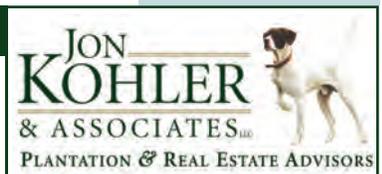
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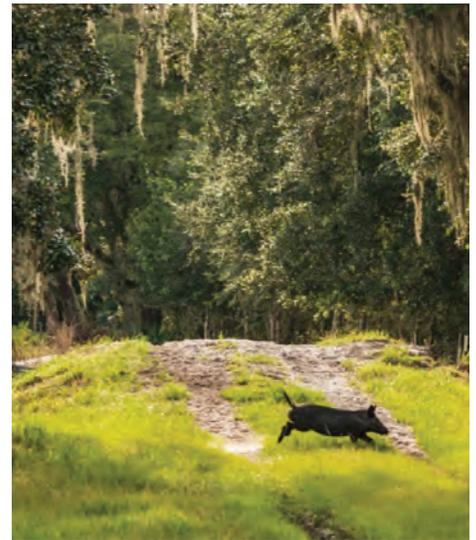
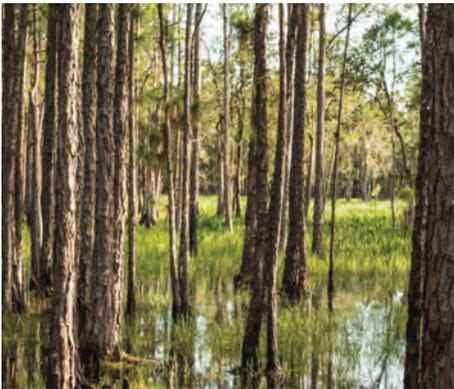
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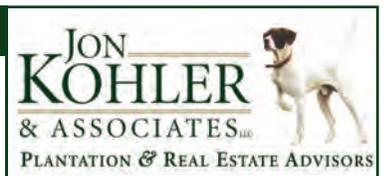
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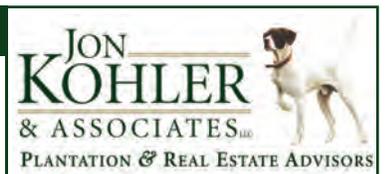
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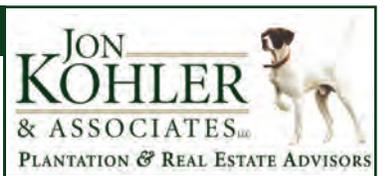
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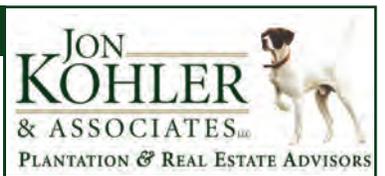
PROPERTY MAP



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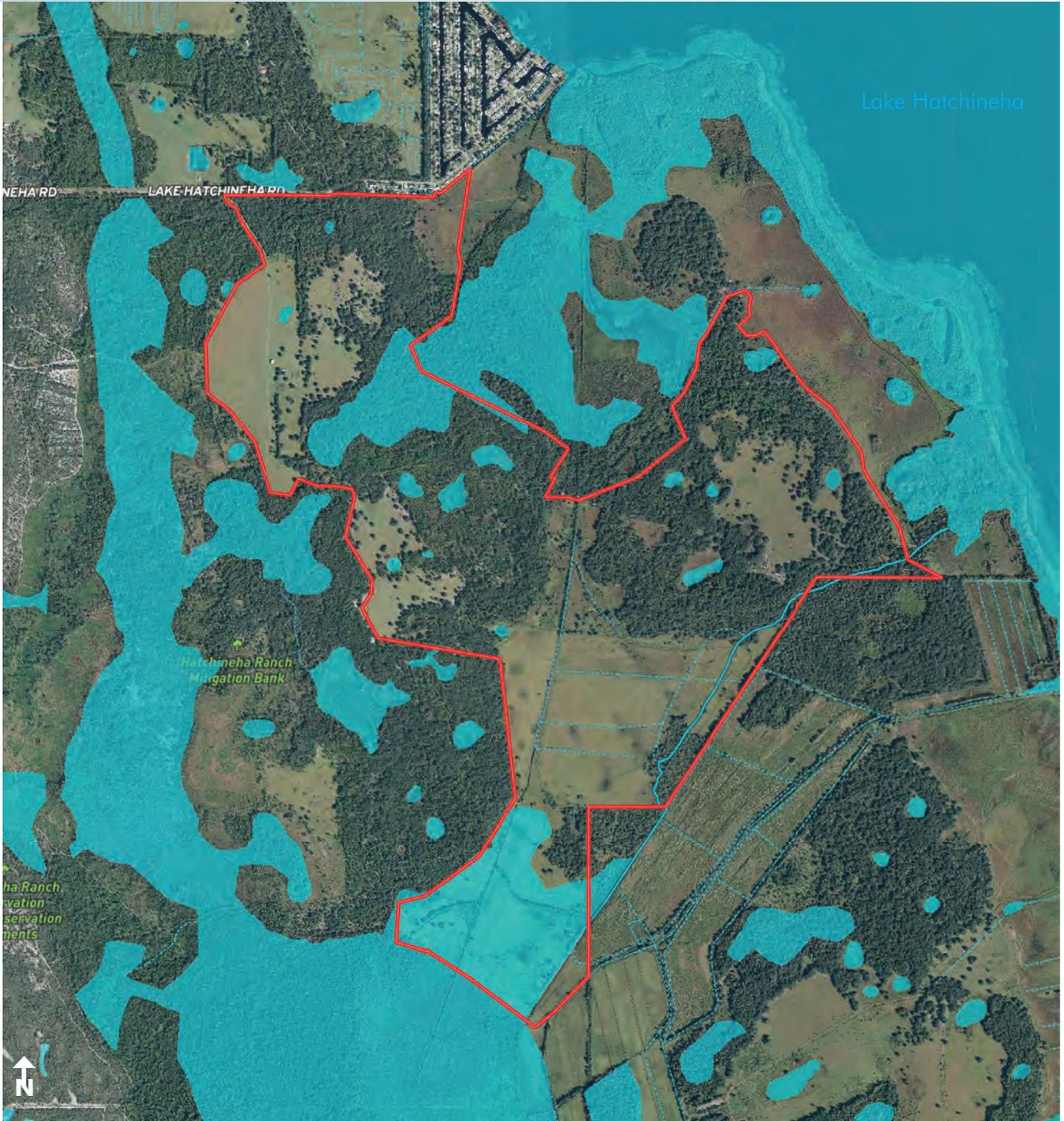
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WETLANDS MAP



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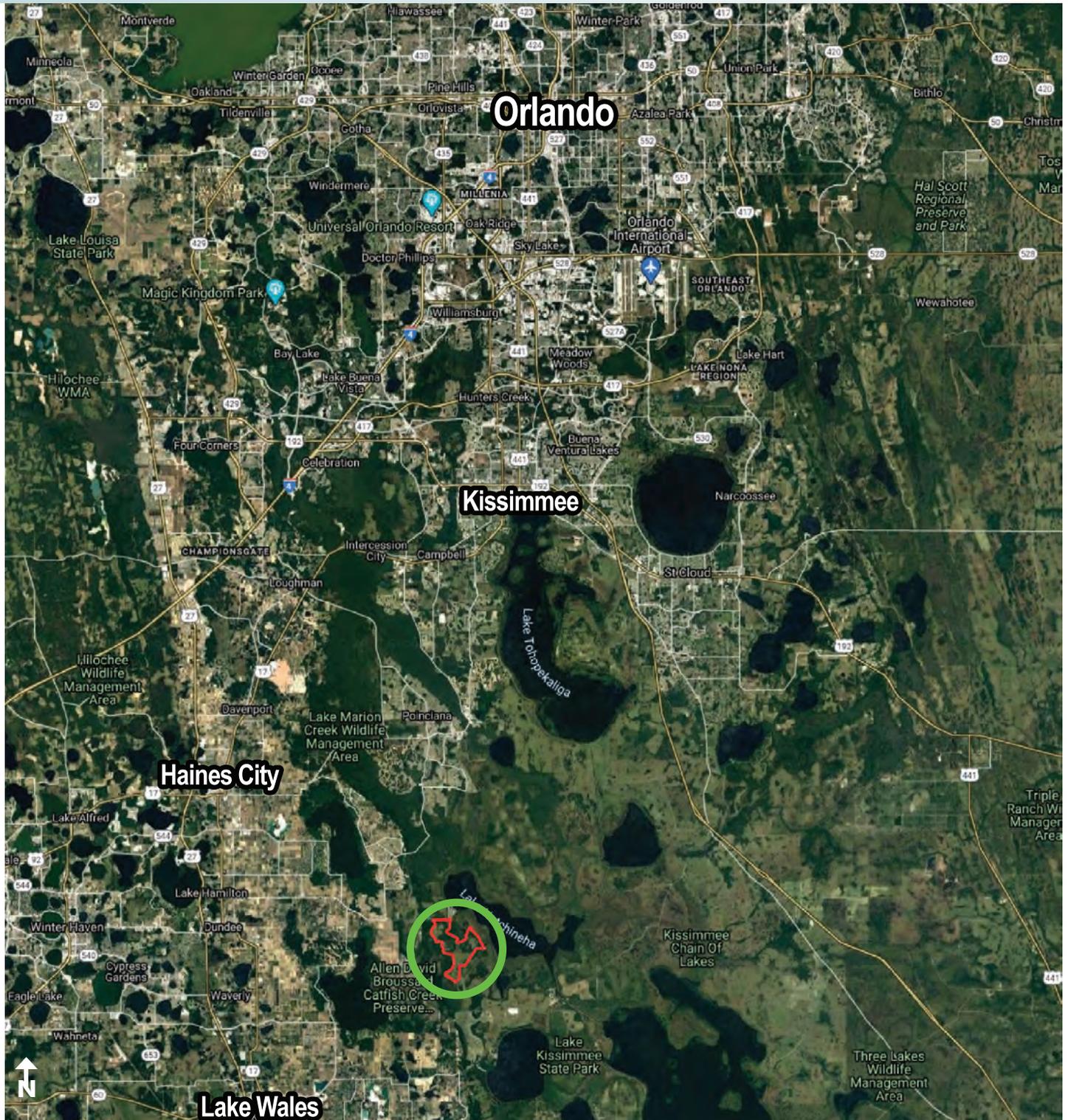
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REGIONAL MAP



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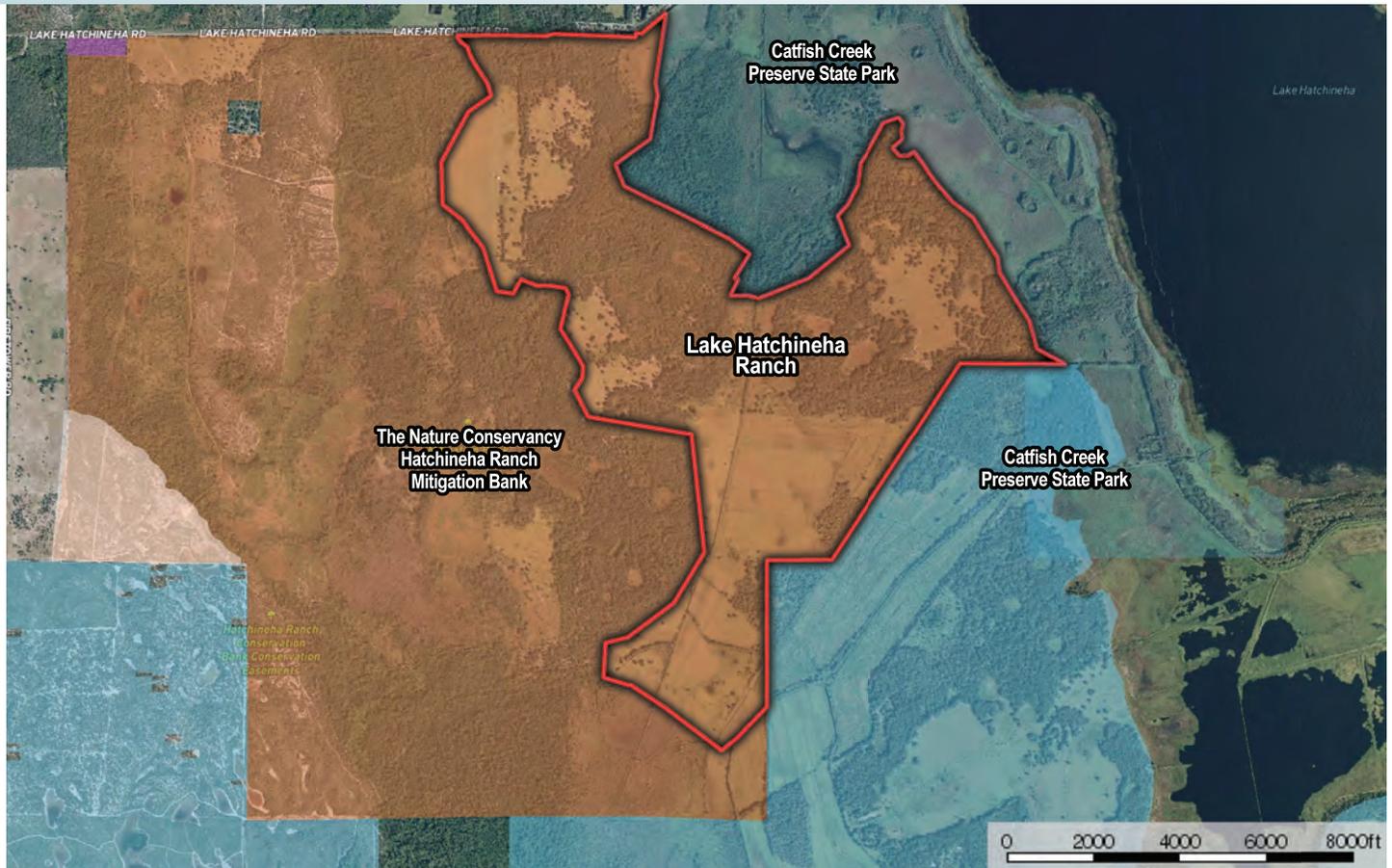
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CONSERVATION & STATE LANDS MAP



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