



DENCO RANCH

121 DENCO RD
LAKE PLACID, FL 33852

Daniel Lanier
863.698.2971
daniel.lanier@svn.com

Property Overview



Sale Price **\$4,350,000**

OFFERING SUMMARY

Acreage: **495.1 Acres**
Price / Acre: \$8,786
City: Lake Placid
County: Highlands
Property Type: Land: Agronomics, Farms & Nurseries Properties, Ranch, Sod

PROPERTY OVERVIEW

Denco Ranch is a working cattle ranch located in southern Highlands County with frontage on the north side of State Road 70. The guard rail cow pens, 60' by 200' pole barn and 10" well with a diesel power unit are excellent amenities to be used in any ranching or farming endeavor. Situated among several neighboring WPR conservation projects makes this property a very likely candidate for pursuing a conservation easement or WPR as well.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Agronomics
- Farms & Nurseries Properties
- Hunting & Recreation Properties
- Ranch
- Sod

Uplands / Wetlands:

100%

Water Source & Utilities:

10" well with diesel power unit

Road Frontage:

2,843 feet on SR70

Fencing:

Fenced and cross fenced

Current Use:

Cattle Ranch

Grass Types:

Bahia and other improved grasses

Land Cover:

Bahia and other native and improved grasses

Structures & Year Built:

Guard rail cow pens that are partially covered and 60' x 200' red iron pole barn

Location



LOCATION & DRIVING DIRECTIONS

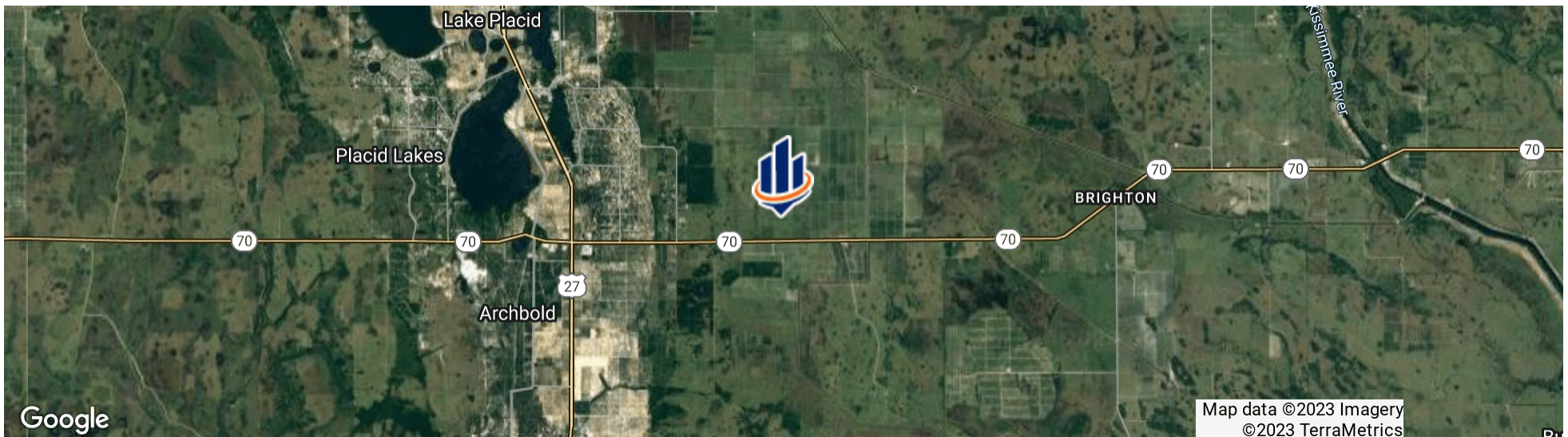
Parcel: C-32-37-31-A00-0030-0000 C-29-37-31-A00-0020-0000 C-32-37-31-A00-0040-0000

GPS: 27.215833, -81.237663

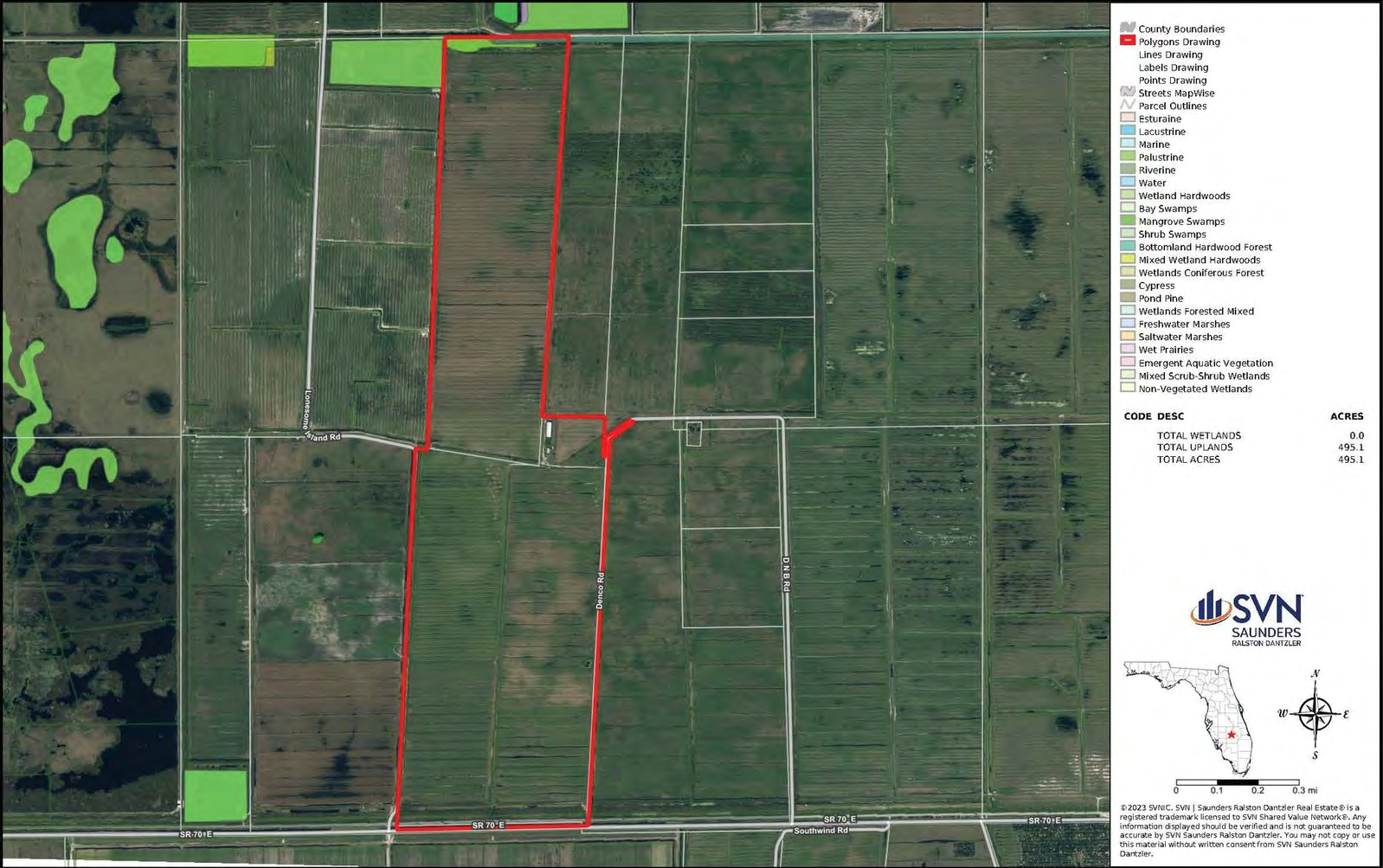
Driving Directions:

- Travel east from US27 on SR70 12 miles
- The property will be on the north side of SR70.

Showing Instructions: Contact Daniel Lanier



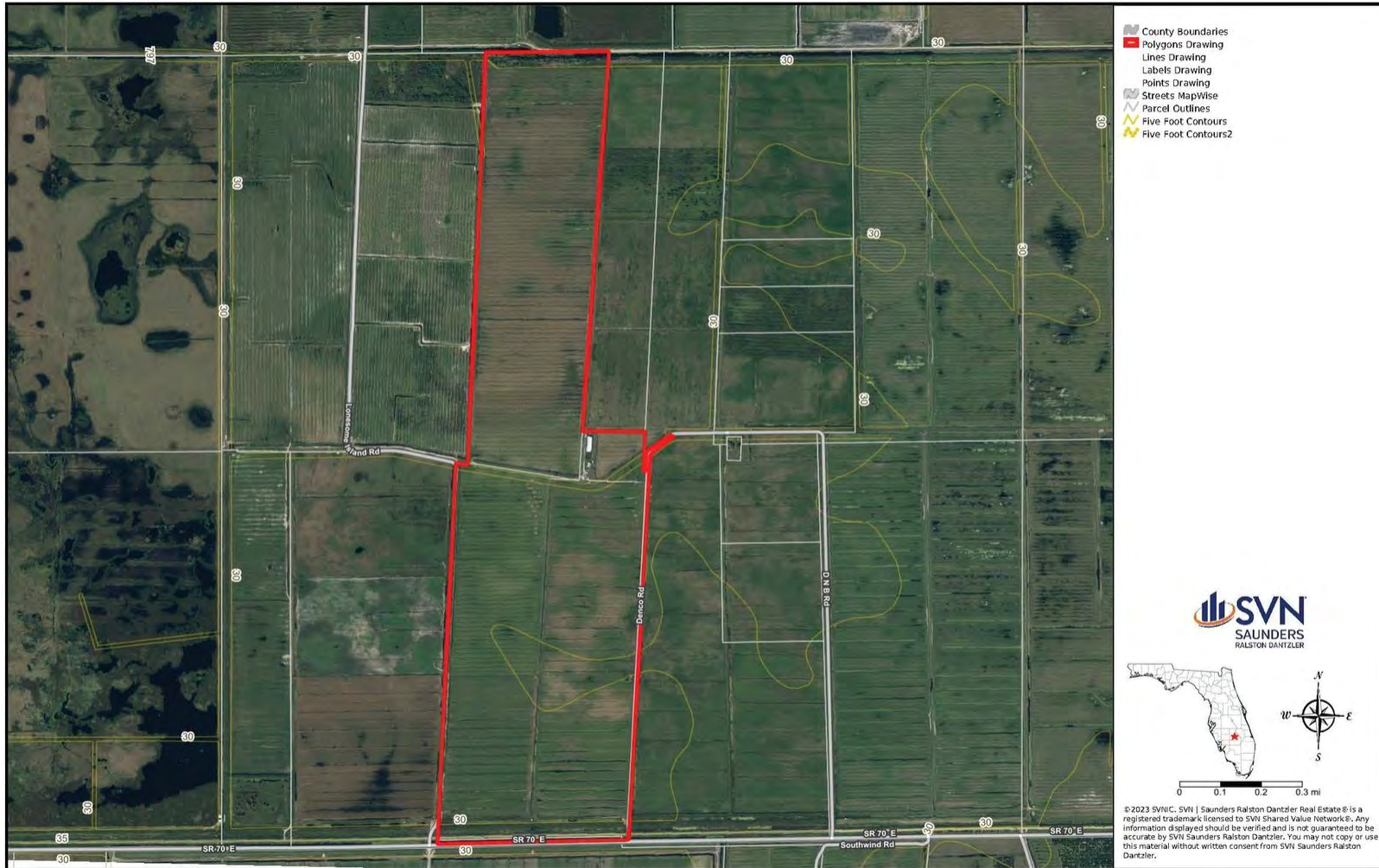
Wetlands Map



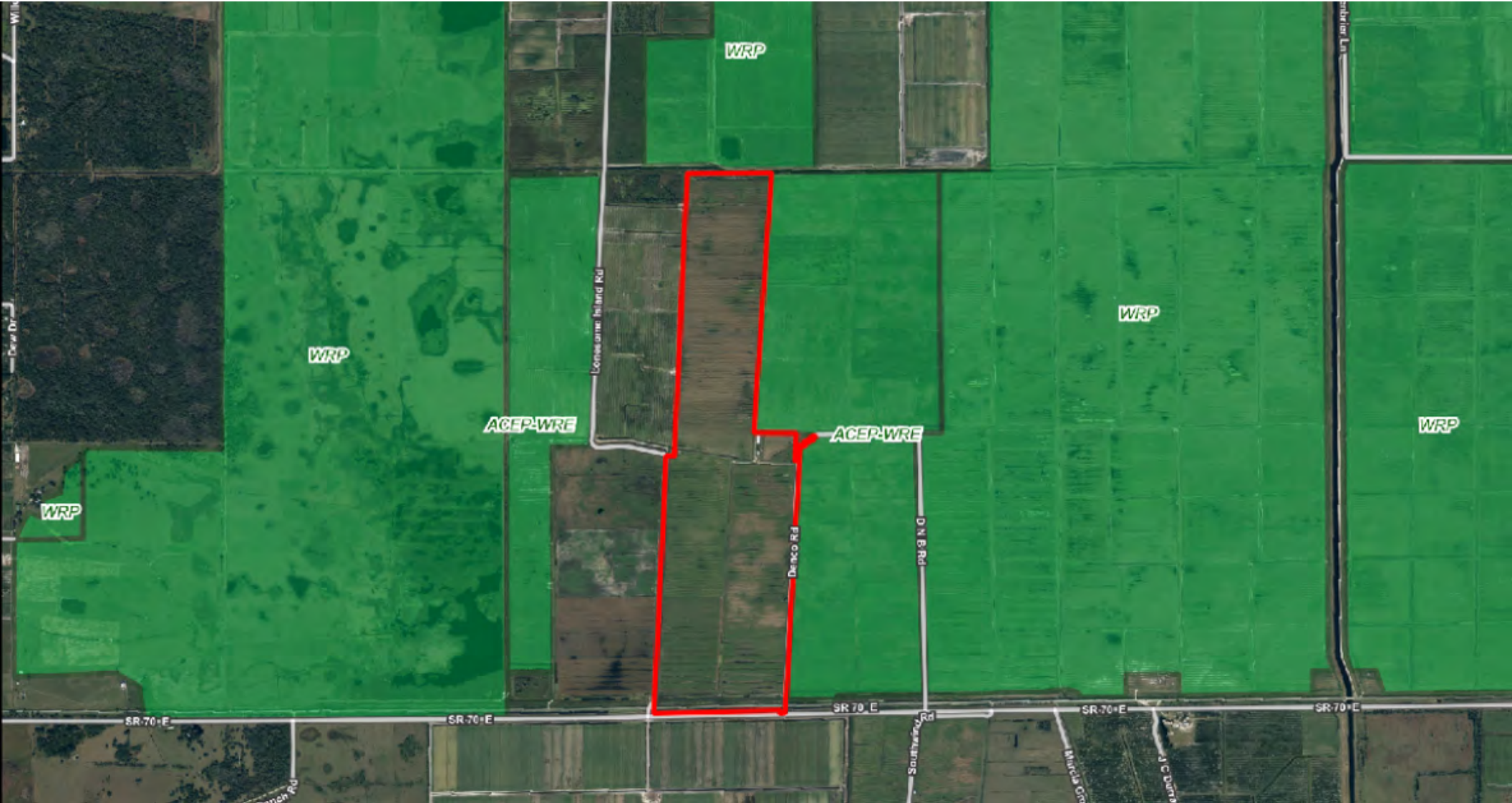
Soils Map



Elevation Map



Conservation Boundaries



Additional Photos





HIGHLANDS COUNTY

FLORIDA

Founded	1921	Density	103.3 [2019]
County Seat	Sebring	Population	105,618 [2022]
Area	1,028 sq mi	Website	highlandsfl.gov

Highlands County comprises the Sebring-Avon Park Metropolitan Statistical Area, and its county seat is the city of Sebring. Equidistant to Tampa, Orlando, and South Florida, Highlands County is located within two hours of more than 86% of Florida's population. This location positions the county as a great bedroom community for workers who commute throughout the state. Highlands County is also near three interstates connecting to several commercial airports, an intermodal logistics center, and various deepwater ports. The county is about 1.5 hours from Orlando, Tampa, Fort Myers, and West Palm Beach.

According to DataUSA, the local county economy employs 34,300 people as of 2020. The largest industries are



DANIEL LANIER

Senior Advisor

daniel.lanier@svn.com

Direct: 877.518.5263 x377 | Cell: 863.698.2971

PROFESSIONAL BACKGROUND

Daniel Lanier is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. Daniel was a founder and managing partner of a citrus nursery for six years. He has knowledge and experience in commercial beef cattle, citrus, nursery, and row crop farming. Beginning his career in crop insurance in 2011, Daniel is a crop insurance agent and serves growers and producers all over the southeast. Daniel is a graduate of Fort Meade High School and South Florida State College. He and his wife, Randi, have two kids.

Daniel specializes in:

- Agricultural Land
- Farmland
- Beef Cattle Ranchland
- Citrus Farmland
- Nurseries

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
Lakeland, FL 33801

One of America's **BEST BROKERAGES**



One of America's
Best Brokerages



**APEX Top
National Producer**
Dean Saunders,
ALC, CCIM



**Most Influential
Business Leaders**
Dean Saunders,
ALC, CCIM



**Largest Commercial
Real Estate Brokers
in Tampa Bay**



**Ranked 210 on Inc.
5000 Regional List**



For more information visit SVNsaunders.com

HEADQUARTERS

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

218 W Jackson Street, Suite 203
Thomasville, Georgia 31792
229.299.8600

©2023 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$4 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located in Florida and Georgia, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

