



Denco Ranch

121 Denco Rd, Lake Placid, Florida 33852

Daniel Lanier, ALC
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PROPERTY OVERVIEW



Sale Price

\$5,000,000

Offering Summary

Acreage:	495.1 Acres
Price / Acre:	\$10,099
City:	Lake Placid
County:	Highlands
State:	Florida
Property Type:	Ranches and Pastureland, Farms and Cropland, Hunting and Recreational Land
Video:	View Here

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

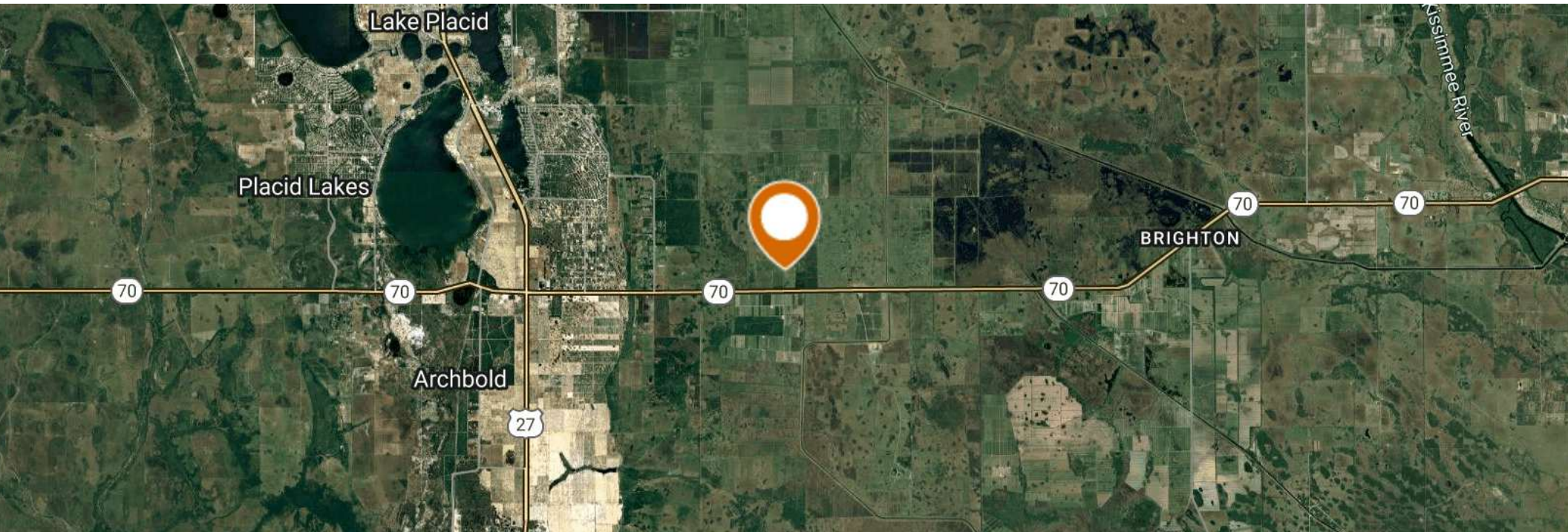
Uplands / Wetlands:	100%
Water Source & Utilities:	10" well with diesel power unit
Road Frontage:	2,843 feet on SR70
Fencing:	Fenced and cross fenced
Current Use:	Cattle Ranch
Grass Types:	Bahia and other improved grasses
Land Cover:	Bahia and other native and improved grasses
Structures & Year Built:	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

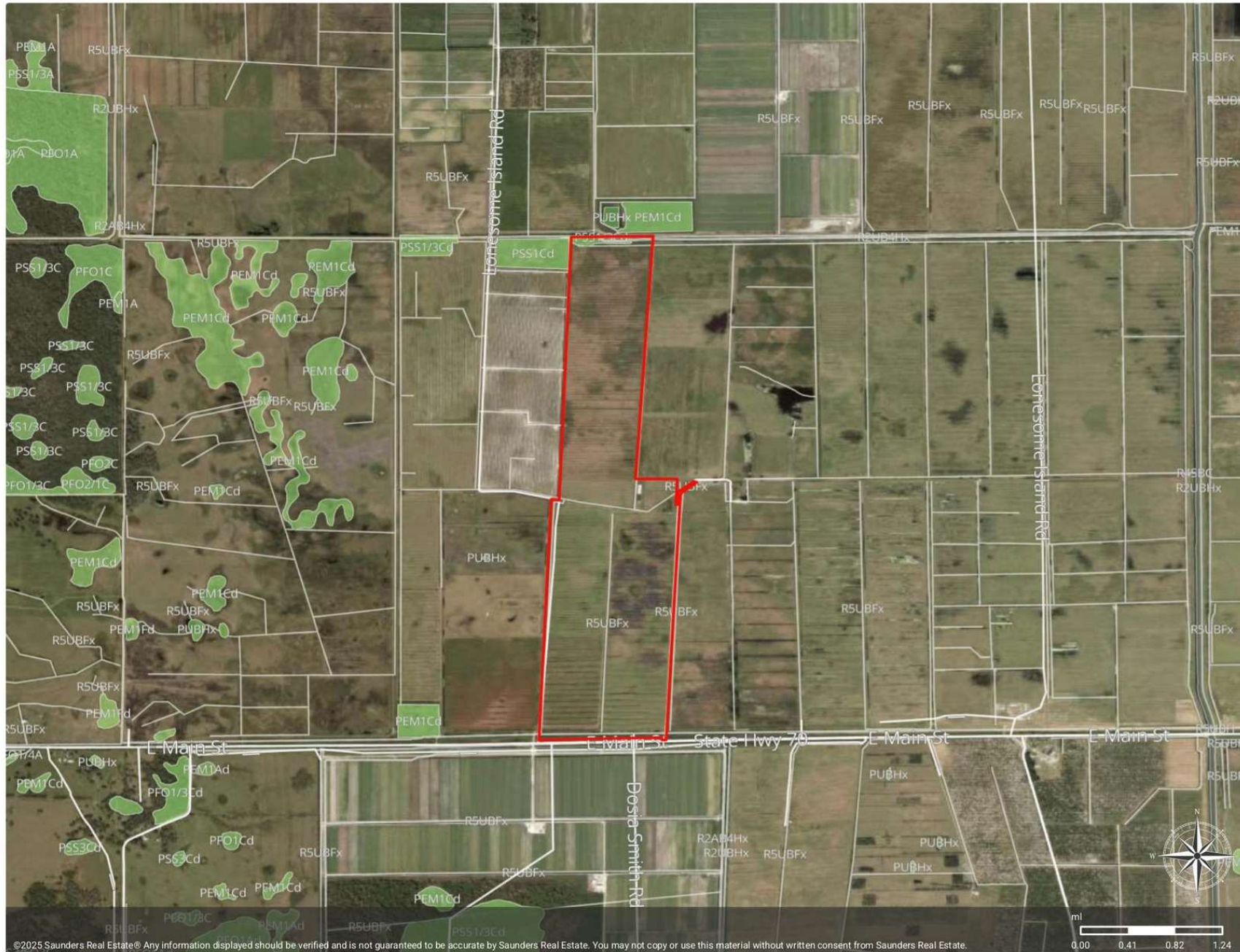


WETLANDS MAP



Wetlands NWI

- Polygon
- Census Roadways TIGER
- Wetlands NWI: Palustrine
- Wetlands NWI: Riverine

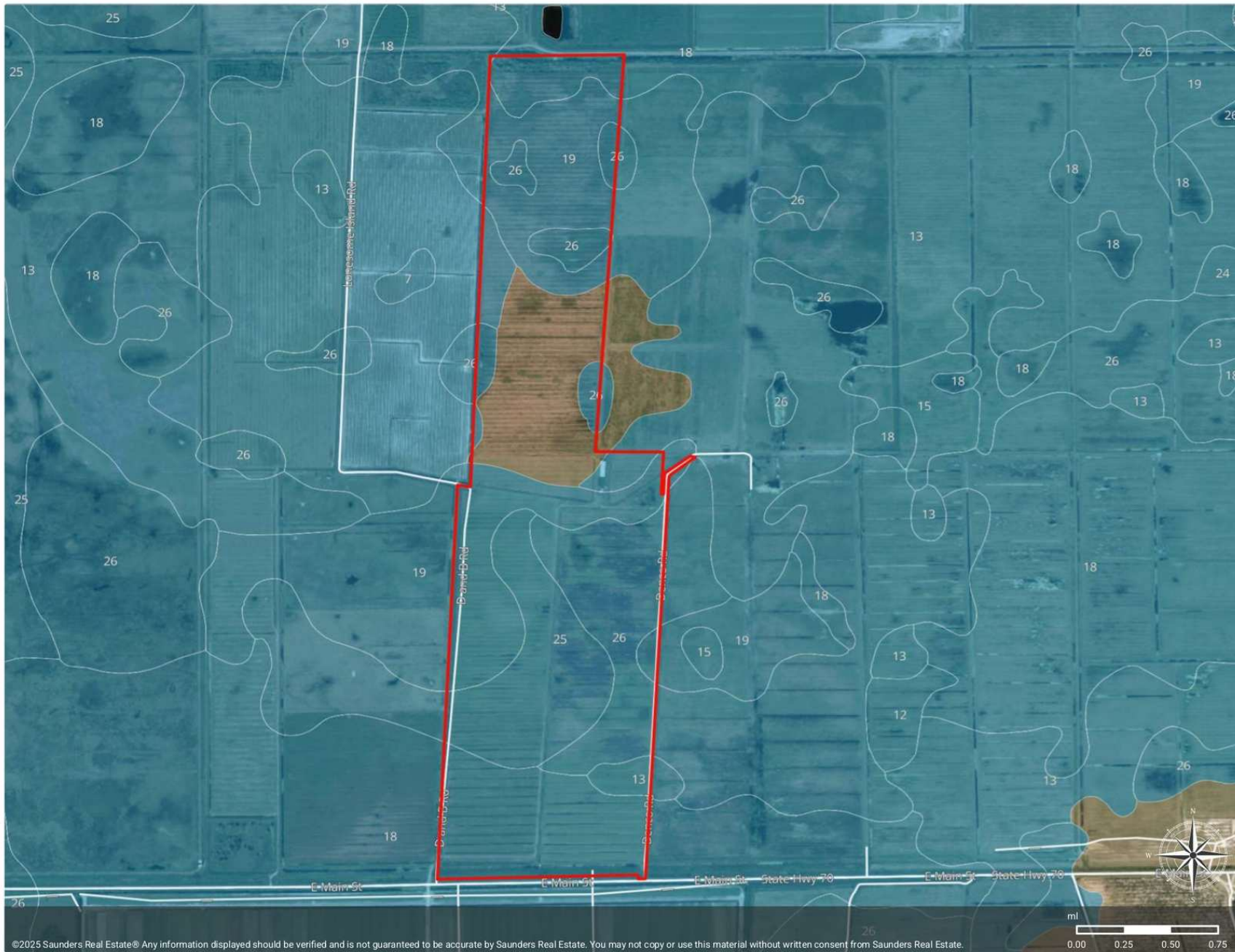


SOILS MAP



Denco Ranch

- Polygon
- Census Roadways TIGER
- Soils Hydric

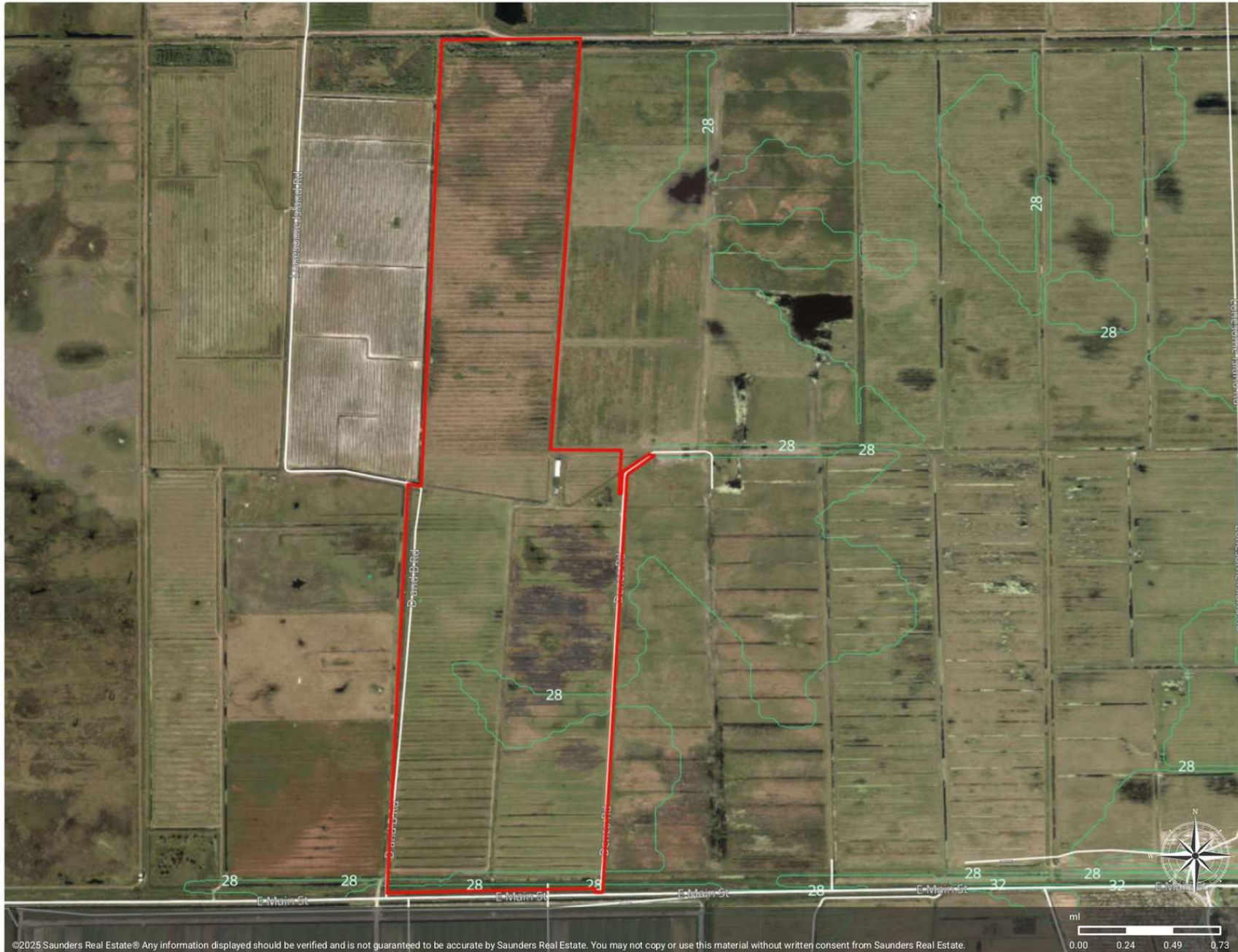


ELEVATION MAP

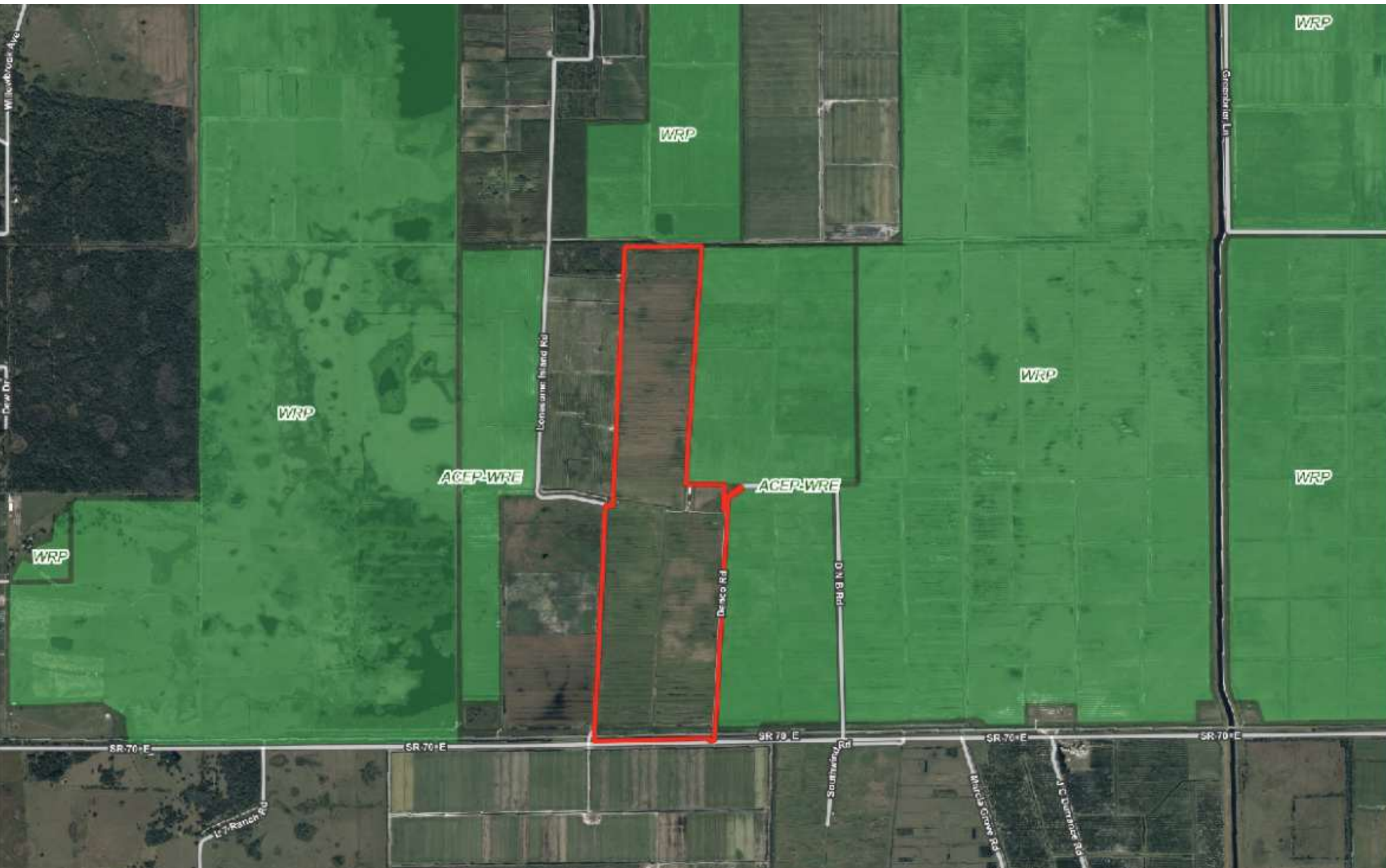


Denco Ranch

- Polygon
- Elevation
- Census Roadways TIGER



CONSERVATION BOUNDARIES



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Daniel Lanier, ALC

Senior Advisor

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Professional Background

Daniel Lanier, ALC is a Senior Advisor at Saunders Real Estate.

Previously, Daniel was a founder and managing partner of Sawmill Citrus Nursery. With years of experience in Central Florida's agricultural industry, his knowledge and expertise extend to and beyond commercial beef cattle, citrus, nursery, and row crop farming.

At Saunders Real Estate, Daniel's specialties encompass a wide range of land types, including ranches, citrus groves, and agricultural land. From livestock to produce, his expertise has assisted clients in various land transactions throughout the Central Florida real estate market.

Daniel has also worked in crop insurance since 2011. This experience, now combined with his role as a real estate advisor, has allowed him to service clients all over the southeastern United States, further solidifying himself as an expert in this field.

Growing up in Central Florida, Daniel graduated from Fort Meade High School and South Florida State College. He and his wife, Randi, have been married since 2015. Together, they are proud parents to both a son and a daughter.

Daniel specializes in:

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



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