



SAUNDERS
Landbook

SPRING 2026

STRATEGIC LAND SERVICES

Trusted Expertise Across Every Acre

At Saunders Land, we provide full-service land brokerage, management, and appraisal services backed by more than 30 years of experience. Our team combines deep regional expertise, strategic insight, and trusted relationships to help clients maximize the value and potential of their land.

- Land Brokerage
- Auction Services
- Valuations and Appraisals
- Conservation Easements
- Land Management
- Land Consulting



CONNECT WITH
AN EXPERT
LAND ADVISOR



Rooted in Land™

At Saunders Land, a division of Saunders Real Estate, our legacy is built on deep-seated expertise and a passion for the land. For three decades, we have represented buyers, sellers, investors, and institutions. We are nationally recognized as an authority in land brokerage, conservation, agriculture, and investment. With over \$8 billion in successful transactions and a current land management portfolio of over 40,000 acres, our experts bring mastery and precision to every deal and project.

Through decades of dedicated service, we have cultivated relationships with buyers and brokers across the nation and around the globe, establishing an expansive network of prospective buyers seeking exceptional opportunities. Our profound knowledge and extensive experience in identifying the perfect buyers, combined with our mastery of negotiation and transaction management, empower our clients to navigate even the most complex real estate acquisitions and dispositions with absolute confidence.

For those who steward the land, invest in its future, and shape its legacy, Saunders Land stands as a trusted partner—rooted in land, driven by expertise, and committed to a legacy of excellence.



LAY OF THE LAND
MARKET REPORT

Backed by expert insight, the Lay of the Land® Market Report is the leading authority for anyone engaged in land real estate. With insights grounded in analyzed transactions, property values, and trends, these reports serve not only as a benchmark but as a strategic tool for landowners, investors, and professionals navigating complex land decisions.

SAUNDERS Landbook

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FEATURED COVER LISTING Spring Mountain Estate

Encompassing 1,675± contiguous acres adjacent to Mount Nebo State Park in Dardanelle, Arkansas, the land is defined by mature planted pine, natural hardwoods, exposed rock outcrops, and miles of well-maintained interior roads. Healthy populations of whitetail deer, black bear, and turkey make this a true sportsman’s property, while the scale and timber base support long-term investment value. (additional details on page 4).



Acreage and Estates



Spring Mountain Estate

1,675.5 ACRES • \$10,188,750 • DARDANELLE, AR

- Contiguous acres spanning Yell and Logan Counties, bordering Mount Nebo State Park with panoramic Ouachita and Ozark Mountain views
- Furnished lodge and residence, summit grass airstrip, utilities, maintained road network, and strong timber resources with abundant wildlife, trail access, and proximity to Russellville, Dardanelle, and Lake Dardanelle

David Hill & Greg L. Hay, ACF, CF, RF



83 acres on Snyder Road Sebring

83 ACRES • \$1,670,200 • SEBRING, FL

- Close to downtown Sebring for convenience and shopping
- Great weekend retreat property for families
- Have fun on this manageable sized parcel or replant ag crops

R. Todd Dantzler, CCIM



79 Acre Martin County Estate

79 ACRES • \$985,000 • WILLIAMSTON, NC

- Less than 10 miles from the Senator Bob Martin Agriculture Center, ideal for horse owners and equestrian operations
- Productive soils with ample space for barns, arenas, crops, hay, or grazing
- Suited for events, agritourism, boutique lodging, and country living

Kenneth Chesson & Robin Fleming



Lake Rosanna

95.21 ACRES • \$3,795,000 • FORT MEADE, FL

- 25 ± acre lake
- 2,164 square foot home
- 3,643 feet of frontage on US 17 with 15,700 cars per day

Daniel Lanier, ALC



Dupree Tract

89 ACRES • \$578,500 • ASHFORD, AL

- Just minutes from the city limits of Dothan, AL
- Approximately 53± acres of productive row crop and 36± acres of wooded land with gently rolling topography
- Ample road frontage on Garrett Road and Antioch Church Road

Hoke Smith IV, ALC & Dusty Calderon



Old Pike Road Estate

80 ACRES • \$1,100,000 • MATHEWS, AL

- Hardwood bottomland with pond, fenced pasture, food plots, and wildlife
- Two-story home with studio, horse barn, and large equipment shop
- Well-suited for recreation, horses, and livestock, minutes from Pike Road and east Montgomery

Hoke Smith IV, ALC



Ridges at Rock Creek 72 Acres

\$499,500 • 72.45 ACRES • BAKERSVILLE, NC

- Scenic views, natural surroundings, and access to outdoor recreation in a tranquil setting
- Ample space with potential for a private estate or residential development
- Convenient proximity to Bakersville amenities while maintaining a peaceful, retreat-like feel

Kenneth Chesson & Robin Fleming

Acreage and Estates



70 Acre Gated Lakefront Estate

70 ACRES • \$4,500,000 • CLERMONT, FL

- Gated lakefront estate with 42 ± acres of uplands fronting Lake Gary and Lake Nellie
- 3,620 SF executive residence with pool and spa, plus potential to subdivide into nine acreage homesites
- Convenient location just minutes from shopping, schools, and 30 minutes from Disney

Marvin Puryear, Kara Puryear, & Brian Smith



Brush Creek Farm

50 ACRES • \$995,000 • MENTONE, AL

- Grain bin home
- Built in 2022
- Zoned none

Neil Colbert, ALC



Bushnell Home and Farm

47 ACRES • \$2,250,000 • BUSHNELL, FL

- 47 ± acres of improved pasture
- 4,692 SF main residence plus a 1,600 SF office building
- Easy Access to Ocala and Tampa

Shea R. Booster & Zane Mueller



Lake Reedy Reserve

44 ACRES • CONTACT FOR PRICING • FROSTPROOF, FL

- Hard road frontage to each lot
- 1 ± miles to the Lake Reedy boat ramp
- Minutes to US 27

Daniel Lanier, ALC



Acker 40

40 ACRES • \$299,900 • PIEDMONT, AL

- Unrestricted land
- Part cleared & part wooded
- Level to sloping

Neil Colbert, ALC



Scenic Highway Frostproof 39 Acres

39 ACRES • \$1,368,500 • FROSTPROOF, FL

- Beautiful views
- All high and dry with well drained soils
- Crooked Lake and Lake Moody in close proximity

Richard Dempsey, ALC, CIPS



Moore Road 30 Acres

30 ACRES • \$750,000 • LAKELAND, FL

- Ideal for part-time farm/homesite
- Protected from future development
- A short drive to shopping and services

Richard Dempsey, ALC, CIPS



Wauchula Residential Acreage

24.42 ACRES • \$484,200 • WAUCHULA, FL

- Great location for a new homestead or family compound
- Hard road frontage with potential for subdividing
- Quiet, rural setting

R. Todd Dantzler, CCIM

Acreage and Estates



Babson Park 17 Acres

17 ACRES • \$273,500 • BABSON PARK, FL

- Great homesite
- High elevation
- Proximity to several lakes and environmental parks

Richard Dempsey, ALC, CIPS



Sinkhole Road 15 ± Acres

15.66 ACRES • \$155,000 • STATESBORO, GA

- Close proximity to Statesboro, GA and Georgia Southern University
- Homesite location with paved road frontage and access to power
- Recreational potential for deer hunting

Chap Shuman



Blueberry Ridge

11 ACRES • \$125,000 • VERBENA, AL

- Less than 500 feet from Lake Mitchell, nearby marinas, fishing and recreation
- 325 ± SF studio-style cabin with full bath, power and water, overlooking open hardwood bottoms
- Mature hickory/oak timber, strong wildlife presence, and 411.53 feet of road frontage

Hoke Smith IV, ALC



West Fayetteville Estate Land

10.31 ACRES • \$495,000 • FAYETTEVILLE, AR

- About 20 minutes from town and within the Fayetteville School District
- Recently improved with dirt work, a level homesite, and an upgraded gravel road with culvert for all-weather access
- Paved county road frontage, public water nearby, and a secluded setting

David Hill & Kennon Jones



North Lakeland Luxury Estate

10.03 ACRES • \$2,700,000 • LAKELAND, FL

- Custom-built estate in Lakeland with a 6,271 SF residence and two primary suites
- High-end amenities include a gourmet kitchen, soaring ceilings, game room, and screened pool and spa with outdoor kitchen
- Gated entry, solar panels, 3-car garage, circular paver drive, plus detached workshop and kennel

Trent Saunders, ALC, Jerrod Parker, David Lapham, & Deborah Saley



4641 US 98 E, Fort Meade

7.12 ACRES • \$625,000 • FORT MEADE, FL

- 2,800 SF home on 100% uplands
- Former citrus grove with separate well
- Minutes to both US 17 and US 27

Daniel Lanier, ALC



US Highway 98 Frontage Land

3.04 ACRES • \$162,000 • LAKELAND, FL

- 3.04 acres with FLU of A-RR
- 95% uplands
- US 98 Frontage

Daniel Lanier, ALC



Stunning 1.25 AC Lot on Lake Mariana

1.25 ACRES • \$350,000 • AUBURNDALE, FL

- Ready to build lot on Lake Mariana
- 40 acre recreation area belongs to the neighborhood association
- Property on well and septic

Craig Morby & Eric Ammon, CCIM



Wilburn Grove

751.46 ACRES • \$6,533,700 • LORIDA, FL

- Major price reduction
- Active citrus grove
- Income generating lease through 2027

Jeff Cusson, CCIM & Bryan Cusson



County Line Grove

222.8 ACRES • \$2,825,000 • ZOLFO SPRINGS, FL

- Frontage on State Road 66
- 16" and 12" wells both powered by diesel engines
- Well designed and ditched property with lift pump and reservoir

Daniel Lanier, ALC



NEW LISTING

Florida Rubies Agricultural Investment Property

17 ± ACRES • \$2,500,000 • BARTOW, FL

- Turnkey, cash-flowing grapefruit grove developed as a CUPS project to protect against HLB (citrus greening)
- Dundee CGA manages maintenance, harvesting, and fruit sales ideal for passive investors, with stronger returns and production over time
- Depreciable agricultural infrastructure may provide tax advantages

Keat Waldron, ALC

Conservation



Big Cypress Mitigation Bank

2,157 ACRES • \$5,392,500 • IMMOKALEE, FL

- 2,157 ± acres of protected conservation land in Southwest Florida's Big Cypress Basin under a perpetual easement
- Approved mitigation bank with restored wetlands and ongoing ecological management (the seller retains all mitigation rights)
- Prime habitat for hunting and wildlife viewing with diverse native species

Nick Dabbelt & Zane Mueller



Bluefield Ranch Hunting Preserve

2,693 ACRES • \$8,760,500 • ST. LUCIE COUNTY, FL

- 2,693+/- acres of protected conservation land in the Lake Okeechobee Basin under a perpetual easement, encumbering all acreage except for a 10-acre unencumbered area
- Professionally restored and actively managed habitat, currently operating as an approved mitigation bank (the seller retains all mitigation rights)
- Exceptional wildlife diversity supports turkey, deer, hogs, quail, waterfowl, panthers, and gopher tortoises

Nick Dabbelt and Keat Waldron, ALC

Development Land



Putnam County Development Site

3,425 ACRES • \$39,000,000 • PALATKA, FL

- Located 13 miles south of new Outer Beltway & Shands Bridge
- 6,200 feet of frontage on Hwy 17
- Ideal location for master planned development

Bryant Peace, ALC & Glenn Palmer



Lake County 2,478 ± Acre Land Investment and Ranch

2,478 ACRES • CONTACT FOR PRICING • GROVELAND, FL

- Road frontage on CR 33
- Well-connected internal road system for navigating the entirety of the ranch
- The Villages have land holdings that adjoin the Northern and Western boundaries of the property

Zeb Griffin, ALC

Development Land



Martin Highway Investment Acreage

978.5 ACRES • CONTACT FOR PRICING • PALM CITY, FL

- Prime Palm City location with high visibility along SW Martin Highway
- Ag zoning surrounded by established industrial and residential uses
- Large acreage east of I-95 with future development potential

Jeff Cusson, CCIM



High Acres Sarasota

730 ACRES • \$32,850,000 • SARASOTA, FL

- Located 5 minutes southeast of the Concessions Golf Course
- Located within a Hamlet Overlay
- 100% uplands, one of the highest elevations in Sarasota County

Benjamin Gibson



Tomoka Farms Road 411 ± Acres

411 ACRES • CONTACT FOR PRICING • PORT ORANGE, FL

- Growing area of Volusia County with 2,700 ± feet of frontage on Tomoka Farms Rd
- Mix of improved pasture and pine woods with minimal wetlands and favorable FR and A-2 zoning
- Strong land investment opportunity with potential for rural estate development near similar projects

Zeb Griffin, ALC



Palatka 356 Acres Development Tract

356 ACRES • \$9,000,000 • PALATKA, FL

- Located on SR 20 west of Palatka within the Jacksonville MSA, offering 3,924 feet of frontage and strong traffic counts
- Utilities available without annexation, high-voltage power / natural gas infrastructure
- Versatile development potential for residential, mixed-use, industrial, data center, or solar uses

Marvin Puryear

Development Land



Hernando County 275 ± Acres

275 ACRES • \$4,242,000 • DADE CITY, FL

- Contiguous acres with Highway 301 frontage and Withlacoochee River frontage
- Zoned primarily PDP Residential with river frontage, internal lakes, and wooded terrain
- Strong opportunity for single-family development or long-term land banking near SR 50 and I-75

Zeb Griffin, ALC



Lake Placid Waterfront Development

240 ACRES • \$25,000,000 • LAKE PLACID, FL

- 2 miles of contiguous lake frontage supporting 100+ one-acre luxury homesites
- Strong price floor from existing lakefront sales, with upside from larger, planned lots
- 100+ additional acres allow flexible development and multiple exit strategies

David Lapham & Jerrod Parker



203 Acres in Valdosta

203 ACRES • \$1,224,000 • VALDOSTA, GA

- Split by Perimeter Road, a major four-lane bypass around east Valdosta
- Connected to Madison Highway (Hwy 31), offering fast access to I-75 and the Industrial Park
- Zoned Ag A-5, with 62 acres north of Perimeter Road and 141 acres to the south

Mike Lansdell, ALC



West Lake Wales Residential, Commercial or Industrial Acreage

193 ACRES • \$4,400,000 • LAKE WALES, FL

- Vacant land located in West Lake Wales
- Located along SR 60 and provides easy access to US 17, US 27, I-4, and I-95
- 4 Miles east of Intermodal Park

Glenn Folsom & Zeb Griffin, ALC



Live Oak 145 Acre Development Parcel

145 ACRES • \$3,250,000 • LIVE OAK, FL

- Located within the city of Live Oak with residential, multifamily, or mixed-use development potential
- Zoning and land use changes required; density up to 20 units per acre
- Utilities nearby and solid traffic counts supporting future development

Marvin Puryear & Tony Wallace, CF, ACF



Riverline Ranch and Development

139 ACRES • \$2,800,000 • ARCADIA, FL

- Just outside Arcadia with frontage on Hwy 70 and SE Hansel Ave, multiple access points
- Zoned A-5 with industrial potential under the DeSoto County Comp Plan
- Sewer on-site, water nearby with planned expansion, and option to subdivide along Hwy 70

Keat Waldron, ALC



Dundee Lakes Residential Land

88 ACRES • \$10,300,000 • DUNDEE, FL

- 412 shovel ready residential lots
- 2,600 ± feet of shoreline
- Beautiful new residential development located on Lake Trask in Polk County

Clay Taylor, ALC, David Hitchcock, ALC, & Clayton Taylor

Development Land



Alachua Transitional Acreage

86.86 ACRES • \$4,343,000 • ALACHUA, FL

- Located within Alachua city limits, zoned agricultural and well-suited for transitional development
- Excellent access via I-75 and US Highway 441 in a high-growth corridor
- Surrounded by active residential, multifamily, and recreational developments

Shea R. Booster & Dean Saunders, ALC, CCIM



Letitia Lane - Greenland Acreage

79.7 ACRES • \$1,500,000 • FAYETTEVILLE, AR

- South of Fayetteville with convenient access to I-49, Hwy 71, and Drake Field Airport
- Gently rolling land with open and wooded areas, zoned Agricultural with potential for future residential use
- Utilities nearby and well-suited for estate lots, recreation, or long-term investment

David Hill & Kennon Jones



79 Acres for SF Residential Development or Light Industrial Development

79 ACRES • \$5,400,000 • DADE CITY, FL

- In fast-growing SE Pasco County, fully upland, cleared, and designated for industrial use
- Rail access, 4,800± feet of frontage, and utilities on site with sewer planned
- Versatile development potential near US 98, Dade City, Zephyrhills, and major amenities

Steve Toner, MBA



Iron Mountain Residential Planned Development

76.95 ACRES • \$8,200,000 • LAKE WALES, FL

- Zoned R-3 - PD (Planned Development)
- Prime location in an active residential development area
- Versatile investment opportunity

Clay Taylor, ALC & Clayton Taylor



Ider 63-Acre Investment Land

63 ACRES • \$799,900 • IDER, AL

- Zoned "None" with frontage along Alabama Highway 75
- Strategic location near major thoroughfares with flexible development potential
- Strong investment opportunity for land investors

Neil Colbert, ALC



58 Acres Industrial Development - Polk Pkwy Frontage

58.73 ACRES • \$3,500,000 • LAKELAND, FL

- Strong visibility on Polk Parkway in Lakeland, surrounded by established industrial users
- Zoned IND allowing a wide range of industrial and warehousing uses
- Strategic access near I-4 and future SR 60 expansion, with survey and soil report available

Craig Morby, Eric Ammon, CCIM, & Carson Futch



Outback Oasis Residential Development

57 ACRES • \$13,000,000 • WINTER HAVEN, FL

- Priced below current MAI appraisal within the City of Winter Haven
- PUD entitlement for up to 400 residential units adjacent to the Sapphire Necklace water project
- City location with planned Sage Road expansion supporting future growth

R. Todd Dantzer, CCIM



Smartridge Park Residential Development

56 ACRES • \$5,858,000 • WINTER HAVEN, FL

- 202 shovel ready lots
- Single Family Detached (Lots 1-62) are 50' Wide
- Patio Homes (Lots 63-202) are 40' Wide

Clay Taylor, ALC, David Hitchcock, ALC, & Clayton Taylor

Development Land



Crisp Multi-Use Tract

56 ACRES • \$358,500 • CORDELE, GA

- Near I-75 and Crisp County Industrial Park with strong power and utility infrastructure
- Adjoining 70 ± acre rail-served parcel available for logistics, manufacturing, or energy uses
- Versatile site suited for industrial, storage, or solar development with regional access

Tom Tuggle, ALC



Polk Parkway Interchange Development Sites

54.75 ACRES • \$7,500,000 • AUBURNDALE, FL

- Newly constructed Polk Parkway/Braddock Road interchange
- Just 3.5 miles south of I-4
- Roughly 1,350 ft of frontage on the Polk Parkway

Gary Ralston, CCIM, SIOR, CRE, CPM, CRRP, FRICS, Tyler Davis, ALC, & Lauren Ralston Smith, CCIM, CPM



Zephyrhills Home and Residential Development Acreage

53 ACRES • \$4,750,000 • ZEPHYRHILLS, FL

- Located in high growth area
- Future Land Use Res-3 & PUD
- Recent home and 5-acre appraisal

Zane Mueller, Kaitlyn Smith, Clay Taylor, ALC, & Clayton Taylor



Deltona Residential Development Land

47 ACRES • \$3,900,000 • DELTONA, FL

- Ideal for upscale residential development
- 29 shovel-ready lots, each approximately one acre
- Surrounded by existing and new residential developments

Clay Taylor, ALC, David Hitchcock, ALC, & Clayton Taylor



Ozello Trail Commercial

46.25 ACRES • \$2,500,000 • HOMOSASSA, FL

- Water and sewer available on West Ozello Trail with flexible residential or commercial development potential
- 1,640± feet of frontage on U.S. Highway 19 and 1,220± feet on West Ozello Trail
- Natural amenities nearby, including springs in close proximity

Greg Driskell, ALC, Clay Taylor, ALC, & Clayton Taylor



North Lake County Residential Land

45.6 ACRES • \$3,100,000 • LEESBURG, FL

- Residential development site (38± uplands) with SFR, townhome, or multifamily potential; adjoining acreage available
- City of Leesburg utilities at Radio Road, capacity: 150–200 units; annexation required
- Engineering, due diligence, and site plan available for 144 units with strong access via Radio Road and Lake Square Mall

Marvin Puryear



Marianna 44

44 ACRES • \$575,000 • MARIANNA, FL

- 100% uplands
- Close to downtown Marianna, FL
- Close proximity to state recreational areas

Mark Wirick



Henagar Investment Land 41 Acres

41 ACRES • \$539,900 • HENAGAR, AL

- Prominent location on Al Hwy 75
- Versatile development potential
- Strategic positioning in the Henagar area

Neil Colbert, ALC

Development Land



Lake Wales 40 Acres Residential Development Site

40 ACRES • \$2,400,000 • LAKE WALES, FL

- Sought-after location with Highway 17 frontage and access to major roadways
- Ample, buildable acreage with no wetlands and utilities nearby
- Strategically positioned for development, growth, and long-term investment

Clay Taylor, ALC & Clayton Taylor



Plant City Development Site

38.77 ACRES • \$1,900,000 • PLANT CITY, FL

- Proximity to I-4 & State Rd 574
- Easy access to Downtown Plant City
- Adjacent to future developments

Tyler Davis, ALC & Jerrod Parker



Madison I-10 Interchange

36.39 ACRES • \$990,000 • MADISON, FL

- Prime commercial tract at I-10 interchange
- Business-friendly zoning in place
- Multiple access points via SR 53 & Genoa Way

Greg Driskell, ALC & Mark Wirick



Leesburg Mixed Use Development Site

34.7 ACRES • \$6,825,000 • LEESBURG, FL

- Prime location with high visibility on State Road 44
- Versatile zoning supporting mixed-use, multifamily, assisted living, retail, and medical use
- Strong market demographics with utilities in place and close proximity to key amenities

Clay Taylor, ALC, Shea R. Booster, & Clayton Taylor



King 33

33 ACRES • \$478,500 • STEVENSON, AL

- 1,460 feet of frontage along Hwy 72, offering excellent visibility and traffic exposure
- Level, usable land suitable for commercial, residential, or agricultural development
- Located in a growing North Alabama corridor with scenic mountain views and long-term investment potential

Neil Colbert, ALC



Sumter County Commercial Property

32 ACRES • \$2,500,000 • SUMTERVILLE, FL

- Extensive road frontage on US 301, CR 526, and CR 528
- All uplands
- Zoned (CL)

Dean Saunders, ALC, CCIM & Zeb Griffin, ALC



Foxcroft Hideout

31.55 ACRES • \$5,000,000 • LITTLE ROCK, AR

- Within Little Rock city limits with multiple potential homesites and an existing residence
- Primarily wooded tract with uplands, natural drainage, and adjacency to established residential communities
- Zoned R-2 with city water and sewer on-site, offering flexibility for estate living or future development

Chance Creighton & David Hill



Riverline Ranch North Development

30 ACRES • \$1,350,000 • ARCADIA, FL

- 1,320 feet of frontage on Hwy 70 in Arcadia, offering potential for future industrial rezoning
- Location near major roadways, West Coast markets, and nearby retail amenities
- Strong 5–8 year investment opportunity with sewer on site and additional acreage available

Keat Waldron, ALC

Development Land



Ellaville Commercial/Industrial Development Site

29.81 ACRES • \$980,000 • ELLAVILLE, GA

- Flexible site that can be subdivided, leased, or owner-financed with flat topography and utilities in place
 - GDOT-approved curb cuts on US Hwy 19 with quick access to U.S. 280 and State Route 26
 - Well-suited for logistics, manufacturing, data centers, or workforce housing near South Georgia Technical College
- Tom Tuggle, ALC



NC Highway 125 Development Land

29.26 ACRES • \$179,000 • WILLIAMSTON, NC

- Strategically positioned for land or office development
- Desirable location with high potential
- Prime parcel of land for commercial ventures

Kenneth Chesson & Robin Fleming



Cortez Boulevard Commercial Development

28.95 ACRES • \$6,900,000 • SPRING HILL, FL

- Office/retail development site
- Adjacent to Oak Hill Hospital with traffic counts of 42,500 ±
- Strategically located in front of 950± units new residential development

Liz Menéndez, CCIM & Kim Lohry



Prime Commercial Land on US Hwy 27 at Dundee Rd

28.59 ACRES • \$3,500,000 • HAINES CITY, FL

- Prime US 27 commercial development land
- Zoned Commercial Highway (CH)
- Road frontage along US Hwy 27

Craig Morby, David Hitchcock, ALC, & Eric Ammon, CCIM



Ashton Oaks Townhomes or Multifamily

27.39 ACRES • \$7,900,000 • WESLEY CHAPEL, FL

- Prime development site in the Ashton Oaks community of Wesley Chapel
- Entitlement potential for up to 168 apartment units or 99 townhomes
- Well-located opportunity in a high-growth market attractive to builders and investors

Clay Taylor, ALC & Clayton Taylor



Osceola Transitional Ranchette & Nursery

26.76 ACRES • \$6,690,000 • SAINT CLOUD, FL

- Residential development
- Paved road frontage
- Investment opportunity

Dusty Calderon



I-75 Development North Florida Land Tracts

21.66 ACRES • \$6,500,000 • LAKE CITY, FL

- Directly on I-75 at the CR 47 exit ramp, with an additional 42 ± acres available
- Zoned CHI and CI with Highway Interchange and Commercial future land use
- All utilities available and strong exposure with 53,000 AADT in a growing corridor

Marvin Puryear



Old Bartow Road Industrial Acreage

21.6 ACRES • \$1,650,000 • LAKE WALES, FL

- Power and water on site
- Conveniently located near SR 60 and US 27
- Suitable for trucking, yard, or industrial-related operations

Daniel Lanier, ALC

Development Land



Sumter County Commercial Property - Tract B

21.5 ACRES • \$1,679,687 • SUMTERVILLE, FL

- Extensive road frontage on US 301, CR 526, and CR 528
- All uplands
- Zoned CL

Dean Saunders, ALC, CCIM & Zeb Griffin, ALC



Recker Highway Business Park

3.62 - 20.77 ACRES • \$760,000 - \$4,500,000 • WINTER HAVEN, FL

- Four legally distinct parcels offering flexible acquisition options
- Shovel-ready BPC-2 zoning for industrial, distribution, office, and flex uses
- Strong frontage on Recker Hwy within a high-growth industrial submarket near logistics users

Mac Bayless



Trapnell Residential Development

20 ACRES • \$2,940,000 • PLANT CITY, FL

- Strategic location in Plant City area
- Zoned AS-1, offering strong potential for residential development
- Expansive parcel suited for investors seeking to create a distinctive community

Jerrold Parker



Ocala Mixed-Use 19 ± Acres on West Highway 40

19.59 ACRES • \$1,500,000 • OCALA, FL

- Zoned RAC
- Development ready ground
- Across from 2024 Golden Ocala 700± acre acquisition

David Lapham & Zane Mueller



Crestview 57 Finished Lots

19.5 ACRES • \$3,815,000 • CRESTVIEW, FL

- Prime location in Crestview area
- 57 Finished lots (11 Lake Front Lots)
- Ideal for custom home construction

Clay Taylor, ALC & Clayton Taylor



Polk Parkway Extension Development Land

19.24 ACRES • \$4,500,000 • WINTER HAVEN, FL

- Zoned RL-1 & NAC for flexible development options
- Located in the thriving Winter Haven area

David Hungerford, CCIM, SIOR & Joey Hungerford, MiCP



Auburndale US-92 Commercial Land

18.99 ACRES • \$4,000,000 • AUBURNDALE, FL

- Commercial site in a high-growth Auburndale corridor with frontage on US-92 West
- CG zoning within city limits allowing a broad range of commercial and mixed-use uses
- 4,100 ± SF warehouse with month-to-month tenants providing interim income and flexibility

David Hungerford, CCIM, SIOR & Joey Hungerford, MiCP



Tindel Camp Grove

17.89 ACRES • \$1,073,400 • LAKE WALES, FL

- 825 ± feet of frontage on Tindel Camp Road
- 100% Uplands
- Future Land use RS

Daniel Lanier, ALC

Development Land



Frostproof 17.8 Acres Vacant Land

17.8 ACRES • \$550,000 • FROSTPROOF, FL

- Prime development site just 1/4 mile south of Frostproof City Limits
- High visibility from US 27
- Adjacent to Sun Ray Park & Community Center

Clay Taylor, ALC, Daniel Lanier, ALC, & Clayton Taylor



E Hwy 50 in Clermont – Retail Dev Land Across from Lowe’s

17.68 ACRES • \$6,500,000 • CLERMONT, FL

- Zoned UE with FLU Commercial
- City will work with developer about PUD, Retail, Residential, Mixed-Use, Multifamily
- Excellent frontage with 1,675 FT on Hwy 50

Marvin Puryear



Plant City East Trapnell Transitional 17 Acre

17 ACRES • \$2,500,000 • PLANT CITY, FL

- Located within Plant City's Gateway Corridor
- Premier single-family or multifamily development
- Proximity to Tampa

Jerrod Parker



Wildwood Prime Residential Development Land

16.94 ACRES • \$4,200,000 • WILDWOOD, FL

- Prime Wildwood location positioned to capture growing housing demand
- Well-suited for single-family, townhome, or multifamily development
- Strategically positioned investment opportunity with long-term growth potential

Tim Sennett, MBA, ALC, CCIM



Kings Hwy Industrial Development Site

16.62 ACRES • \$4,500,000 • FORT PIERCE, FL

- Industrially zoned site in St. Lucie County near I-95, surrounded by established industrial uses
- Suited for distribution, trucking, or manufacturing across from Kings Hwy Industrial Park
- Kings Hwy expansion and planned interchange to enhance access and future value

Jeff Cusson, CCIM



Clermont Lakefront Residential Development Land

16 ACRES • \$1,200,000 • CLERMONT, FL

- Zoned R-6
- Strategic location in Clermont
- Lakefront property

Clay Taylor, ALC & Clayton Taylor



Holt Industrial Development Land

15.22 ACRES • \$995,000 • HOLT, FL

- Newly developed industrial corridor with I-1 zoning
- Recently cleared site primed for industrial development
- Owner financing available, enhancing flexibility for buyers

Trace Linder, Sid Bhatt, CCIM, SIOR, & Mike Damboise



South County Intersection Large Tract

15.16 ACRES • \$7,959,000 • OKAHUMPKA, FL

- C-2 and R-6 zoning
- Frontage on CR 33 and CR 48
- Potential to be rezoned to industrial or commercial

Trish Leisner, CCIM

Development Land



Hickory Place Industrial Park

14.78 ACRES • \$14,780,000 • ST. CLOUD, FL

- Ample space for industrial development and expansion
- Excellent accessibility to major roadways
- Uplands: 14.04 / Wetlands: 0.51

Dusty Calderon



Avon Park Walmart Outparcels

14.46 ACRES • \$350,000 - \$470,000 • AVON PARK, FL

- 4 lots available in front of Walmart Supercenter
- Pads are 100% usable and include off-site retention
- 14 miles from MacDill Air Force Base Auxiliary Field

David Hungerford, CCIM, SIOR & Joey Hungerford, MICP



Ocala Mixed-Use 14 ± Acres on West Highway 40

14 ACRES • \$1,500,000 • OCALA, FL

- Zoned RAC
- Development ready ground
- Across from 2024 Golden Ocala 700± acre acquisition

David Lapham & Zane Mueller



US Hwy 64 Daniels Tract

14 ACRES • \$140,000 • JAMESVILLE, NC

- Strong frontage and visibility along heavily traveled U.S. Highway 64
- Strategic location near established roadside destinations en route to the Outer Banks
- Flexible use potential in Martin County, NC, with easy access to Jamesville, Williamston, and Plymouth

Kenneth Chesson & Robin Fleming



Winter Haven Mixed Use 13.77 Acres

13.77 ACRES • \$4,500,000 • WINTER HAVEN, FL

- City of Winter Haven PUD allowing for mixed use development
- Future four laning of SR 544 (Lucerne Park Road)
- Quick, easy access to US 27 and major employment centers

R. Todd Dantzer, CCIM



Brooksville 13.74 Acres Vacant Commercial

13.74 ACRES • \$1,200,000 • BROOKSVILLE, FL

- Zoned PDP (SF)
- 1,200+ FT of frontage on Cortez Blvd (SR-50)
- Signalized corner ideal for land/office investment

Lauren Ralston Smith, CCIM, CPM & Carly Powell



Orlando 13 Acre Development Tract

13.61 ACRES • \$895,000 • ORLANDO, FL

- Zoned A-2 with future land use designated Low Density Residential (LDR)
- Prime Orlando location with a generous land expanse and strategic positioning
- Ideal for residential development with strong long-term investment potential

Clay Taylor, ALC & Clayton Taylor



Ham Brown Road Development Acreage

12.39 ACRES • \$4,250,000 • KISSIMMEE, FL

- Water and sewer available with easy access to major roadways
- Versatile site suitable for commercial, residential, or mixed-use development
- Strong long-term investment opportunity

Dusty Calderon

Development Land



Exit 512 12 Acre Tract

12 ACRES • \$720,000 • WILLIAMSTON, NC

- Zoned CH - Commercial Highway
- Corner location at Hwy 125 & Hwy 64 (Future I-87)
- Ideal for office or commercial development

Kenneth Chesson & Robin Fleming



5955 South Florida Avenue Development Land

11.82 ACRES • \$3,750,000 • LAKELAND, FL

- Last large undeveloped tract on S. Florida Ave between CR-540A and the Polk Parkway
- 400 ± FT Frontage on S FL Ave
- 36,500 Cars/Day Traffic

David Goffe, CCIM & Gary Ralston, CCIM, SIOR, CRE, CPM, CRRP, FRICS



Poinciana Multi Family Development Opportunity

11.6 ACRES • \$4,750,000 • POINCIANA, FL

- Existing approval for 232 units PUD
- No public hearings required
- Great senior housing site

R. Todd Dantzer, CCIM



Danville Residential Development Land

11.58 ACRES • \$127,380 • DANVILLE, AR

- In Danville city limits with existing road and elevated homesites overlooking the city
- Borders Ouachita National Forest and city-owned land for privacy and natural buffers
- Near major employers, schools, and downtown, priced attractively for a growing residential market

David Hill & Greg L. Hay, ACF, CF, RF



Meadowcrest Residential Mixed Use

11 ACRES • \$1,500,000 • CRYSTAL RIVER, FL

- Approved for 168 multifamily units with water and sewer at the site and three stubbed access points
- Excellent road frontage with attractive elevation change for development
- Prime location adjacent to established neighborhoods near the planned Suncoast Parkway extension

Greg Driskell, ALC & Clay Taylor, ALC



NW Albany Development Land

10.87 ACRES • \$599,000 • ALBANY, GA

- 470 Frontage FT on Ledo Rd with two access points
- Direct access from Nancy Drive and Ledo Road
- 100% upland for maximum usability

Todd Davis



Sumter County Commercial Property - Tract A

10.63 ACRES • \$830,468 • SUMTERVILLE, FL

- Extensive road frontage on US 301, CR 526, and CR 528
- All uplands
- Zoned CL

Dean Saunders, ALC, CCIM & Zeb Griffin, ALC



10.5 Acre Davenport Development Site

10.51 ACRES • \$1,500,000 • DAVENPORT, FL

- Six miles south of I-4 and 2 miles east of Highway 27
- Over 19,000 cars/day on Highway 92

Clay Taylor, ALC & Clayton Taylor

Development Land



10 Acres for Commercial Development on CR Hwy 54

10 ACRES • \$2,482,500 • ZEPHYRHILLS, FL

- Infill site in the heart of Zephyrhills, available in flexible commercial or multifamily configurations
- Prime location just east of US 301 with all utilities in place
- Due diligence completed and surrounded by schools, retail, and a new public park

Steve Toner, MBA



US Hwy 19 Commercial Parcel

10 ACRES • \$350,000 • ELLAVILLE, GA

- Corner parcel at US Highway 19 and Andersonville Road offering high visibility and traffic exposure
- Open, level site with all major utilities in place, ready for commercial development
- Flexible layout with easy access and regional connectivity to Columbus, Albany, and Macon

Tom Tuggle, ALC



10 Acres - Industrial and IOS Site

10 ACRES • \$27,500.00/MONTH (MG) • LAKELAND, FL

- Industrial IOS in Southeast Lakeland
- IND Zoning - Unincorporated Polk County
- Two possible 5 acre sites available

Craig Morby & Eric Ammon, CCIM



Lakeland Airport Rd Development Acreage

9.93 ACRES • \$750,000 • LAKELAND, FL

- Proximity to major thoroughfares
- Potential to rezone for industrial use
- 2 ± miles north of the Lakeland Linder Airport

Maricruz Gutierrez Mejia & Linda Schultz



Lake Bella Road Transitional Land

9.91 ACRES • \$399,000 • LAKE WALES, FL

- Proximity to many residential & commercial developments
- Near major thoroughfares such as US Hwy 27, State Road 60, & Scenic Hwy

Maricruz Gutierrez Mejia



Lakeland Airport Industrial Land

9.73 ACRES • \$1,750,000 • LAKELAND, FL

- Utilities nearby with sewer and water across Old Medulla Road, electric on site
- B-P future land use near Lakeland Linder Airport and major corporate neighbors
- Approximately 6± usable acres including parking and retention areas

David Goffe, CCIM & Zane Mueller



10 Acre Lakeland Residential or Industrial Site

9.66 ACRES • \$1,690,500 • LAKELAND, FL

- Strategic site suited for residential or industrial development with ample acreage
- Excellent access to major roadways and transportation hubs
- Located within a TSDA "Center" overlay allowing higher density and strong growth potential

Mac Bayless & Tyler Davis, ALC



I-4 and SR-33 Industrial Land Parcels

2.08 - 9.52 ACRES • \$250,000 - \$1,220,000 • LAKELAND, FL

- Zoned I-2 for industrial use
- Parcels are individually positioned for flexibility in acquisition
- Prime location on State Road 33 N

David Hungerford, CCIM, SIOR & Joey Hungerford, MiCP

Development Land



Ellenton Commercial Land

9.44 ACRES • \$6,400,000 • ELLENTON, FL

- PD-MU zoning
- Mixed-use potential
- Near I-75 and US 301

David Hungerford, CCIM, SIOR, Jeff Cusson, CCIM, & Joey Hungerford, MICP



Ormond Beach 40 Luxury Townhome Lots

9.39 ACRES • \$3,396,000 • ORMOND BEACH, FL

- Zoned PUD with 40 finished luxury townhome lots and infrastructure already in place
- Prime Ormond Beach location near renowned amenities in a sought-after market
- Exceptional residential development and investment opportunity with strong positioning

Clay Taylor, ALC & Clayton Taylor



Plant City I-4 Bennett Rd Development Acreage

9 ACRES • \$5,547,750 • PLANT CITY, FL

- Excellent accessibility for transportation and regional distribution with direct Interstate 4 frontage
- High-visibility location along the I-4 corridor
- Flexible commercial zoning suited for retail, medical, hospitality, logistics, or data center uses

Sid Bhatt, CCIM, SIOR & Trace Linder



Legoland Corridor Commercial Sites

8.38 ACRES • \$950,000 - \$1,750,000 • WINTER HAVEN, FL

- Fast growing, desirable commercial corridor
- Major development in the area
- Frontage along Cypress Gardens Blvd

R. Todd Dantzler, CCIM & Gary Ralston, CCIM, SIOR, CRE, CPM, CRRP, FRICS



County Line Road & Drane Field Road

8 ACRES • \$2,000,000 • LAKELAND, FL

- High-profile site on County Line Road with strong traffic counts and access to I-4, Polk Parkway, and US 92
- Zoned BPC-2: self-storage, light industrial, vehicle-related, and commercial uses
- Located in a fast-growing corridor near Lakeland Linder Airport and major new development

Craig Morby & Eric Ammon, CCIM



Lake City Retail | Office | Hospitality Site

7.89 ACRES • \$1,250,000 • LAKE CITY, FL

- Located on "Retail Row," one mile west of I-75 with 460± feet of frontage on SR 90
- Zoned CHI allowing a wide range of retail, office, auto, and hospitality uses
- All utilities at the site with strong exposure from 30,000 AADT

Marvin Puryear



Berkley Road Commercial Land Opportunity

7.24 ACRES • \$925,000 • AUBURNDALE, FL

- Zoned CG-1 ideal for developers, retailers, and entrepreneurs
- Prime location with high potential for business growth
- Flexible zoning allowing various commercial uses

Gary Ralston, CCIM, SIOR, CRE, CPM, CRRP, FRICS & David Lapham



Bartow Seven Acre Residential Development Site

7.12 ACRES • \$450,000 • BARTOW, FL

- Prime location in Bartow area
- Ideal for residential development
- Ample space for customization

Clayton Taylor & Clay Taylor, ALC

Development Land



6.88 Acres for Commercial Development on CR Highway 54

6.88 ACRES • \$1,892,000 • ZEPHYRHILLS, FL

- Available for commercial or multifamily use just east of US 301
- All utilities in place and surrounded by schools, retail, and a new public park
- Significant engineering, environmental, and survey work completed and available

Steve Toner, MBA



Commercial Development Land - Lawtey, FL

6.35 ACRES • \$530,000 / CONTACT FOR LEASE PRICING • LAWTEY, FL

- Commercial Intensive (CI) zoned land with US Highway 301 frontage in Lawtey, FL
- Located within the Jacksonville Metropolitan Statistical Area (MSA)
- Prime location for IOS operation

Sid Bhatt, CCIM, SIOR & Trace Linder



I-4 Frontage Plant City Development Site

6.2 ACRES • \$35,000.00 PER MONTH (GROUND) • PLANT CITY, FL

- Available land on Interstate 4 in Plant City
- Prime commercial real estate development opportunity
- Commercial zoning regulations in Plant City allows this site to be suitable for a wide range of purposes

Sid Bhatt, CCIM, SIOR & Trace Linder



Hernando County Development Land

5.98 ACRES • \$600,000 • BROOKSVILLE, FL

- At US 41 & Broad Street in Brooksville, zoned PDP MF-MH with up to 18 units per acre
- Proven multifamily corridor with strong traffic counts, utilities nearby, and proximity to retail and dining
- Survey and clean Phase I available; recorded easements documented for development planning

Craig Morby & Eric Ammon, CCIM



South Lakeland Walmart Outparcel

5.84 ACRES • \$1,350,000 • LAKELAND, FL

- High-income demographic sector
- \$85,350 median household income within 2 miles
- New residential development within the immediate market

David Hungerford, CCIM, SIOR & Joey Hungerford, MiCP



Chelsea Oaks Drive Acreage

5.48 ACRES • \$750,000 • LAKELAND, FL

- Prime location in the thriving Lakeland area
- Ample space for building and parking
- Proximity to major transportation routes for accessibility

David Hungerford, CCIM, SIOR & Joey Hungerford, MiCP



Industrial Acreage Near Polk Parkway

5.25 ACRES • \$700,000 • LAKELAND, FL

- Close proximity to US Highway 98, Polk Parkway, and I-4
- G1 Zoning
- Surrounded by various industrial businesses

David Goffe, CCIM & Zane Mueller



Harvest District Mixed Use

5.16 ACRES • \$5,100,000 • OAKLAND, FL

- 32,117 SF building & 72 units
- Zoned PD - FLU: Mixed Use Activity Center
- Prime location in Oakland

Clay Taylor, ALC, David Hungerford, CCIM, SIOR, Joey Hungerford, MiCP, & Clayton Taylor

Development Land



Lake Wales Commercial Acreage Along Scenic Hwy

4.55 ACRES • \$990,000 • LAKE WALES, FL

- Commercial/industrial zoning with direct frontage and strong visibility along Scenic Highway N
- Raw, partially wooded site offering a clean slate for development
- Flexible opportunity for storage, industrial, or service uses in a growing Lake Wales corridor

Armon Johnson & Maricruz Gutierrez Mejia



Fruitland Park Development Land

4.45 ACRES • \$1,199,000 • FRUITLAND PARK, FL

- 17,500 ± Cars/Day on Miller Blvd
- Close proximity to the Villages
- Area of development

Tim Sennett, MBA, ALC, CCIM



US Highway 98 Commercial Development Opportunity

4.15 ACRES • \$14,000.00 PER MONTH (NNN) • LAKELAND, FL

- High-traffic frontage on US-98 North with access to I-4 connecting Tampa and Orlando
- LCC zoning supports a wide range of commercial, office, medical, and service uses
- Strong opportunity for build-to-suit, ground lease, or long-term commercial investment in North Lakeland

Danielle Brown & Augie Schmidt, SIOR



South Walton Infill Development Land

4.12 ACRES • \$3,700,000 • INLET BEACH, FL

- 4.12 ± upland acres in Inlet Beach with NI zoning supporting low- to medium-density residential development
- Efficient rectangular layout with strong road frontage and utilities available nearby
- Close to public beach access, Scenic Highway 30A, and surrounded by upscale coastal communities

Austin Fisher



4 Acres for Commercial Development

4 ACRES • \$2,600,000 • ZEPHYRHILLS, FL

- Significant engineering and development work is already completed on this site
- A bank contiguous to the east adds value to further developments
- The VA hospital on the east side of Ft King Rd. provides synergy to office development here

Steve Toner, MBA



Webster Residential Development Land

3.72 ACRES • \$558,000 • WEBSTER, FL

- Close proximity to the the Sumter County Farmers Market
- 15 ± minutes to I-75
- Just east of State Road 471

Jim Allen, Clay Taylor, ALC, & Clayton Taylor



Polk City Residential Acreage

3.62 ACRES • \$475,000 • POLK CITY, FL

- Centrally located
- Near US 98, I-4, and the Polk Parkway
- Proximity to Florida Polytechnic University

Maricruz Gutierrez Mejia



Hancock Crossings Commercial Center

3.5 ACRES • \$2,950,000 • BARTOW, FL

- Prime Bartow location with high visibility and strong traffic counts
- Well-suited for medical or retail uses with flexible zoning
- Accessible from Boy Scout Ranch Road with solid investment potential

David Hungerford, CCIM, SIOR & Joey Hungerford, MiCP

Development Land



3.05 Acres Commercial Development on CR Hwy 54

3.05 ACRES • \$838,750 • ZEPHYRHILLS, FL

- One block east of Gall Blvd (US 301) off major Commercial Corridor through the city
- All utilities to both sides
- Substantial engineering, environmental, survey, legal and construction cost estimation work has been completed and available

Steve Toner, MBA



Warehouse / Industrial / Commercial Development

3.04 ACRES • \$995,000 • ZEPHYRHILLS, FL

- Site zoned light industrial development; office/warehouse /distribution /retail/ wholesale facilities
- Comprised of 2 sites; 1.01 acre site (\$335,000) & 03 acre site (\$665,000), available separately or together; 3.04 acres (\$995,000)
- 100% Uplands with all utilities

Steve Toner, MBA



Recker Highway Commercial Land

2.6 ACRES • \$1,250,000 • WINTER HAVEN, FL

- Zoned C-3 for versatile retail and commercial use
- High visibility on Recker Highway
- City utilities located on side road behind property

David Hungerford, CCIM, SIOR & Joey Hungerford, MiCP



2.48 Acres Vacant Commercial - SW Lakeland

2.48 ACRES • \$1,200,000 • LAKELAND, FL

- Close proximity to Lakeland Linder International Airport
- Quick Polk Parkway access to Interstate-4 (Tampa/Orlando)
- Signalized hard corner

Vinh Dawkins & Gary Ralston, CCIM, SIOR, CRE, CPM, CRRP, FRICS



Hwy 540 and Thornhill Road Signalized Corner

2.24 ACRES • \$2,000,000 • WINTER HAVEN, FL

- Zoned NAC for flexible development options
- Located in the thriving Winter Haven area
- Surrounding 17 acres available for purchase

David Hungerford, CCIM, SIOR & Joey Hungerford, MiCP



Commercial / Light Industrial Development

2.03 ACRES • \$665,000 • ZEPHYRHILLS, FL

- Additional 1.01 ± acre lot available
- Infill location near US 301 surrounded by major civic, recreational, and commercial uses
- Level, upland sites with street frontage, utilities, and flexible purchase options

Steve Toner, MBA



Lake Wales Industrial & Technology Park City Lots

2.02 ACRES • CONTACT FOR PRICING • LAKE WALES, FL

- Multiple access points along US Hwy 27
- Prime condition for development
- Proximity to Tampa and Orlando

Gary Ralston, CCIM, SIOR, CRE, CPM, CRRP, FRICS, Sid Bhatt, CCIM, SIOR, Maricruz Gutierrez Mejia, & Trace Linder



Commercial Site - Hotel, Retail, Restaurant

1.97 ACRES • \$1,200,000 • LAKELAND, FL

- In North Lakeland near I-4 (Exit 32), zoned C-5 with broad commercial use flexibility
- Existing freestanding block building with roll-up doors suitable for storage or flex uses
- Prime location next to Lakeland Park Center and the redeveloping Wedgewood site, with survey and clean Phase I available

Craig Morby & Eric Ammon, CCIM

Development Land



1.82 Acres on US 301 for Development

1.82 ACRES • \$1,650,000 • RIVERVIEW, FL

- Near busy intersection in Riverview
- Multiple possible uses
- Near numerous major retails

Steve Toner, MBA



North Lakeland US 98 Commercial Lot

1.61 ACRES • \$575,000 • LAKELAND, FL

- Frontage and visibility along US 98 N
- LCC - Future Land Use offers wide range of possibilities
- All upland acreage

Maricruz Gutierrez Mejia



Kathleen Road Development Land

1.39 ACRES • \$350,000 • LAKELAND, FL

- Prime Lakeland location with convenient access to major roadways and amenities
- Spacious property offering flexibility for commercial development
- Highly desirable investment opportunity with room for future growth

Jackson Benton, David Hungerford, CCIM, SIOR, & Joey Hungerford MiCP



Crestview Commercial Land

1.36 ACRES • \$500,000 • CRESTVIEW, FL

- Paved corner lot with C-1 zoning
- Less than 1 mile from I-10
- All utilities are available on Redstone Ave.

Clay Taylor, ALC & Bryant Peace, ALC



US 301 Outdoor Storage Lot

1.32 ACRES • \$300,000 • LAWTEY, FL

- Commercially zoned site with frontage and high visibility on Highway 301
- Easy access to major highways and nearby transportation hubs
- Strong development and investment potential

Sid Bhatt, CCIM, SIOR & Trace Linder



1.30 Acre Commercial Lot Highway 441

1.3 ACRES • \$299,000 • LEESBURG, FL

- Zoned C-3 (Leesburg)
- All utilities available located on US Hwy 441 (4-lanes)
- Owner financing available

Marvin Puryear



Holiday US Hwy 19 Vacant Commercial Lot

1.22 ACRES • \$1,000,000 • HOLIDAY, FL

- 1.2 acre commercial development site
- Zoned Commercial General
- Heavy traffic on US-19

Sid Bhatt, CCIM, SIOR & Trace Linder



US Highway 27 Restaurant Development Site

1.1 ACRES • \$850,000 • LAKE WALES, FL

- Prime Lake Wales site on Hwy 27A with excellent visibility and strong traffic counts
- Surrounded by national retailers and adjacent to Hampton Inn & Suites and Slim Chickens
- City water and sewer available with electric service by Duke Energy

Sid Bhatt, CCIM, SIOR

Development Land



Proposed Flex Space Near USF

1.09 ACRES • NEGOTIABLE • TAMPA, FL

- Build to suit opportunity
- Prime location with excellent access to I-75, I-4, and U.S. Highway 301
- Adjacent to Moffitt Cancer Center McKinley Hospital and near the University of South Florida

Liz Menéndez, CCIM



1.01 Acres for Light Industrial / Commercial Development

1.01 ACRES • \$335,000 • ZEPHYRHILLS, FL

- Additional 2.03 ± acre lot available
- Near US 301 surrounded by major civic, recreational, and commercial uses
- Level, upland sites with street frontage and utilities in place

Steve Toner, MBA



Port St Lucie Blvd Development Land

0.99 ACRES • \$1,300,000 • PORT SAINT LUCIE, FL

- Full-block site with 251 feet of frontage on Port St. Lucie Blvd and strong traffic counts
- Zoned "P" for professional or medical office; utilities dedicated and ready for development
- Located in one of the fastest-growing real estate markets in the U.S.

Liz Menéndez, CCIM & Kim Lohry



Fully Entitled Multi-Family Site in Downtown Lakeland

0.89 ACRES • \$1,800,000 • LAKELAND, FL

- Shovel-ready multifamily development site in downtown Lakeland
- Two parcels with approved plans and entitlements for 48 total units
- Backed by developer incentives from the City of Lakeland

David Hungerford, CCIM, SIOR & Joey Hungerford, MiCP



Port Richey Vacant Commercial

0.86 ACRES • CONTACT FOR PRICING • PORT RICHEY, FL

- Zoned C-2 in Pasco County, allowing a wide range of commercial, civic, and service uses
- Strong road frontage in a high-traffic Port Richey corridor with 23,500± AADT
- Strategic location just 1.1 ± miles from U.S. Hwy 19 with diverse development potential

Shea R. Booster & Clay Taylor, ALC



Christina Commercial Development Land

0.85 ACRES • \$1,000,000 / \$50,000.00 PER YEAR (GROUND) • LAKELAND, FL

- 28.86 acres (.85 buildable)
- Busy area of high income households
- Near many big box retails

David Hungerford, CCIM, SIOR, Jim Allen, & Joey Hungerford, MiCP



Lot 9 Lake View Office Park Tavares, FL

0.8 ACRES • \$235,000 • TAVARES, FL

- Level site ready for your building
- Strategic location very new Advent Hospital Waterman
- Busy medical office park setting

Rick Gonzalez, ALC, CCIM



Lake Wales Commercial Development Lot

0.75 ACRES • \$599,000 • LAKE WALES, FL

- Zoned C-3 Highway Commercial
- Prime visibility for retail & QSR development
- Adjacent to new QSR's & self-storage facility

Sid Bhatt, CCIM, SIOR & Trace Linder

Development Land



Leesburg Professional Office Development Site

0.75 ACRES • \$325,000 • LEESBURG, FL

- Zoned RP - Residential Professional
- Close to the UF Health Hospital - Leesburg, Venetian Gardens, and Downtown Leesburg
- Surrounded by various professional offices

Tim Sennett, MBA, ALC, CCIM



Clermont CBD Zoning/Commercial Lot

0.6 ACRES • \$1,250,000 • CLERMONT, FL

- Zoned CBD for office or retail use in the City of Clermont with water, sewer, power, and internet at the site
- Located half a block from Lake Minneola and steps from the Rails to Trails fitness path
- Walkable location near restaurants, entertainment, and shopping in the Clermont CBD

Marvin Puryear



North Lakeland Retail Site - Shoppes of Lakeland

0.38 ACRES • \$375,000 • LAKELAND, FL

- 0.38 acre retail site
- Zoned C-2, City of Lakeland
- City utilities, including electric, water and sewer

Craig Morby & Eric Ammon, CCIM



Olive Street Industrial Corner Lot

0.33 ACRES • \$90,000 • LAKELAND, FL

- I-1 Zoning
- Corner lot
- 4,100 ± cars per day

Daniel Lanier, ALC



Dixieland Residential - 2 Single Family Lots

0.3 ACRES • \$195,000 • LAKELAND, FL

- Dixieland residential - 2 residential lots
- 50' x 130' lot dimensions
- 0.30 acres total

Craig Morby & Eric Ammon, CCIM



Pad-Ready Commercial Lot Near USF & Busch Gardens

0.28 ACRES • \$250,000 • TAMPA, FL

- CG-zoned parcel allowing retail, office, and drive-through uses
- 150 ± feet of frontage on N 40th Street with strong visibility, traffic, and full utilities
- Near USF, Busch Gardens, and AdventHealth Tampa ideal for QSR or single-tenant development

Matt Christian



Fort Meade Downtown Vacant Commercial Lot

0.26 ACRES • \$55,000 • FORT MEADE, FL

- Zoned C-2, allowing a wide range of commercial uses including retail, office, restaurant, and service
- Impact fees mitigated due to recent demolition; proration based on new construction size
- City of Fort Meade utilities available with standard commercial setbacks and up to 45' allowable height

Craig Morby & Eric Ammon, CCIM



East Tampa Commercial Lot

0.26 ACRES • \$575,000 • TAMPA, FL

- Commercial Intensive (CI) Zoning
- Urban Mixed Use (UMU-20) FLU
- Ideal Tampa location off Adamo Dr. (Hwy 60)

Sid Bhatt, CCIM, SIOR & Trace Linder

Equestrian



Sheik Island Farm

267 ACRES • \$7,995,000 • DADE CITY, FL

- Prime equestrian estate set in the rolling hills of Dade City, Florida
- 15,860 ± SF main barn with 16 oversized stalls and a 5-bedroom/3-bath apartment, plus a 3,700 ± SF secondary barn with 8 stalls, paddocks, studio apartment, and tack room
- Additional improvements include a 1,538 ± SF manager's residence (3BR/2BA, built 1945)

Shea R. Booster, Zane Mueller, & Kaitlyn Smith



Tiffany Farm 108± Acres

108.51 ACRES • \$3,300,000 • OCALA, FL

- Zoned A1
- Across from Golden Ocala Acquisition
- Prime frontage and location in the Ocala area

David Lapham, Shea R. Booster, & Zane Mueller



Ocala Stable and Racetrack

78 ACRES • \$3,750,000 • MORRISTON, FL

- Prime location next to HITS
- Training / sales prep facility
- Commercial boarding facility / private equestrian compound

Zane Mueller & Shea R. Booster

PROTECTING YOUR LEGACY

Strategic Land Management for Long Term Value



PARTNER WITH
ACCREDITED
LAND MANAGERS



Farms and Croplands



3,862 Acre Sod Operation

3,862 ACRES • \$7,000,000 • KENANSVILLE/PUNTA GORDA, FL

- Two locations with 2,400 net operational acres supporting large-scale sod production
- Diverse sod varieties with staggered growth cycles and fully integrated, in-house operations
- Enterprise-scale, turnkey platform with extensive owned equipment for uninterrupted production

Trent Saunders, ALC & David Lapham



West River Farm

3,345 ACRES • \$9,000 / ACRE • IMMOKALEE, FL

- One of the only contiguous 3,000+ acre tracts of land for sale in the state of FL
- Currently over 1,870 acres of productive farmland
- Two miles of paved road frontage on County Line Rd (CR-858)

Jeff Cusson, CCIM & Bryan Cusson



Manatee County Farm Land

1,176 ACRES • NEGOTIABLE • MYAKKA CITY, FL

- Level, open fields with high-quality soils, ideal for row crops or sod production
- Deep wells and on-site infrastructure supporting efficient irrigation and farm operations
- Well-maintained farmland with flexible lease options and private access from Ballard Road

David Lapham & Trent Saunders, ALC



Grasunan Family Farm

945 ACRES • \$5,500,000 • SCOTLAND NECK, NC

- Prime location supporting agriculture, timber, recreation, and potential commercial uses
- Large, resource-rich acreage with fertile soils and timber value
- Versatile investment property with access to transportation and outdoor recreation

Kenneth Chesson & Robin Fleming

Farms and Croplands



688 ± Acre Turnkey Farm Operation in Marion County

688 ACRES • \$13,760,000 • DUNNELLON, FL

- Water use permit through SWFWMD, which is valid until 2041
- Five pivot irrigation systems, supported by 8 agricultural wells, four 10-inch irrigation wells, and four 4-inch livestock wells
- 22,000 SF of open shed structures and more than 60,000 SF of asphalt paving

Shea R. Booster & Zane Mueller



600 Acre Marion County Farm

601.44 ACRES • \$8,400,000 • DUNNELLON, FL

- A-1 zoned agricultural land, fully fenced with rolling terrain and well-drained soils
- Bahia grass pastures with irrigation potential, suited for grazing or hay production
- Zoning allows agricultural, recreational, or equestrian use with potential to subdivide into 10-acre lots

David Lapham



Bleckley County Farm

481 ACRES • \$3,267,000 • COCHRAN, GA

- Located in Bleckley County with irrigated farmland, timber, ponds, and extensive water features
- Exceptional duck hunting and recreation with stocked ponds and creeks
- Income and investment potential with irrigation infrastructure and paved road frontage

Tom Tuggle, ALC



DLA Tract

369 ACRES • \$2,500,000 • SLOCOMB, ALABAMA

- Southeast Alabama location near Slocomb and Dothan with three-sided road frontage
- Productive tillable farmland with significant irrigated acreage and improvements
- Long-term potential for agriculture, recreation, and land appreciation

Hoke Smith & Dusty Calderon



Marianna Farm and Hunting

358 ACRES • \$1,600,000 • MARIANNA, FL

- Minutes from I-10 with convenient access to the Florida Panhandle
- Permitted for 16.5 million gallons per month with multiple irrigation wells
- 40 ± acres of organic pasture with strong hunting and recreational appeal

Bryant Peace, ALC & Mark Wirick



Wood Valley Farm

203.87 ACRES • \$909,000 • ARLINGTON, GA

- Excellent internal road system
- Established food plots
- Strong wildlife habitat for deer, turkey, quail, and small game

Todd Davis



Putnam County Farmland

203 ACRES • \$2,415,000 • FLORAHOME, FL

- The property can be purchased in 40±, 163±, or 203± acre tracts
- Muck type soils
- Can be used in a variety of agricultural endeavors

Zeb Griffin, ALC



Sumter County Sod Farm

167.34 ACRES • \$2,250,000 • CENTER HILL, FL

- Central Florida sod farm in the Center Hill area producing high-demand Bahia sod
- Strategic landholding with frontage providing easy access and operational efficiency
- Versatile agricultural tract offering long-term investment potential

David Lapham

Farms and Croplands



NC 903 - 158 Acre Tract

158 ACRES • \$790,350 • ROBERSONVILLE, NC

- Prime Robersonville location with proximity to essential amenities
- Ample acreage offering versatility across a range of development uses
- Strong long-term investment potential with favorable zoning

Kenneth Chesson & Robin Fleming



K Row 154

154 ACRES • \$1,138,250 • CAIRO, GA

- Excellent internal road system
- Strong water resources including four wells, surface water permit, and two ponds totaling 7 acres
- Recreational appeal with Buss Creek, diverse habitat, and abundant wildlife for hunting and outdoor use

Todd Davis & Carson Futch



Quarterman Farm

130.06 ACRES • \$1,060,000 • STATESBORO, GA

- Farmland, pine plantation, and homesite potential
- 48 acres of productive farmland and 55 acres of merchantable timber
- Prime deer and turkey hunting with close proximity to Statesboro

Chap Shuman



Manatee County Farmland

123.45 ACRES • \$3,380,000 • PARRISH, FL

- 70 irrigated acres
- Farm supporting structures on site
- Various farm implements included in the sale

Shea R. Booster & Clay Taylor, ALC



Powell Farm

110.7 ACRES • \$790,000 • ELLAVILLE, GA

- Open hay fields with a cabin overlooking two stocked ponds
- Excellent hunting opportunities for deer, turkey, and ducks
- Utilities in place including county water, septic, power, and multiple wells

Tom Tuggle, ALC



K Row 96

96 ACRES • \$696,000 • CAIRO, GA

- Monrovia Nursery with an excellent internal road system and existing infrastructure
- Strong recreational and hunting appeal with abundant deer, turkey, and small game
- Permitted high-capacity well and extensive steel post and wire structures totaling 250,000 SF

Todd Davis & Carson Futch



Ross Road 86 Acre Tract

86 ACRES • \$399,000 • ROBERSONVILLE, NC

- 28 acres of agricultural land & 58 acres of mature mixed timber
- Approximately 540 FT of road access along Ross Road
- Hunting opportunities

Kenneth Chesson & Robin Fleming



Connerly Bayou 80

80.66 ACRES • CONTACT FOR PRICING • LAKE VILLAGE, AR

- Close to State Hwy 257 and 2.5 miles from U.S. Hwy 65 for equipment and grain transport
- Currently unirrigated with proximity to canal drainage, offering potential for future improvements and value growth
- Near the Old River, local seed suppliers, equipment dealers, and grain elevators

Kennon Jones & Chance Creighton

Farms and Croplands



Sterling of Vero Beach - South

79.07 ACRES • \$1,000,000 • VERO BEACH, FL

- Easily accessible from Vero Beach
- Excellent infrastructure with drainage and irrigation available
- Great site for ranch, nursery, home site or small farm

Jeff Cusson, CCIM & Bryan Cusson



Sterling of Vero Beach - North

78.33 ACRES • \$975,000 • VERO BEACH, FL

- Potential split available
- Excellent nursery, small farm or ranch
- Easy access via 154th Ave.

Jeff Cusson, CCIM & Bryan Cusson



Tired Creek Farm

49.81 ACRES • \$500,000 • WHIGHAM, GA

- 5 Chicken Houses
- Great investment opportunity
- Established infrastructure

Justin Beall



Bunnell 40 Acre Farm

40 ACRES • \$880,000 • BUNNELL, FL

- Favorable sandy soils, ideal for sod or vegetable production
- Active lease in place through June 2025 providing immediate income
- Productive agricultural setting with growth potential and convenient access to nearby cities

Shea R. Booster



Hamilton County 40 Acre Farm and Recreation

39.92 ACRES • \$220,000 • JASPER, FL

- Located in the Jasper area
- Versatile land for various uses
- Scenic natural surroundings

Shea R. Booster



NEW LISTING

O'Brien 18 Acre Homestead

18 ACRES • \$200,000 • O'BRIEN, FL

- Zoned Agricultural A-1
- Ideal for small farm or ranch
- Large potential homesite

Daniel Lanier, ALC & Greg Driskell, ALC



53rd Street Farm

14.16 ACRES • \$6,000,000 • VERO BEACH, FL

- A-1 zoned property with two buildings totaling 23,700± SF
- Main facility offers multiple wings, mezzanine space, and extensive bay doors
- Gated site with well, pond, and valuable mature tree inventory

Jeff Cusson, CCIM & Bryan Cusson



NEW LISTING

Processing Facility on 9 Acres

9 ACRES • \$500,000 • MARIANNA, FL

- Over 18,000 square feet of storage
- Paved road front
- 100% uplands & beautiful surroundings

Bryant Peace, ALC & Mark Wirick

Hunting and Recreational Land



Osceola Ranch and Recreation

1,230 ACRES • \$5,000,000 • SAINT CLOUD, FL

- Easily accessible to US Highway 441
- Great unencumbered property for potential conservation easement
- Current cattle operation with excellent hunting

Daniel Lanier, ALC



Dutton Place Recreation and Timber

636.44 ACRES • \$7,302,500 • NEWBERRY, FL

- Zoned A
- Close to Newberry and Gainesville
- Versatile land

Dean Saunders, ALC, CCIM, Shea R. Booster, & Chad Johnson



Highlands Ranch

600 ACRES • \$10,500,000 • FREEPORT, FL

- Combining luxury living, natural beauty, and long-term investment potential
- 6,863± SF custom home overlooking a 9± acre lake including 148± commercial acres with 1,725± FT of frontage on Hwy 331
- Minutes from world-class beaches of 30A, with premier shopping, dining, and entertainment

Austin Fisher



Hidden Lake Preserve

589 ACRES • \$1,680,000 • NEW PORT RICHEY, FL

- Tremendous hunting and fishing opportunities. Subject to a conservation easement
- Entirely wooded except for Hidden Lake
- 20 minutes to New Port Richey and less than 5 miles from the 18000 Acre Starkey Wilderness Preserve

Zeb Griffin, ALC & Dean Saunders, ALC, CCIM



Heritage Ridge

400 ACRES • \$3,600,000 • EUFAULA, AL

- Premier Black Belt hunting lodge with guest cabins, main lodge, and exceptional game and wildlife
- Multiple residences, stocked lakes and ponds, and extensive supporting infrastructure
- Proven income property with a modern wedding and event venue and long-term legacy appeal

Hoke Smith IV, ALC



Craig Hill Hunting & Timber Tract

400 ACRES • \$1,480,000 • SELMA, AL

- In Alabama's Blackbelt with exceptional timber, hunting and recreational potential
- Excellent wildlife habitat for deer, turkey, duck, and small game with established food plots and bedding areas
- Frontage on County Road 209 and Ocmulgee Creek

Jay Gilmer



Meriwether Road Tract (Will Divide)

387 ACRES • \$2,000,000 • PIKE ROAD • AL

- Near Montgomery and the growing Pike Road community with strong road frontage
- Diverse habitat with internal roads, open fields, and enhanced drainage supporting recreation and wildlife
- Rare blend of long-term investment upside and proven hunting value in a high-demand area

Hoke Smith IV, ALC



380 Acres in Crawford County Arkansas

380 ACRES • \$2,000,000 • MULBERRY • AR

- In the Boston Mountains of Crawford County with mature timber and internal roads
- Excellent wildlife habitat with ponds, springs, creeks, and Rock Creek frontage
- Includes a cabin, second residence, and historic features within an hour of Northwest Arkansas

David Hill & Kennon Jones

Hunting and Recreational Land



Pine Creek Retreat

320 ACRES • \$1,472,000 • OGLETHORPE • GA

- Hunting property with proven whitetail genetics, strong turkey numbers, and duck hunting on multiple ponds
- Diverse timber mix including longleaf and loblolly pines with pine straw and future timber income potential
- Access with internal roads, food plots, nearby power, and proximity to I-75 and Hwy 19

Tom Tuggle, ALC



Jupiter Recreational Retreat

321 ACRES • \$5,500,000 • INDIANTOWN, FLORIDA

- Unencumbered recreational tract
- 20 minutes from Jupiter's world class beaches, marina, and golf courses
- Potential for to build homesites or cabins

Bo Jahna



Floral City Recreation & Investment Property

283.4 ACRES • \$3,655,860 • FLORAL CITY, FL

- Timberland with mature native pines
- Recreational opportunities
- Owner financing may be available

Eric Hoyer, CF, CA, RCA & John Holzaepfel, ACF, CF, CA



Noble Tract

261 ACRES • \$1,100,000 • TUSKEGEE • AL

- Recreational and timberland in Macon County, AL with diverse hardwoods, pine, and abundant wildlife
- Rolling topography with mature bottomlands and minimal surrounding activity
- Secluded yet accessible location near I-85, Highway 80, Auburn, and Montgomery

Hoke Smith IV, ALC



The Craft 254

254 ACRES • \$849,900 • ATTALLA, AL

- In the Carlisle Rockledge area of Attalla, AL with elevated ridges, scenic views, and multiple homesites
- Mix of mature hardwoods and pines offering long-term timber value and strong wildlife habitat
- Secluded setting with natural springs and wetlands, yet convenient access to town

Neil Colbert, ALC



246 acres in Pierce County GA

245.5 ACRES • \$688,800 • BLACKSHEAR, GA

- 141 ± acres of 7-year-old planted loblolly
- 1.25 miles of frontage on the Alabama River
- Excellent hunting and fishing

Mike Lansdell, ALC



Lake Buffum Ranch

211.4 ACRES • \$1,950,000 • FORT MEADE, FL

- 2,200 ± FT of road frontage on Lake Buffum
- 6" well with John Deere power unit
- Close proximity to US Highway 27 & US Highway 17

Daniel Lanier, ALC



Underwood Road Tract

204 ACRES • \$1,250,000 • REYNOLDS, GA

- Multiple income and use opportunities including peach orchard lease, longleaf pine straw production, and recreation
- Paved road frontage in Taylor County, known for abundant, quality wildlife
- Well-suited for hunting, recreation, and long-term land investment

Troy Amos, RF & Conrad LeComte, RF

Hunting and Recreational Land



NEW LISTING

Telfair Tract 1

197.97 ACRES • \$791,880 • MCRAE-HELENA, GA

- Horse Creek frontage with a healthy population of whitetail deer, turkey, and wild hogs
- Approximately 23 acres of former pastureland that could be a dove field or food plot
- Road access with power allowing for a future homesite or hunting cabin

Chap Shuman



Pontoon Timber and Recreation

186.25 ACRES • \$778,525 • CASA, AR

- Along the Petit Jean River with over ¾ mile of river frontage across Yell, Conway, and Perry Counties
- Pine plantation with near-term harvest potential plus flooded bottomland hardwoods ideal for duck habitat
- Deer, turkey, and waterfowl hunting with internal roads and strong long-term timber value

David Hill & Greg L. Hay, ACF, CF, RF



The Golden Farm

157.052 ACRES • \$1,490,000 • MORGAN, GA

- Hardwoods, planted pine, and a stocked spring-fed pond
- 3,500 SF historic main home with guest cabins and barn
- Excellent hunting for deer, turkey, quail, and ducks

Todd Davis



Buck Creek Whitetail Haven

152 ACRES • \$699,200 • ELLAVILLE, GA

- Situated in Macon County, GA with Buck Creek frontage, a duck pond, food plots, and proven trophy whitetail habitat
- Diverse timber mix including longleaf pine with pine straw income potential, loblolly pine, and mature hardwoods
- Turnkey hunting property with internal roads and access near Ellaville and I-75

Tom Tuggle, ALC



Archer 122 Acre Land Opportunity

122.65 ACRES • \$922,500 • ARCHER, FL

- Located in the Archer area featuring reclaimed land with planted pine, natural vegetation, and strong wildlife habitat
- Well-suited for hunting, recreation, or long-term investment with organic infill potential
- Access to Newberry, Gainesville, Ocala, and I-75, plus ongoing easement income

Dean Saunders, ALC, CCIM, Shea R. Booster, & Chad Johnson



Hamilton County 120

120 ACRES • \$660,000 • JASPER, FL

- Prime land investment in the Jasper, FL area with natural acreage suited for hunting, recreation, or a future homesite
- Convenient access to I-75 providing strong regional connectivity
- Versatile property offering long-term investment potential or a peaceful retreat

Ken Rembert



South Fourche Hunting & Timber

119.92 ACRES • \$501,300 • PLAINVIEW, AR

- Located in Perry County, AR with 3,664 feet of South Fourche La Fave River frontage and Hwy 314 access
- Mature pine plantation ready for thinning with strong timber value and diverse land cover
- Excellent wildlife habitat with a large pond and healthy deer, turkey, and small game populations

David Hill & Greg L. Hay, ACF, CF, RF



Dodge County River Property

115 ACRES • \$396,750 • RHINE, GA

- Over one mile of Ocmulgee River frontage between Hawkinsville and Rhine, GA
- Proven hunting area with hardwood timber and strong whitetail, turkey, and duck habitat
- Secluded tract with easement access and conservation or WRP potential

Tom Tuggle, ALC

Hunting and Recreational Land



Alachua Estate Preserve

109 ACRES • \$1,744,000 • NEWBERRY, FL

- Recreation property opportunity
- Unique upland landscape diversity
- Multiple game species. Small native quail population that can be easily improved

Ken Rembert



Crawford Co. Land & Home

98 ACRES • \$1,590,000 • FORT VALLEY, GA

- Gated entrance with an excellent internal road system providing full property access
- Multiple established, irrigated food plots and diverse habitat
- Exceptional hunting for deer, turkey, and small game

Todd Davis & Tom Tuggle, ALC



Big Fourche Hunting & Timber

95.3 ACRES • \$398,400 • BLUFFTON, AR

- In Yell County with Hwy 28 frontage and over 3,700 feet of Fourche LaFave River frontage
- Strong timber value with mature loblolly pine ready for thinning and diverse habitat across the tract
- Excellent hunting and recreation with paved access, internal trails, and proximity to Russellville and Hot Springs

David Hill & Greg L. Hay, ACF, CF, RF



The Daisy

94 ACRES • \$650,000 • DAISY, GA

- 4 ponds, a beautiful stand of mature timber, and an abundance of fish and wildlife
- Neary 1 mile of total frontage with access to city water and power
- Ideal forever homesite, recreational retreat, or a secluded weekend getaway

Chap Shuman



The Bull's Pen

72 ACRES • \$1,500,000 • FITZPATRICK, AL

- With 3,000 SF home featuring a wraparound porch, 4 bedrooms, and 3 bathrooms
- Improvements include a pole barn, swimming pool, 3± acre pond, gated entry, and paved road frontage
- Mature hardwood and pine timber with an excellent internal trail system

Hoke Smith IV, ALC



Centerpoint Longleaf Farm with House

69 ACRES • \$440,000 • PRESTON, GA

- Manicured property with 1,656 SF 3BR/1BA home, barn, and paved road frontage with power
- 57± acres of planted longleaf pine generating approximately \$14K annually from straw lease
- Upland oak and hardwood habitat supporting strong wildlife presence

Mike Matre, ALC, RF, ACF



Garren 70

69 ACRES • \$350,000 • ATTALLA, AL

- Located in the Duck Springs area with level to gently rolling terrain, mixed hardwoods and pines, and an established trail system
- Utilities available at the road with direct county highway access
- Well-suited for a private homesite, hunting retreat, recreation, or long-term investment

Neil Colbert, ALC



Poole Road Farm

67.89 ACRES • \$269,183 • ELLAVILLE, GA

- Premier hunting land known for trophy whitetails and strong turkey numbers
- Four established food plots, hardwoods, bedding cover, and a spring-fed creek for year-round water
- Secluded access with recent clear-cut acreage offering timber and wildlife management potential

Tom Tuggle, ALC

Hunting and Recreational Land



Ochlockonee Riverfront Acreage

65 ACRES • CONTACT FOR PRICING • SOPCHOPPY, FL

- 1 ± mile of river frontage
- Surrounded by Apalachicola National Forest
- Accessible by boat

Jeremiah Thompson, ALC



Bay Branch Pines

64.65 ACRES • \$375,000 • CLAXTON, GA

- Mix of mature and planted pine with 324 ± feet of paved frontage on Bay Branch Road and power access
- Convenient location with easy access to Hwys 169 and 301 near Claxton and Glennville
- Added value for recreation and livestock with former pasture and strong deer and turkey hunting

Chap Shuman



Bryan 60

60 ACRES • \$219,900 • CENTRE, AL

- Just minutes from Weiss Lake with mostly level terrain and open and wooded areas
- Unrestricted, offering flexibility for a home, recreation, or long-term investment
- Access to public boat ramps and major cities including Birmingham, Atlanta, and Chattanooga

Neil Colbert, ALC



County Road 209 Hunting Tract

52.44 ACRES • \$183,540 • SELMA, AL

- Located in Dallas County near the Cahaba River with extensive woods and food plots
- 1,900 ± feet of road frontage and a well-maintained internal road system
- Strong wildlife habitat with artesian well and option to acquire additional acreage

Jay Gilmer



Telfair Tract 3

39.93 ACRES • \$199,650 • MCRAE-HELENA, GA

- The ideal small recreational tract that holds deer and turkey
- Mature pines that will offer future income from a timber harvest
- Internal trail system for ATV riding or hunting trails

Chap Shuman



Lake Wilson Road Acreage

26.6 ACRES • \$1,500,000 • DAVENPORT, FL

- Well-located wetland property with potential for recreation or mitigation use.
- Near Reunion, Disney, and major tourist corridors with shopping and dining nearby.

Dusty Calderon



Lee County Road 28 Acres

28 ACRES • \$294,000 • SALEM, AL

- Great location and homesite potential
- Established deer and turkey population
- Scenic creek bed running through the property

Troy Amos, RF



The Hill 14

14.34 ACRES • \$90,000 • VALLEY HEAD, AL

- Foothills setting
- Private & wooded
- Close to state park & Mentone

Neil Colbert, ALC

Nurseries and Greenhouses



Polk County Citrus Nursery

14 ACRES • \$1,600,000 • LAKE WALES, FL

- Currently being used as a citrus nursery
- Mobile home, office, and apartment on site
- Operations can be expanded on additional vacant land

Zeb Griffin, ALC & Daniel Lanier, ALC



Lake County Turnkey Nursery

9 ACRES • \$2,950,000 • MINNEOLA, FL

- Turnkey greenhouse operation with double-poly greenhouses, shade houses, misting, and heating systems
- Fully equipped with wells, support facilities, and existing retail supply relationships
- Lakefront setting with dock, boathouse, and potential homesite for an owner-operator

Shea R. Booster, Clay Taylor, ALC, & Clayton Taylor

Ranches and Pastureland



Peace River Legacy Ranch

2,545 ACRES • \$14,950,000 • FORT MEADE, FL

- Turnkey cattle ranch – 500+ head capacity with full infrastructure
- Borders 2+ miles of Peace River conservation land rich in wildlife
- Central FL location – 1.5 hrs. to Tampa/Orlando, 30 min to Lakeland

Keat Waldron, ALC



Sugar Creek Ranch

2,122 ACRES • \$7,639,200 • LUMBER CITY, GA

- Large tract with arable land, planted loblolly pine, and multiple warehouses
- Extensive frontage along Sugar Creek and a major highway
- Improved with a brick home, offering agricultural, timber, and investment value

Mike Lansdell, ALC



Heldon Ranch

1,285 ACRES • CONTACT FOR PRICING • DUNNELLON, FL

- Estate home (1992) and renovated ranch home (2025) on land zoned A-1, M-1, and B-5
- Turnkey cattle ranch with strong operational and investment appeal
- Convenient location near Ocala, Gainesville, and Tampa

Zane Mueller & Shea R. Booster



Lake County Ranch & Timber

1,028 ACRES • \$6,168,000 • GROVELAND, FL

- Zoned ARR/X
- Ideal for land or other investment
- Located in the Groveland area

Jim Allen



Denco Ranch

495.1 ACRES • \$5,000,000 • LAKE PLACID, FL

- Lush grasses on heavy dark soil
- 60' x 200' barn and cowpens
- 2,843 feet of frontage on SR70

Daniel Lanier, ALC



Oslo Rd 300 Acres

298.5 ACRES • \$4,950,000 • VERO BEACH, FL

- Major price reduction
- 1/2 Mile of frontage on Oslo Rd & 2.5 miles from new I-95 interchange
- Turnkey pasture land with conversion potential to cropland

Jeff Cusson, CCIM & Bryan Cusson



Luxury Riverfront Lodge

246 ACRES • \$3,700,000 • BRYCEVILLE, FL

- Kayak to the Atlantic Ocean
- Over 1.2 miles of riverfront
- Expansive custom log home

Bryant Peace, ALC & Mike Lansdell, ALC



NEW LISTING

North Lake County Waterfront Ranch and Home

240 ACRES • \$3,750,000 • UMATILLA, FL

- Located in a desirable part of Lake County
- Extensive lake frontage
- 2,997 ± square foot two story home

Zeb Griffin, ALC

Ranches and Pastureland



Lake County Ranch Land 170

170 ACRES • \$2,533,000 • GROVELAND, FL

- Spectacular natural surroundings
- Secluded, well-managed pasture ranch in western Lake County with new covered cowpens
- Strong perimeter and interior fencing suited for intensive or rotational grazing

Jim Allen



Worthington Farm

170 ACRES • \$1,699,000 • CLAXTON, GA

- Legacy cattle and equestrian farm that has been managed for the past 43 years
- Nearly 100 acres of fenced pastureland, 4 ponds, mature timber and creek frontage
- 4 bed/3 bath farmhouse with pool, enclosed red-iron shop, horse barn, tractor barn, and a hay barn with cattle corral

Chap Shuman



South Lake County Ranch and Hunting Tract

157 ACRES • \$1,962,500 • CLERMONT, FL

- Secluded cattle ranch with a mix of improved pasture and pine woods, supporting deer, turkey, and hogs
- Conservation easement preserving the land in perpetuity while allowing ranching and recreation
- Private setting with convenient access to Orlando, Tampa, and Central Florida markets

Zeb Griffin, ALC & Carson Futch



Lake County Ranch Land 153

153 ACRES • \$2,279,700 • GROVELAND, FL

- Spacious and versatile property
- Spectacular natural surroundings
- Excellent investment opportunity

Jim Allen



Rockridge Ranch

150 ACRES • \$3,200,000 • POLK CITY, FL

- Well-maintained house with a new roof and updated appliances, including air conditioners, ensuring comfort and convenience
- Spacious metal barn offering ample storage and workspace for agricultural endeavors
- Complete infrastructure in place to support cattle raising and a fulfilling rural lifestyle

Jim Allen



Citrus County Ranch and Recreational Tract

131 ACRES • \$1,200,000 • INVERNESS, FL

- Located near the Citrus Sumter County line
- Mix of improved pasture, live oak hammocks, and hardwoods
- A good candidate for a conservation easement

Zeb Griffin, ALC



82 ± Acre Marion County Ranchette

82.5 ACRES • \$2,062,000 • DUNNELLON, FL

- Zoned A-1
- Ideal for residential development
- Located in Dunnellon area

Shea R. Booster & Zane Mueller



East Dublin Pasture

78.47 ACRES • \$345,000 • EAST DUBLIN, GA

- Upland hay farm in Laurens County with productive soils, live oaks, and established internal roads
- Versatile use for cattle, horses, cultivation, or recreation with strong wildlife habitat
- Added value through access options, subdivision potential, and a future pond site

Chap Shuman

Ranches and Pastureland



72 ± Acre Marion County Ranchette

72.5 ACRES • \$1,305,000 • DUNNELLON, FL

- Zoned A-1
- Ideal for farming or equestrian pursuits
- Located in Marion County

Shea R. Booster & Zane Mueller



Bronson South Ranch

71.6 ACRES • \$820,000 • BRONSON, FL

- Rolling oak and pine uplands
- Adjacent to Goethe State Forest
- Convenient to Ocala and Gainesville

Greg Driskell, ALC & Mark Wirick



Telfair Tract 2

68.28 ACRES • \$341,400 • MCRAE-HELENA, GA

- Established pastureland with good soils that is currently in hay production
- Great recreational potential for deer or bird hunting
- Over half a mile of road frontage with access to roadside power

Chap Shuman



Broken Arrow Ranch

60.41 ACRES • \$3,000,000 • LAKELAND, FL

- Zoned RL-1 and RL-2 in a prime, highly desirable location
- Modern construction on a well-maintained property with ample space
- Strong investment opportunity in a sought-after area

David Hitchcock, ALC & Nick Dabbelt



46± Acre Marion County Ranchette East

46 ACRES • \$1,150,000 • DUNNELLON, FL

- Zoned A-1
- Ideal for residential development
- Located in Dunnellon area

Shea R. Booster & Zane Mueller



46 ± Acre Marion County Ranchette West

46 ACRES • \$1,150,000 • DUNNELLON, FL

- Zoned A-1
- Ideal for residential development
- Located in Dunnellon area

Shea R. Booster & Zane Mueller



29 ± Acre Marion County Ranchette

29 ACRES • \$551,000 • DUNNELLON, FL

- Zoned A-1
- Ideal for residential development
- Potential for diverse projects

Shea R. Booster & Zane Mueller



Marion County 24 Acre Ranchette and Homesite

24.49 ACRES • \$538,780 • DUNNELLON, FL

- Located in the Dunnellon area
- Spacious lot size
- Great potential

Shea R. Booster & Zane Mueller



NEW LISTING

Turkey Scratch Road Timberlands

3,089 ACRES • CONTACT FOR PRICING • MONTICELLO, FL

- 4 ± miles of combined road frontage
- Excellent hunting opportunities
- Conservation easement in place

Jeremiah Thompson, ALC & Mike Lansdell, ALC



Interlachen Timber and Conservation Tract

2,657 ACRES • \$5,600,000 • PALATKA, FL

- Convenient location east of Gainesville with easy access to Palatka, the St. Johns River, and Jacksonville
- Professionally managed timberlands with 2,393 ± acres under conservation easement
- 264 ± unencumbered acres including a house and barn

Tony Wallace, CF, ACF & Dean Saunders, ALC, CCIM



Baker County Transitional Timberland

1,150 ACRES • \$13,800,000 • SANDERSON, FL

- Large acreage with significant paved road frontage
- Contiguous to conserved lands
- Great conservation easement potential

Bryant Peace, ALC & Mike Lansdell, ALC

Timberland



1,142 Acres in Ware County

1,142 ACRES • \$3,800,000 • WARESBORO, GA

- Numerous places to access the Satilla River
- Timber was harvested about 5 years ago and the upland ground was re-planted a year later with loblolly

Mike Lansdell, ALC



Crawford County Timberland

380 ACRES • \$2,000,000 • MULBERRY, AR

- Large Boston Mountains 380 acre tract in Crawford County with established timber and a solid internal road system
- Improved with cabin, second residence, and historic features, within an hour of Northwest Arkansas
- Abundant water features including ponds, springs, creeks, and Rock Creek frontage

David Hill & Kennon Jones



Bay County 213 Acres

213 ACRES • \$745,500 • PANAMA CITY, FL

- Close to industrial park
- Poised for growth opportunities
- Along the path of the proposed Turnpike Distribution Center Connector

Greg Driskell, ALC & Mark Wirick



Millwood Timberland West

200 ACRES • \$1,100,000 • GREENVILLE, FL

- Pine plantation
- Excellent wildlife corridor
- Great roads and foodplots

Bryant Peace, ALC



Millwood Timberland East

122 ACRES • \$487,878 • GREENVILLE, FL

- Pine plantation
- Natural duck pond
- Easy access to I-10

Bryant Peace, ALC



Calhoun 102

102 ACRES • \$530,504 • ALTHA, FL

- 102 acre recreational/ timber investment property
- Paved road frontage
- Close proximity to I-10

Mark Wirick



Clinch County 95 Acres Timber and Hunting Tract

95 ACRES • \$237,500 • HOMERVILLE, GA

- 1,300 ± FT of paved road frontage on Hwy 441
- Entry level timberland/recreation tract

Mike Lansdell, ALC



Monticello Homesite & Investment Land

71 ACRES • \$570,000 • MONTICELLO, FL

- Located in Monticello with easy access to major roads and nearby amenities
- Spacious lot offering flexibility for future development
- Strong long-term investment potential

Jeremiah Thompson, ALC & Mike Lansdell, ALC



Homosassa Islands

408 ACRES • CONTACT FOR PRICING • HOMOSASSA, FL

- Private islands
- Excellent fishing and boating opportunities
- Surrounded by conservation areas

Mike Lansdell, ALC, Greg Driskell, ALC, & Jeremiah Thompson, ALC



Marsh Oaks

343.92 ACRES • \$2,999,000 • MIDWAY, GA

- Secluded marshfront estate with saltwater tidal creek, beautiful southern live oak trees, and pine plantation
- 4 bed/5.5 bath home that is newly built and dressed with the nicest of amenities
- An ideal homesite or coastal vacation home offering comfort and the excitement of the outdoors

Chap Shuman



College Creek Riverfront Property

315 ACRES • \$2,466,428 • BRUNSWICK, GA

- Deep-water homesite and extensive waterfront frontage
- Over 1 mile of frontage on US 82 and College Creek
- Convenient access to Jekyll and St. Simons Islands

Mike Lansdell, ALC

Waterfront



Salt Marsh Riverfront Property

294 ACRES • \$2,374,350 • BRUNSWICK, GA

- Protected by a forestry friendly conservation easement
- Accessible from major roads
- 2,000 feet of frontage on Turtle River

Mike Lansdell, ALC



Georgetown Riverfront Property

287.61 ACRES • \$2,309,000 • BRUNSWICK, GA

- Protected by a forestry friendly conservation easement
- Accessible from major roads
- 800 feet of frontage on Turtle River

Mike Lansdell, ALC



Levy County Islands

84 ACRES • CONTACT FOR PRICING • YANKEETOWN, FL

- 8 total islands with 2 single family homes
- Excellent fishing & recreation opportunities
- Waterfront on the Withlacoochee River & Gulf of Mexico

Mike Lansdell, ALC, Jeremiah Thompson, ALC, & Greg Driskell, ALC



Putnam County Lakefront 40.34 Acres

40.34 ACRES • \$650,000 • HAWTHORNE, FL

- Fronts Moss Lee Lake
- Covered in mature hardwoods
- Plenty of high ground for homesite

Tony Wallace, CF, ACF



Little Orange Lake 5.56 Acres

5.56 ACRES • \$110,000 • HAWTHORNE, FL

- Fronts Little Orange Lake with cleared homesite
- 750± feet of boardwalk along the lakefront
- Convenient location less than 30 minutes from Gainesville

John A. "Tony" Wallace, CF, ACF

Your Trusted Experts

Austin Fisher

850-545-9132
austin@saundersrealestate.com

Ben Gibson

941-737-2800
ben@saundersrealestate.com

Bill Frisbie

571-334-8403
bill.f@saundersrealestate.com

Bo Jahna

863-557-0320
bojahna@saundersrealestate.com

Bradley Bynum

229-560-1247
bradley@saundersrealestate.com

Brian Beasley, CCA, CNLM

863-287-2702
brian@saundersrealestate.com

Bryan Cusson

772-559-4789
bryan@saundersrealestate.com

Bryant Peace, ALC

229-726-9088
bryant@saundersrealestate.com

Carly Powell

863-698-3716
carly@saundersrealestate.com

Carson Futch

863-559-0800
carson@saundersrealestate.com

Chance Creighton

870-377-0257
chance@saundersrealestate.com

Chad Johnson

352-535-5320
chad@saundersrealestate.com

Chap Shuman

912-661-3891
chapman@saundersrealestate.com

Clay Taylor, ALC

863-224-0835
clay@saundersrealestate.com

Clayton Taylor

863-255-7406
clayton@saundersrealestate.com

Clinton Crist

904-669-3137
clint@saundersrealestate.com

Conrad LeComte, RF

706-527-1163
conrad@saundersrealestate.com

Craig Morby

863-581-0059
@saundersrealestate.com

Daniel Lanier

863-698-2971
daniel@saundersrealestate.com

Danielle Brown

863-670-7842
danielle@saundersrealestate.com

David Genho

407-952-9487
dgenho@saundersrealestate.com

David Goffe, CCIM

863-272-7169
davidg@saundersrealestate.com

David Hill

479-879-1476
david.hill@saundersrealestate.com

David Hitchcock, ALC

863-557-0082
davidh@saundersrealestate.com

David Hungerford, CCIM, SIOR

863-660-3138
david@saundersrealestate.com

David Lapham

517-990-4907
davidl@saundersrealestate.com

Dean Saunders, ALC, CCIM

863-287-8340
dean@saundersrealestate.com

Don Clark

229-977-2080
don@saundersrealestate.com

Dusty Calderon

407-908-9525
dusty@saundersrealestate.com

Eric Ammon, CCIM

863-602-1001
eric@saundersrealestate.com

Eric Hoyer, CF, CA, RCA

863-670-0734
ehoyer@saundersrealestate.com

Gary Ralston, CCIM, SIOR, CRE, CPM

863-738-2246
gary.ralston@saundersrealestate.com

Glenn Folsom

863-559-3268
glenn@saundersrealestate.com

Greg Driskell, ALC

386-867-2736
greg@saundersrealestate.com

Greg L. Hay, ACF, CF, RF

501-470-5091
greggh@saundersrealestate.com

Hoke Smith IV, ALC

334-322-2683
hoke@saundersrealestate.com

Ian Bennett

229-316-8959
ian@saundersrealestate.com

Jackson Benton

863-258-7791
jackson@saundersrealestate.com

Jay Gilmer

334-412-0654
jay@saundersrealestate.com

Jeff Bewsher, Wildlife Biologist

352-317-0586
jeffb@saundersrealestate.com

Jeff Cusson, CCIM

772-473-8497
jeff@saundersrealestate.com

Jeremiah Thompson, ALC

352-255-3670
jt@saundersrealestate.com

Jerrod Parker

813-967-2862
jerrod@saundersrealestate.com

Jim Allen

863-738-3636
jimmy@saundersrealestate.com

Joey Hungerford, MiCP

863-660-3511
joey@saundersrealestate.com

John Holzaepfel, ACF, CF CA

352-238-0917
johnh@saundersrealestate.com

Justin Beall

229-254-5313
justin@saundersrealestate.com

Kaitlyn Smith

813-300-3943
kaitlyn@saundersrealestate.com

Keat Waldron, ALC

863-214-3410
keat@saundersrealestate.com

Ken Rembert

352-316-0101
ken@saundersrealestate.com

Kenneth Chesson

252-809-3896
kenneth@saundersrealestate.com

Kennon Jones

870-377-7441
kennon@saundersrealestate.com

Kim Lohry

727-488-5421
kim@saundersrealestate.com

Lauren Ralston Smith, CCIM, CPM

863-873-1970
lauren@saundersrealestate.com

Linda Schultz

386-479-8420
linda@saundersrealestate.com

Liz Menéndez, CCIM

727-409-0101
liz@saundersrealestate.com

Mac Bayless

863-581-5561
mac@saundersrealestate.com

Maricruz Gutierrez Mejia

863-978-3751
maricruz@saundersrealestate.com

Mark Wirick

850-545-6598
mark@saundersrealestate.com

Marvin Puryear

352-267-5900
marvin@saundersrealestate.com

Matt Christian

941-914-6614
matt@saundersrealestate.com

Matthew Simpson, CF

352-317-8932
matt@saundersrealestate.com

Mike Damboise

863-381-0123
miked@saundersrealestate.com

Mike Lansdell, ALC

912-409-0925
mikel@saundersrealestate.com

Mike Matre, ALC, RF, ACF

229-869-1111
mikem@saundersrealestate.com

Nick Dabbelt

937-903-1489
nick@saundersrealestate.com

Neil Colbert, ALC

256-899-3810
neil@saundersrealestate.com

Olivia Meador

863-990-6617
olivia@saundersrealestate.com

Paul J. Meador

863-692-3425
paul@saundersrealestate.com

Richard Dempsey, ALC, CIPS

863-581-1903
richard@saundersrealestate.com

Rick Gonzalez, ALC, CCIM

352-408-3892
rickg@saundersrealestate.com

Sam Raley

813-810-4053
sam@saundersrealestate.com

Shea Booster

541-771-1177
shea@saundersrealestate.com

Sid Bhatt, CCIM, SIOR

704-930-8179
sid@saundersrealestate.com

Spencer A. Smith AFM, ALC

309-826-7736
spencer@saundersrealestate.com

Steve Toner, MBA

813-391-0302
steve@saundersrealestate.com

Tim Sennett, MBA, ALC, CCIM

352-516-6848
tim@saundersrealestate.com

R. Todd Dantzler, CCIM

863-287-3586
todd@saundersrealestate.com

Todd Davis

229-349-3884
todd.davis@saundersrealestate.com

Tom Tuggle, ALC

478-297-5471
tom@saundersrealestate.com

Tony Wallace, CF, ACF

352-538-7356
tony@saundersrealestate.com

Trace Linder

863-287-3281
trace@saundersrealestate.com

Trent Saunders, ALC

863-640-0390
trent@saundersrealestate.com

Trish Leisner, CCIM

352-267-6216
trish@saundersrealestate.com

Troy Amos, RF

706-223-9324
troy@saundersrealestate.com

Tyler Davis, ALC

205-441-8538
tyler@saundersrealestate.com

Vinh Dawkins

863-315-4595
vinh@saundersrealestate.com

William McCrea, Certified Wildlife Biologist

352-231-9715
william@saundersrealestate.com

Zane Mueller

352-303-9322
zane@saundersrealestate.com

Zeb Griffin, ALC

352-630-7547
zeb@saundersrealestate.com

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