

# ASANA RANCH AT LAKE HATCHINEHA

*HAINES CITY, FL | POLK COUNTY*

1,298 ± ACRES TOTAL





Executive Main Lodge



Turnkey family ranch estate with everything included!



Helicopter Landing Pad

### ***Magnificent Trophy Property!***

Asana Ranch at Lake Hatchineha is a magnificent trophy property with lakefront shorelines on both Lake Hatchineha and Deer Lake. Located in Central Florida, the hub of the vacation destination corridor, this property is a vast oasis of sunshine and pure nature that is situated for quick access to big city amenities and Florida attractions.

### ***Old Florida***

The ranch offers the rare experience of Old Florida ranchland in a working cattle ranch and horse farm for those who love privacy, nature, and an upscale country lifestyle.

The cattle ranch and horse farm infrastructure provide a complete working compound with horse stables, cow pens, pastures, four homes, shop, boathouse, docks, and great recreational opportunities. Internal dirt and grass roads are well maintained and weave throughout the property.

### ***Stunning Luxury Home***

The outstanding feature of this trophy ranch is the stunning 11,000 SF, 7 bedroom, 8.5 bath main lodge. This luxury home is well appointed with high-end finishes and professionally designed interiors to create lavish comfort and style. This house must be seen to appreciate the huge cook's kitchen,

professional décor, and a variety of living and entertaining areas. Pool areas and a gazebo on the lake's edge create a relaxing sanctuary for you. The furniture and decor are all included.

### ***Recreation***

Four boat slips on Lake Hatchineha are plenty for your water sports and boats; while the 8-double stall horse stables, tack room and horse runs nicely compliment your equestrian activities. Gather the family for a vacation retreat and enjoy fishing, boating, hunting, ATVs, skeet shooting, hiking, swimming, horses, and relaxing with beautiful scenic views!

### ***Wildlife***

A unique mixture of pasture and woods has created habitats that harbor abundant wildlife native to Florida, such as turkey and deer for the hunter. Over ninety species of birds, including hawks, eagles, pheasants, cranes, and egrets will delight bird watchers and nature photographers.

### ***Ranching Lifestyle near the Big City***

At Asana Ranch at Lake Hatchineha, you will find peaceful relaxation in style and yet, you are only 50 minutes away from Disney World and a little over an hour from Orlando or Tampa!



# SPECIFICATIONS & FEATURES

**Acreage:** 1,298 ± acres

**Sale Price:** \$12,500,000

**Location:** Haines City, FL 33844 in Polk County

- Site Address: 13300 Lake Hatchineha Road, Haines City, FL 33844

**Lake Frontage:**

- On Lake Hatchineha with boathouse and docks
- On Deer Lake 1,200 ± ft

**Road Frontage:**

- 1.5 ± miles on Lake Hatchineha Road [SR 542]

**Predominant Soils:**

Smyrna, Myakka, Felda, Pomona, Holopaw, Oldsmar, Zolfo, Placid Fine Sands; Satellite, Immokalee Sands; Samsula Muck

**Grass Types:** Bahia

**Water & Utilities:** Well, septic, electricity, satellite TV

**Irrigation/Wells:** 3 Artesian wells and residential wells

**Water on Site:**

Ponds, including one near the main lodge with a dock

**Land Cover:** Pasture, natural oak hammocks, and pines

**Future Land Use:** A/RR

**Uplands/Wetlands:**

- 94.4% uplands [1,225 ± acres]
- 5.6% wetlands [73 ± acres]

**Fencing:** Perimeter fenced and cross fenced

**Current Use:**

Working cattle ranch and horse farm, recreation, vacation retreat, fishing, hunting

**Potential Uses:**

Hunting, fishing, horseback riding, Skeet shooting, 4-wheeling, ATV riding, boating, cattle

**Game Populations:** Deer and turkey

**Structures & Features:**

- Main lodge built in 1962 [11,220 SF, 7,426 SF LA]
- Ranchhand house built in 1950 [2,252 SF, 1,220 SF LA]
- Manager's house built in 1962 [3,723 SF, 2,481 SF LA]
- Cabin built in 1938 [1,402 SF, 1,125 SF LA]
- Stables with office built in 2004 [7,160 SF]
- Shop with office built in 2010 [4,520 SF]
- Boathouse with 4 boat slips, dock, screened room
- Cow pens [2 sets]
- Infrastructure - dirt/grass roads through property, roads on dike on the perimeter
- Riding arena - Irrigated and outside lighting





## Beautifully Appointed Executive Main Lodge

7 BR, 8.5 BA • 11,220 SF with 7,426 SF Living Area  
Most furniture and equipment go with the sale!



## Stunning Professionally Designed Interiors! High-end Finishes Most Furniture Included!

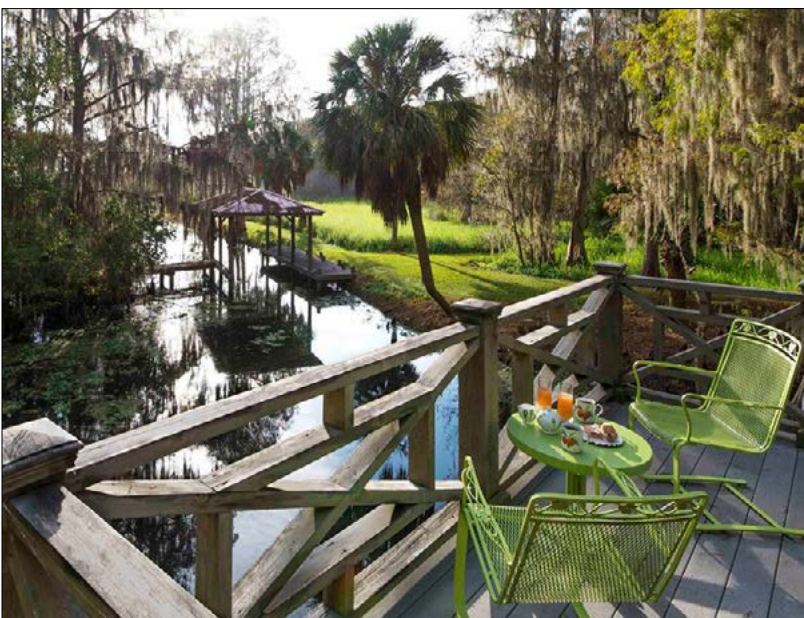
- 7 bedrooms
- 8.5 bathrooms
- Swimming pool
- Hardwood and tile floors
- Lots of light
- Open spaces
- Plantation shutters
- Large screened-in porches
- Large kitchen, upscale appliances
- Dining room
- Multiple family rooms
- Fireplace
- Dedicated office space
- Extra BBQ cook room for entertaining
- Built in 1963
- Room measurements available
- And much more!







Four Boat Slips, Covered Boathouse, Dock,  
Large Gazebo, Sun Porch Balcony, Boardwalk to Main Lodge



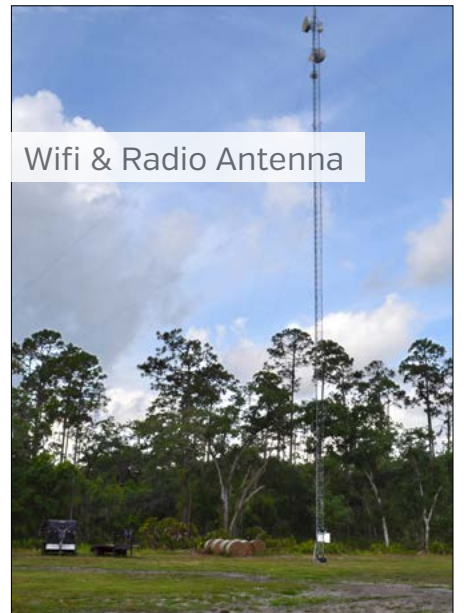
- Covered boathouse with dock on Lake Hatchineha
- 3 boat slips in boathouse, 1 single boat slip on side
- Topped with a Gazebo screen room that overlooks the lake - great for entertaining
- Sun porch balcony off of screen room
- Boardwalk to main lodge - just a few steps to home







Ranch Hand House



Wifi & Radio Antenna



Cabin House



Managers House



Shop Barn

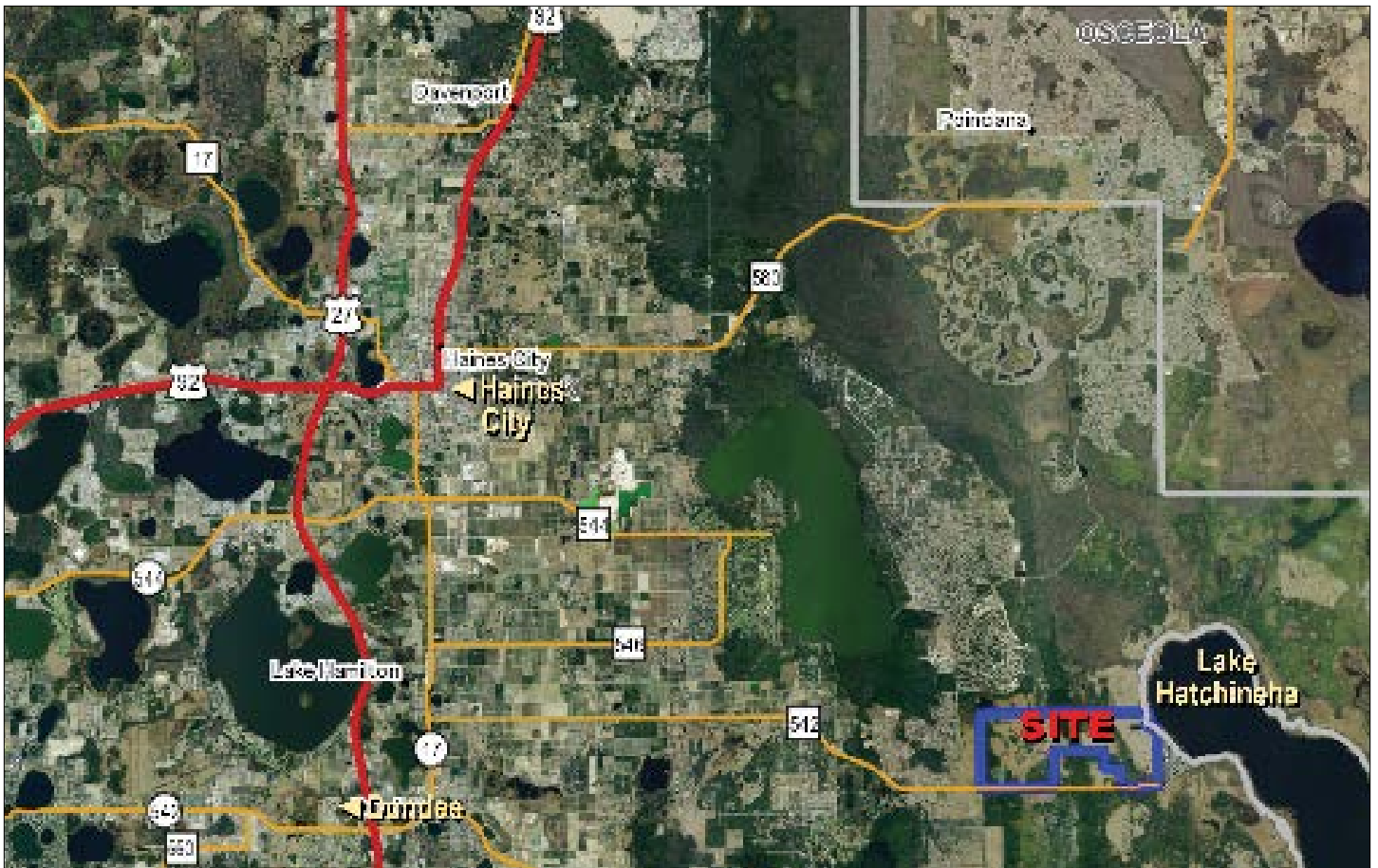
8 Double Horse Stalls, Tack Room and Horse Run



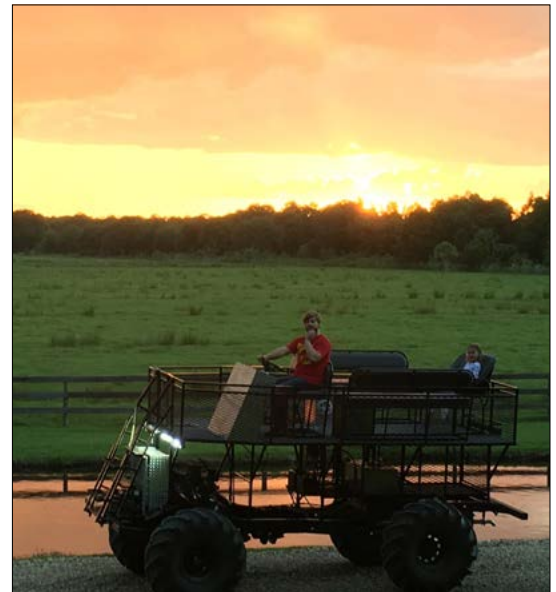
Electrical outdoor lighting



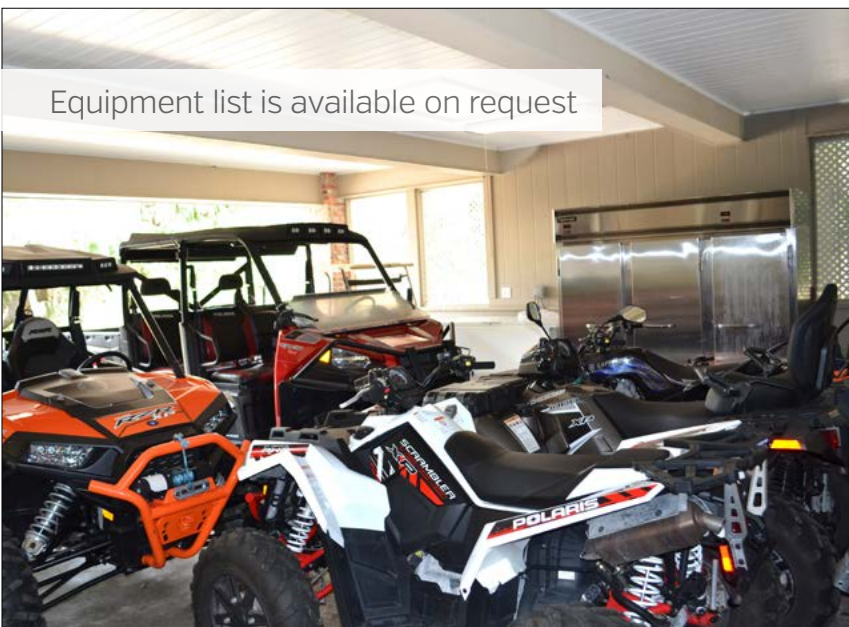




All Vehicles, boats and equipment included



Equipment list is available on request







114 N. Tennessee Ave.  
3rd Floor  
Lakeland, FL 33801

**1,298 ± Acres • Working Cattle Ranch and Horse Farm  
Recreation, Vacation Retreat, Fishing, Hunting  
7 BR Executive Main Lodge • 4 Homes, Stables, Shop**

## SREland.com/AsanaRanch

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