

Osceola Ranch and Recreation

Holopaw Groves Rd, Saint Cloud, Florida 34773

Daniel Lanier, ALC
863-698-2971
daniel@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$5,000,000

Offering Summary

Acreage:	1,230 Acres
Price / Acre:	\$4,065
City:	Saint Cloud
County:	Osceola
Property Type:	Agronomics, Conservation Easement, Land Investment, Ranch
Video:	View Here

Property Overview

The Osceola Ranch and Recreation tract is 1230+/- acres located just outside of St. Cloud. This property has everything that defines old native Florida, pine and palmetto uplands along with cypress and hardwood swamps. While currently a cattle operation, this property has many recreational possibilities such as hunting all types of game, camping, trail riding and much more. Easily accessible to US 441, this property is merely minutes to Orlando. With its proximity to development, this ranch would be a great candidate for a conservation easement.



Specifications & Features

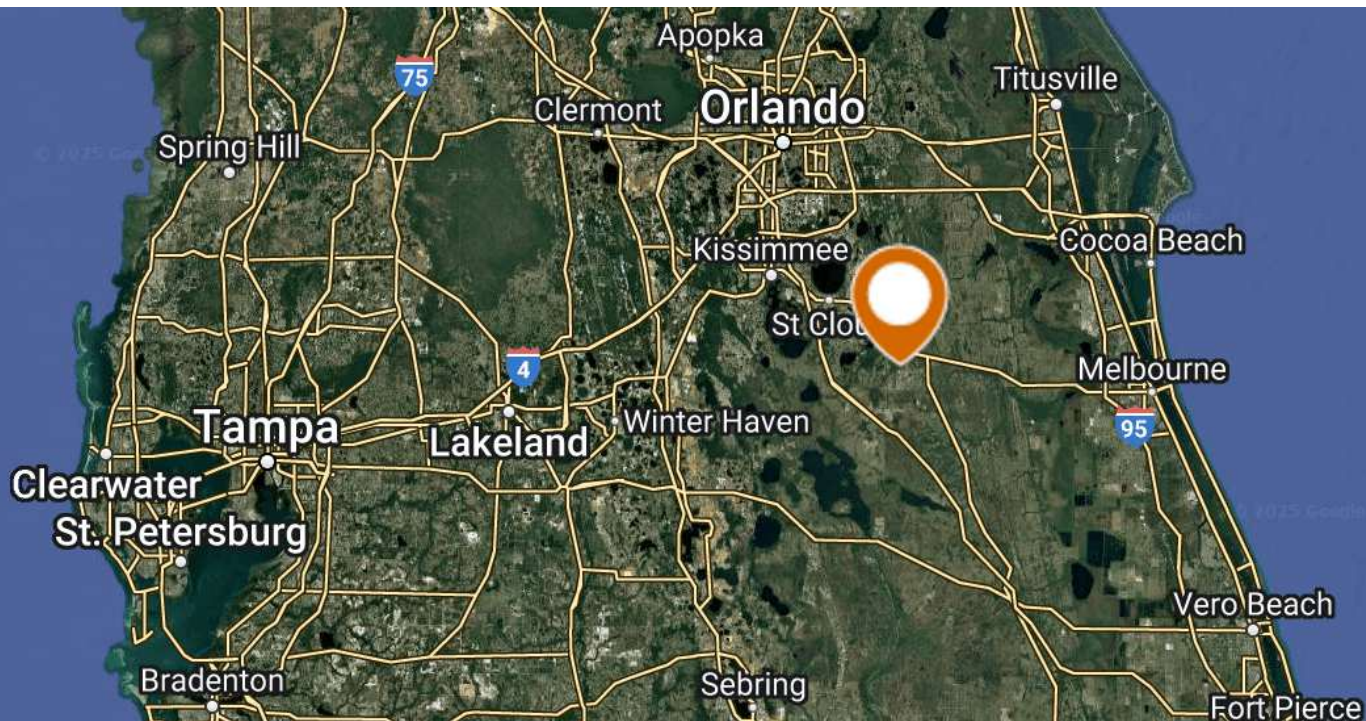
	<ul style="list-style-type: none">• Agronomics• Conservation Easement• Hunting & Recreation Properties• Land Investment• Ranch
Land Types:	
Uplands / Wetlands:	679 ± Upland Acres (55%) / 550 ± Wetland Acres (45%)
Soil Types:	Smyrna Fine Sand; Samsula Muck; Basinger Fine Sand; Depressional; Basinger Fine Sand; Myakka Fine Sand; Cassia Fine and Hontoon Muck; Immokalee Fine Sand; Pomello Fine Sand 0 To 5 Percent; Slopes; Ona Fine Sand; Water; Narcoossee Fine Sand; Paola Sand 0 To 5 Percent Slopes
Fencing:	Perimeter fenced and Cross fenced
Current Use:	Cattle Ranching and Hunting
Grass Types:	Bahia and other native grasses
Potential Recreational / Alt Uses:	Hunting for White-tailed deer, turkey, hogs and small game. Fishing and ATV riding.
Land Cover:	Grasses, trees and other native landscape

LOCATION



Location & Driving Directions

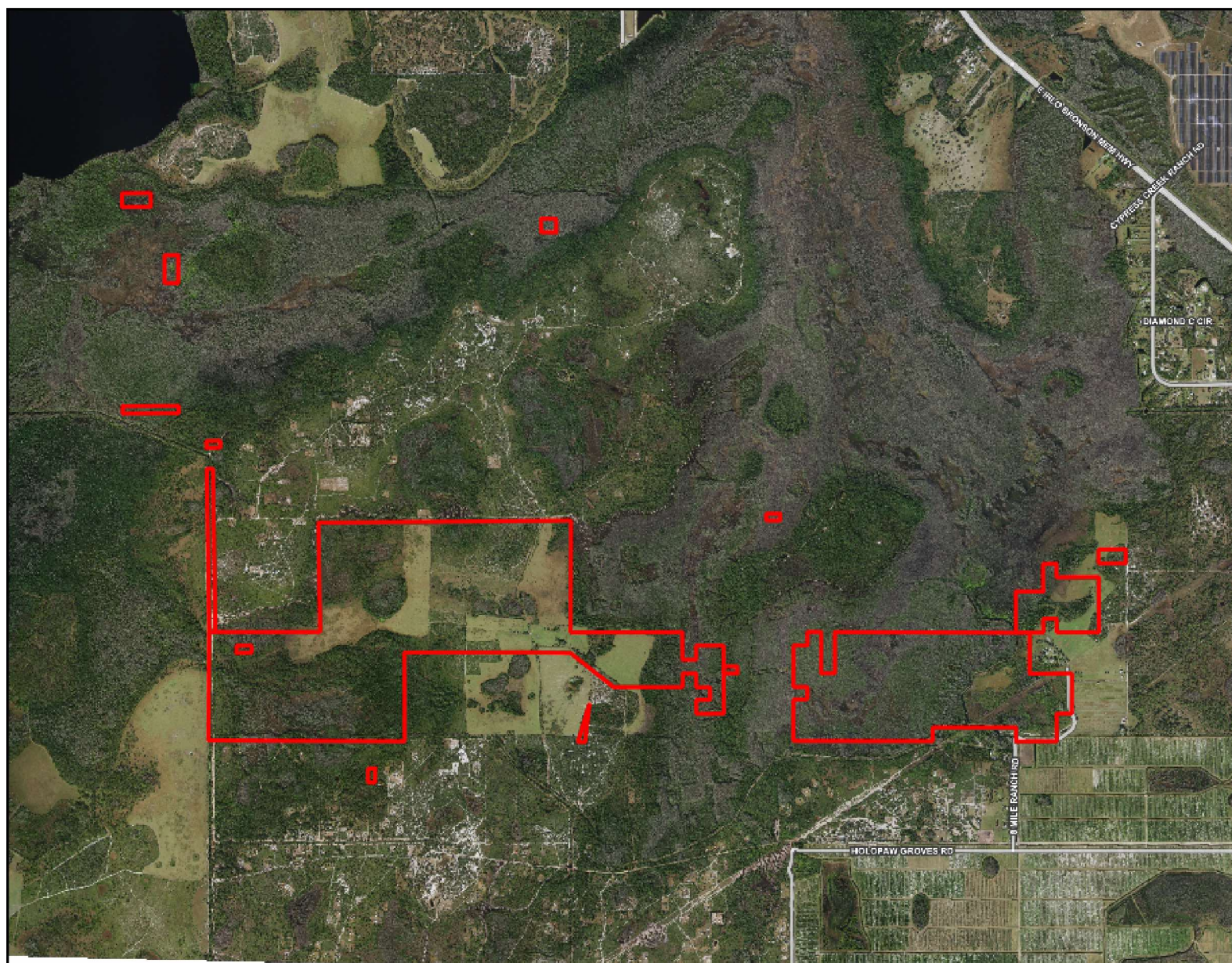
Parcel:	Multiple
GPS:	28.1301631, -81.1313872
Driving Directions:	Turn S onto 441 and travel 2 mi to Holopaw Groves Rd; Turn W onto Holopaw Groves Road and travel 3 mi; Turn N onto 8 Mile Ranch Road; Property is adjacent
Showing Instructions:	Call Daniel Lanier



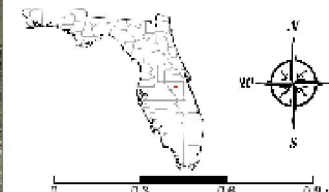
Map data ©2025 Google
Imagery ©2025 NASA



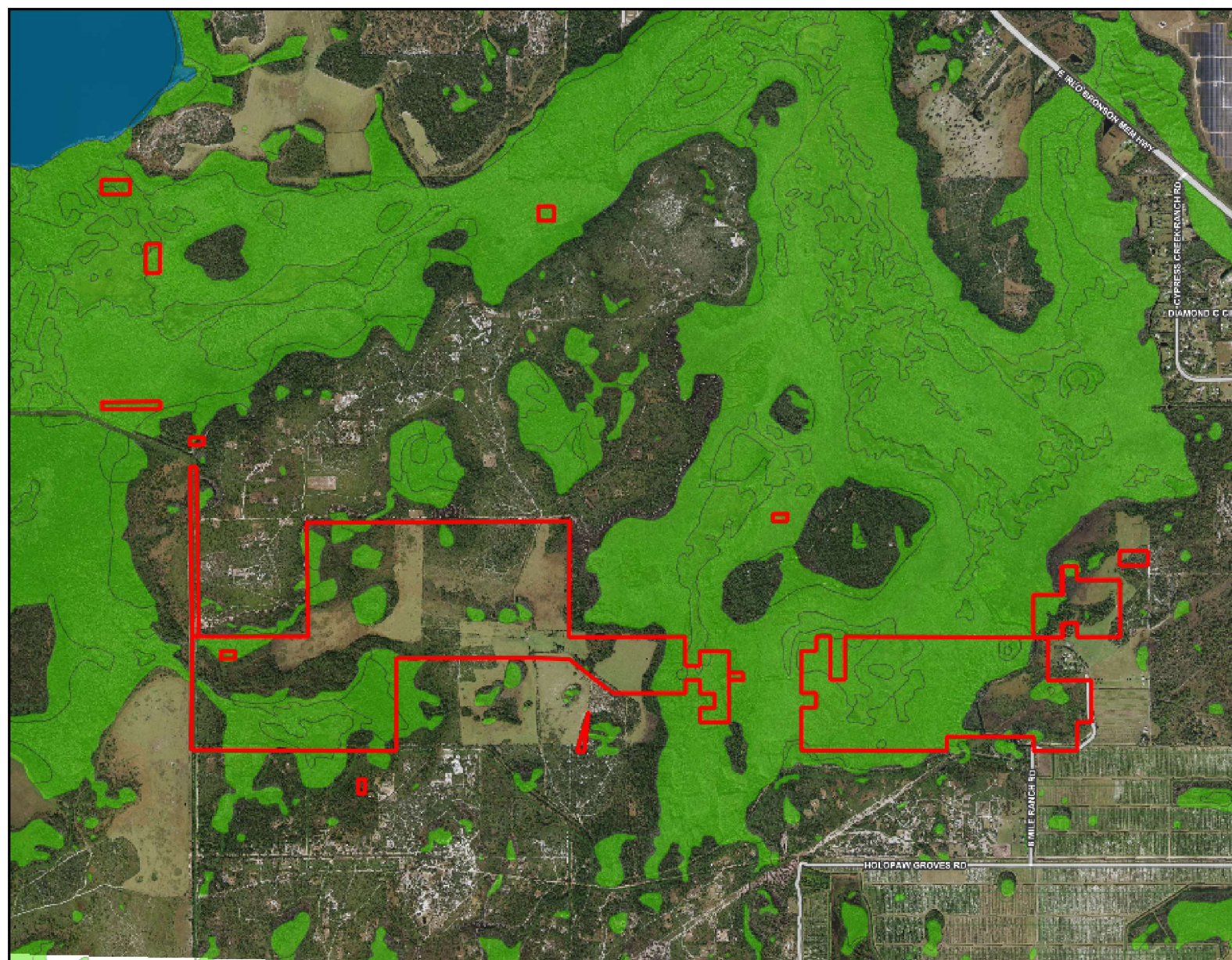




- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise

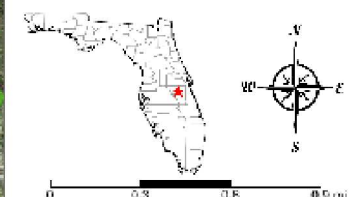


©2023 SWAC, SVN | Saunders Ralston Dantzier Real Estate is a registered trademark, licensed to SVN Shared Value Network. Any information displayed should be verified and is not guaranteed to be accurate by SVN Saunders Ralston Dantzier. You may not copy or use this material without written consent from SVN Saunders Ralston Dantzier.

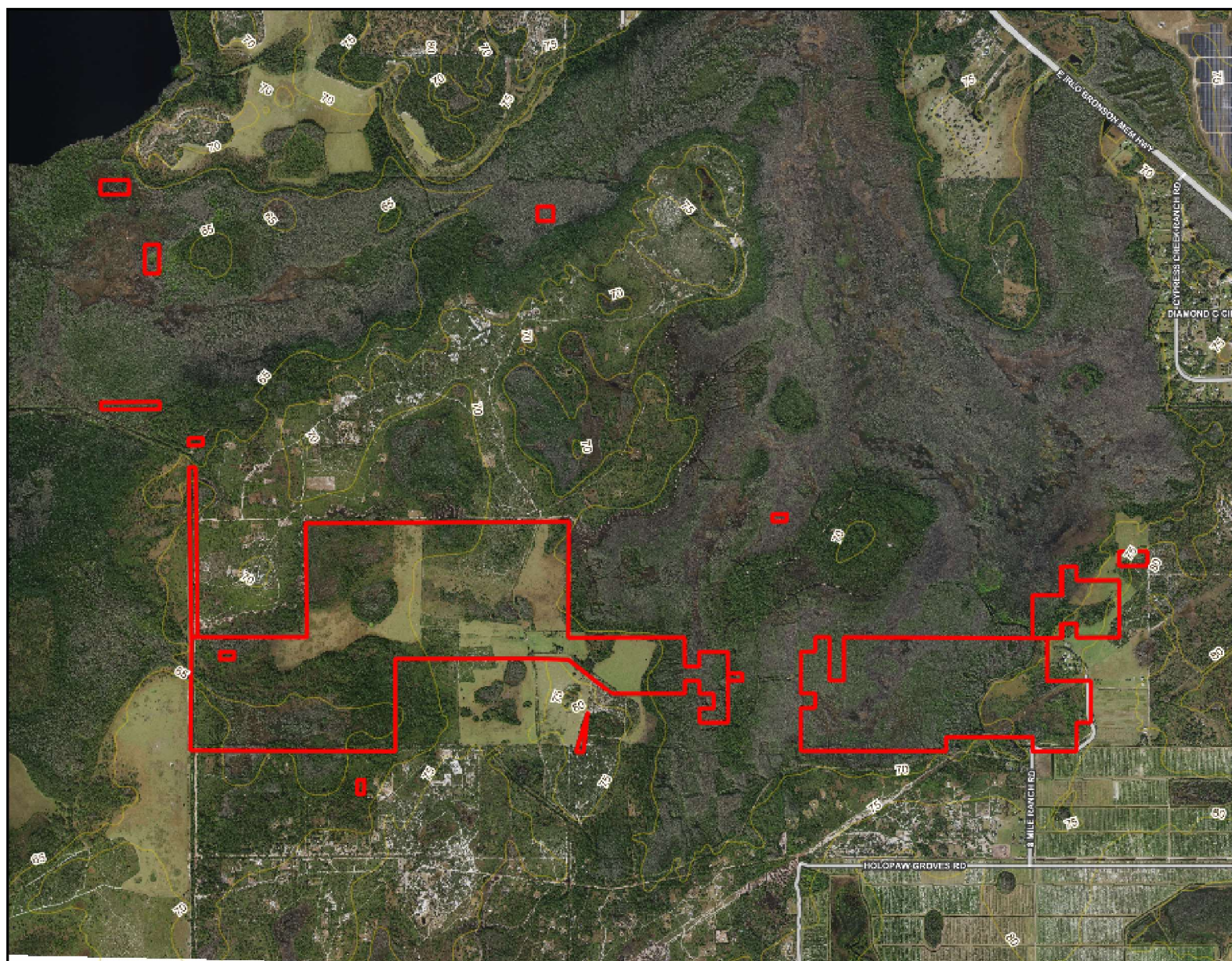


- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

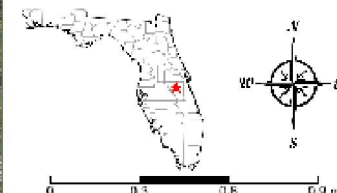
CODE	DESC	ACRES
PF06F	Freshwater Forested/Shrub Wetland	328.6
PF02F	Freshwater Forested/Shrub Wetland	63.6
PEM1F	Freshwater Emergent Wetland	48.9
PF07B	Freshwater Forested/Shrub Wetland	30.5
PS11F	Freshwater Forested/Shrub Wetland	22.8
PF04C	Freshwater Forested/Shrub Wetland	13.6
PF04A	Freshwater Forested/Shrub Wetland	11.2
R2UBHx	Riverine	10.9
PEM1C	Freshwater Emergent Wetland	9.5
PF03B	Freshwater Forested/Shrub Wetland	4.0
PEM1A	Freshwater Emergent Wetland	2.8
R5UBH	Riverine	1.9
PF03C	Freshwater Forested/Shrub Wetland	1.3
PS53C	Freshwater Forested/Shrub Wetland	.6
PF01C	Freshwater Forested/Shrub Wetland	.4
TOTAL WETLANDS		550.3
TOTAL UPLANDS		679.8
TOTAL ACRES		1,230.1



©2023 SVN. SVN | Saunders Ralston Dantzier Real Estate® is a registered trademark, licensed to SVN Shared Value Network. Any information displayed should be verified and is not guaranteed to be accurate by SVN Saunders Ralston Dantzier. You may not copy or use this material without written consent from SVN Saunders Ralston Dantzier.



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Five Foot Contours
- Five Foot Contours2



©2023 SVN. SVN | Saunders Ralston Dantzier Real Estate is a registered trademark, licensed to SVN Shared Value Network. Any information displayed should be verified and is not guaranteed to be accurate by SVN Saunders Ralston Dantzier. You may not copy or use this material without written consent from SVN Saunders Ralston Dantzier.

ADDITIONAL PHOTOS





ONE OF AMERICA'S BEST BROKERAGES



One of America's
Best Brokerages



APEX 2022 Top
National Producer



Most Influential
Business Leaders



Largest Commercial
Real Estate Brokers
in Tampa Bay



Ranked 210 on Inc.
5000 Regional List



For more information visit www.saundersrealestate.com

Headquarters

1723 Bartow Road
Lakeland, FL 33801
863.648.1528

Orlando

605 E Robinson Street
Suite 410
Orlando, FL 32801
407.516.4300

North Florida

356 NW Lake City
Avenue
Lake City, FL 32055
352.364.0070

Georgia

203 E Monroe Street
Thomasville, GA 31792
229.299.8600

Arkansas

112 W Center St, Suite
501
Fayetteville, AR 72701
479.582.4113

