

Long River Ranch

1,251 ± ACRES • ARCADIA, FLORIDA • DESOTO COUNTY

Hunting Compound with 2+ Miles of Frontage on the Peace River







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Contact the Listing Advisors



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Long River Ranch

Long River Ranch features many structural improvements that add a uniqueness to the land that needs to be seen to be believed. As you pull through the gated entrance to the property, you follow a shell rock road that winds through the hayfields past two covered barns and leads you to the five-story, 13,343 square foot Grand House. The entrance to the Grand House wraps around stocked fishing ponds with water fountains and gazebos, providing a stunning view on the way to the house.

The airplane-shaped layout consists of two main bedrooms. One bedroom is located on the fourth level, and the second bedroom is a large room on the fifth level with two trundle beds. The views from the fifth level overlook the serene woods surrounding the Grand House.

The main level includes a grand entrance room, office, and kitchen that rivals something from Garden and Gun Magazine. The large dining room is surrounded by

glass windows on two sides providing views of the beautiful landscaping. Past the dining room is a walkway that crosses over a pond built underneath that leads to the tail of the house, where his and her libraries are on either side.

The second level of the home has two-car garages on both sides. The unique interior beauty of the Grand House is a must-see. When you step inside, you will be amazed at the architecture and its awe-inspiring beauty.

The outdoor serene landscaping provides relaxation on this private compound. The walk-in pool leads to a ten-person hot tub surrounded by beautiful lush landscaping. Overlooking the pool area is a cabana house referred to as the Dragonfly, which could easily be converted into a guest house. The Dragonfly is 1,119 square feet and features a screened-in back porch that looks out into the woods.

Specifications & Features

Acres: 1,251 ± Total Acres

Price: \$18,076,400

Structures:

- Grand House - 13,343 SF
- Dragonfly - 1,119 SF
- Oasis Home Retreat - 9,022 SF
- Headquarters Office - 6,450 SF
- Headquarters Equipment Barn - 6,878 SF
- Hay Barn - 3,360 SF
- Horse Barn - 4,449 SF
- D Barn (Barn/Office Storage) - 2,575 SF
- Grove Barn - 2,400 SF









Grand House







Oasis Home Retreat

In addition to the grand house, there is a separate resort-style home that the current owners call the "Oasis." Consisting of five individual buildings and a total of five bedrooms all connected under one open beamed roof. The Oasis is a perfect escape for the owner and guests. This nine thousand and twenty-two foot home is situated just north of the grand house.

The main house has two individual bedrooms; Banana Cabana with a bedroom

and a common kitchen, Guest House One with a bedroom, and Guest House Two with a bedroom. All spaces lead to a beautiful open-air dining area.

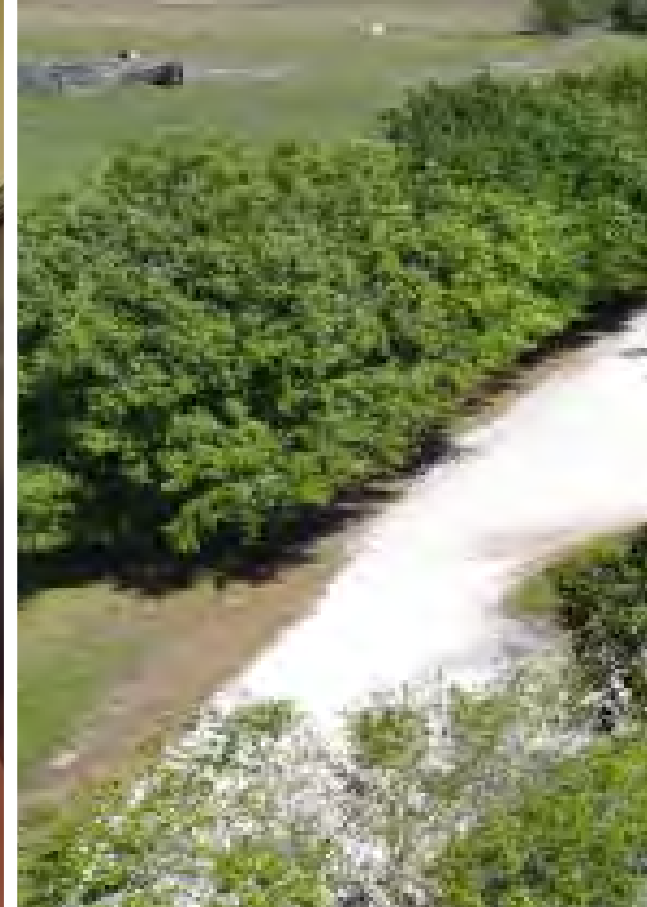
The Oasis has a lazy river winding through the grounds surrounded by thick landscaped vegetation and a coy pond with a relaxing waterfall. The grounds also feature a private winding concrete walking path. In addition to the Oasis, there are three additional improvements.



Oasis Home Retreat







Headquarters Office & Equipment Barn

The Headquarters Office complex area features a workshop, rolling doors, and rotary lift for machinery work. The office features a small prep kitchen and dining space. It also features a fairly sized conference room. The office could easily be converted into a bunk house to sleep more guests or be used for a hunting operation's headquarters.

"Headquarters Equipment Barn" contains a large equipment storage area, stalls, feed/tack room, air-conditioned office/bunk room and dog kennels. This barn is 6,878 SF.

"The Horse Barn" is a 4,449 SF closed in-barn. It has a skinning rack with a small structure that has a map of the ranch for hunting purposes.



Headquarters Equipment Barn



Headquarters Office





Horse Barn



Horse Barn



Equipment Barn



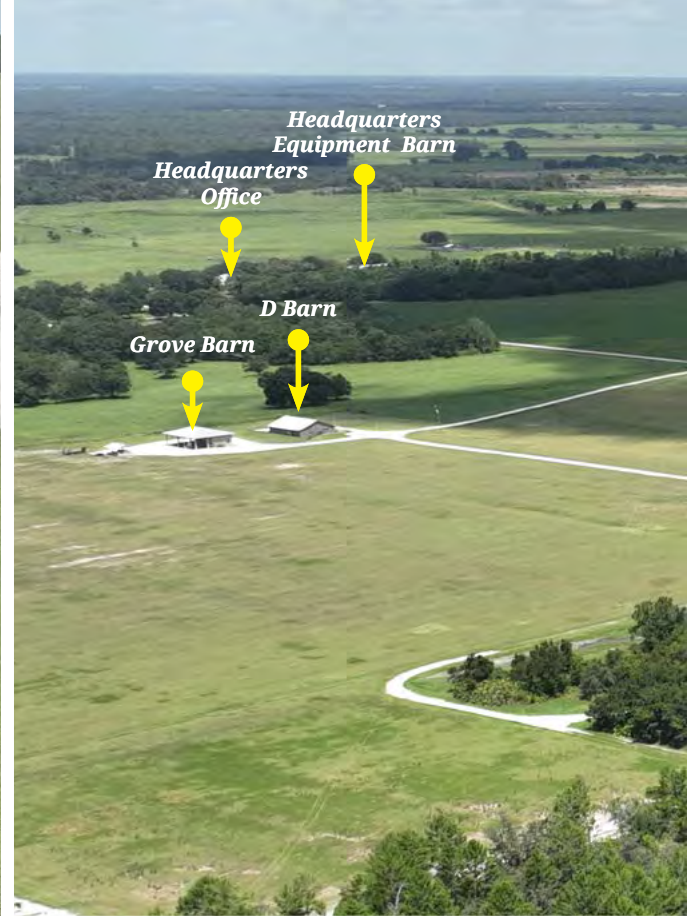
Equipment Barn



Equipment Barn



D Barn



Other Outdoor Structures

The entire D Barn is a total of 2,575 square feet. Of the square footage, 2,400 square feet is air-conditioned space, with an 800 square foot office and bathroom on the front side of the building, and the remaining 1,600 square feet are used for storage. The side of the barn has a 175 square feet porch with an awning over the main door.

The second structure is the Grove Barn, a 2,400 square feet small office, bathroom, and three small storage rooms with an open area for tractors and equipment.

The third structure near the Grand House is a large 48x70 Hay Barn featuring a 3,360 square foot barn to use for storage for farm equipment and has a dirt floor with no electricity or water. All buildings are immaculate and add significant value to any potential farmer or rancher.



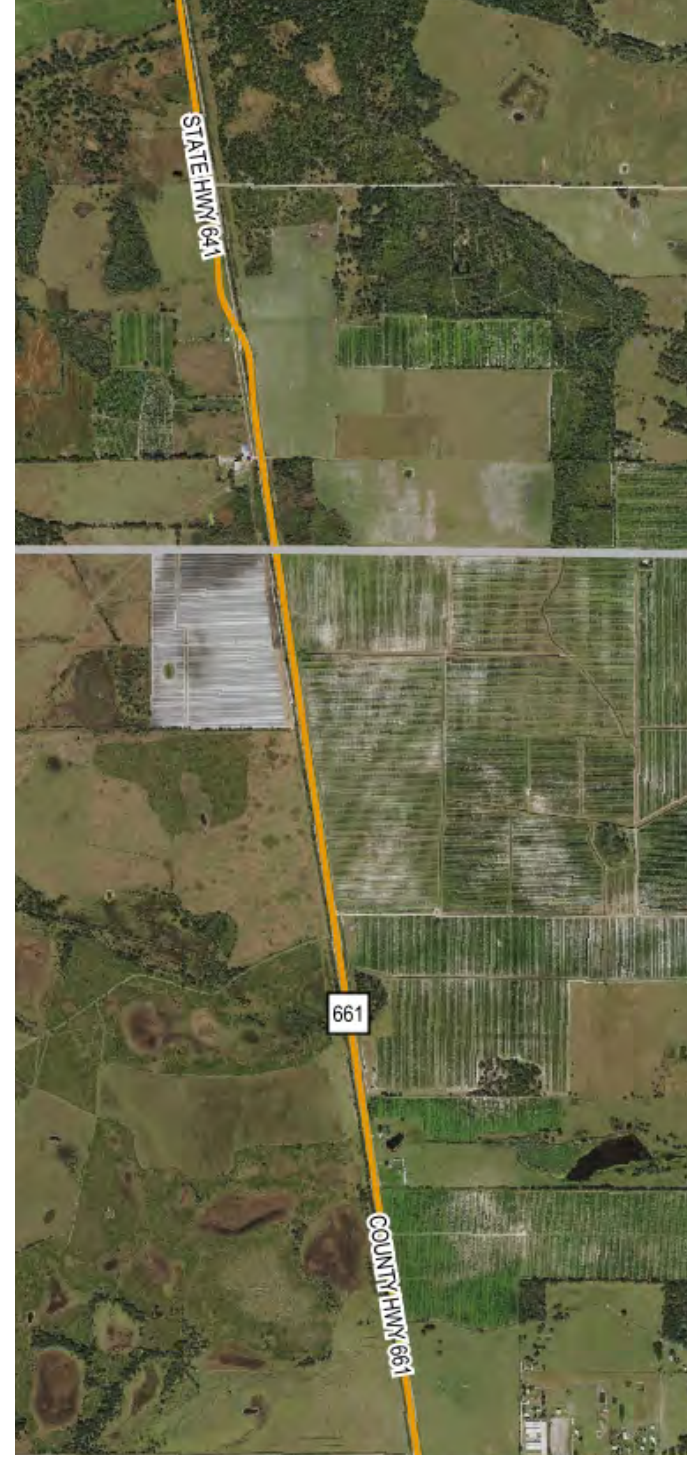
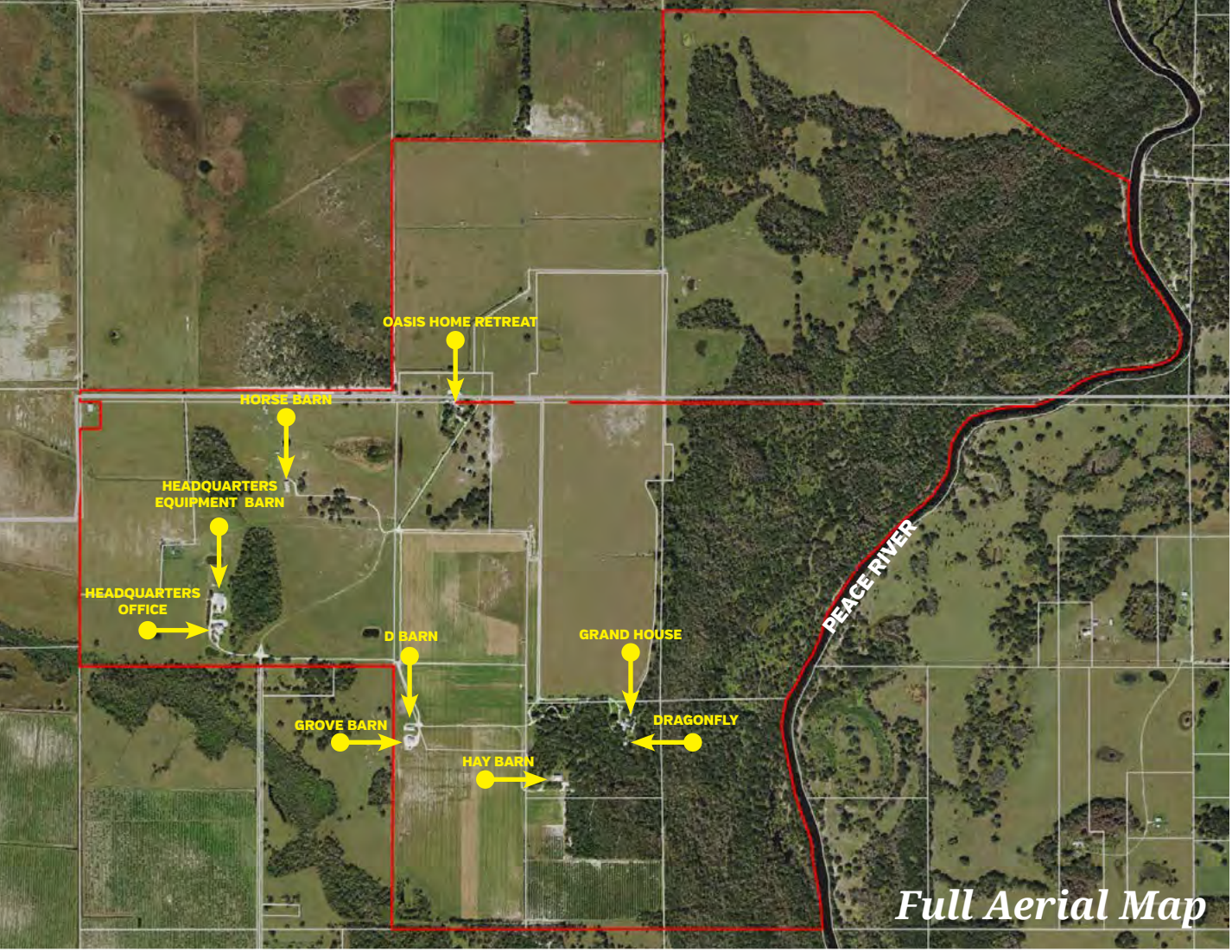
Grove Barn



Hay Barn nearest to the Grand House

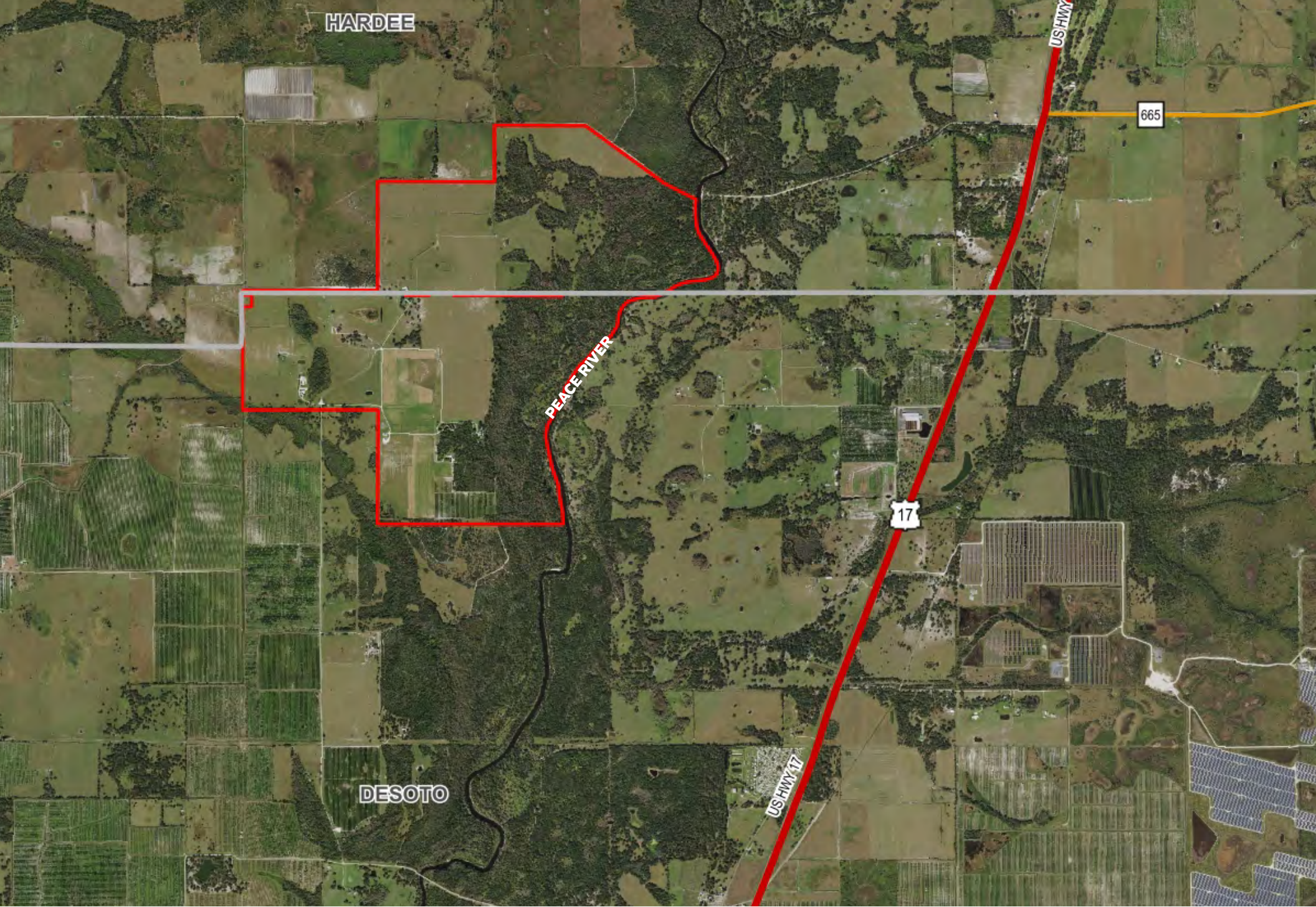


Hayfield



Location Information

The property is located in Hardee and DeSoto counties and is a one-of-a-kind hidden gem. The secluded old Florida land is peacefully situated along two and a half miles of the Peace River. The property location feels secluded but is less than 10 miles from Arcadia and 22 miles from Wauchula. The property is only 3.8 miles from Highway 17, and access to the Peace River via boat ramp is less than a mile from the property.



HARDEE

US HWY

665

PEACE RIVER

17

DESOTO

US HWY 47





Hunting & Recreation

The woods around the river are filled with oak, pine, and cypress trees. It is a sanctuary for wildlife, including white-tail deer, Osceola turkeys, Florida hogs, armadillos, and gopher tortoises. Hunting is very well managed, with several feeders and stands set up for hunting. The Peace River is known as a wildlife corridor, and sees wildlife year around.













Contact the Listing Advisors



Trent Saunders, ALC

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Trent Saunders, ALC is a licensed real estate associate specializing in agricultural land, rangeland, recreational land, and large acreage properties. He has transacted over \$135 million primarily in ranch, recreation, and citrus properties.

A 9th-generation Floridian, he comes from a family with long-time ties to Florida agriculture, citrus, and the real estate industry.

In addition, Trent has a solid background in real estate activities including GIS mapping, property research providing statistical data on land sales, and property project coordination.

Previously, Trent managed two small service businesses, was a ranch hand, and assisted with jobs for Saunders Real Estate before obtaining his real estate license.



Paul J. Meador

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Paul J. Meador is a Senior Advisor at SVN Saunders Ralston Dantzler Real Estate in Lakeland, Florida. As a 4th generation Florida grower, he has extensive experience with rangeland, citrus groves, and vegetable farm operations. Paul offers over two decades of agricultural ownership and management experience.

He is a Vice Chairman of the Florida Citrus Commission, Executive Committee Member of the Florida Fruit and Vegetable Association, President of the Barron Library, Executive Committee National Council of Employers, Past President of the Hendry/Glades County Farm Bureau, and Past Vice President of the Gulf Citrus Growers Association.

Personal interest includes Tennis, Bird Hunting, Water Sports, and piloting aircraft.



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