



Florida  
Agricultural  
Investment



**Sun Ray Farms                      \$4,200,000                      4,151 +/- Acres**

Ranch & Recreational Land with WRP Conservation Easement

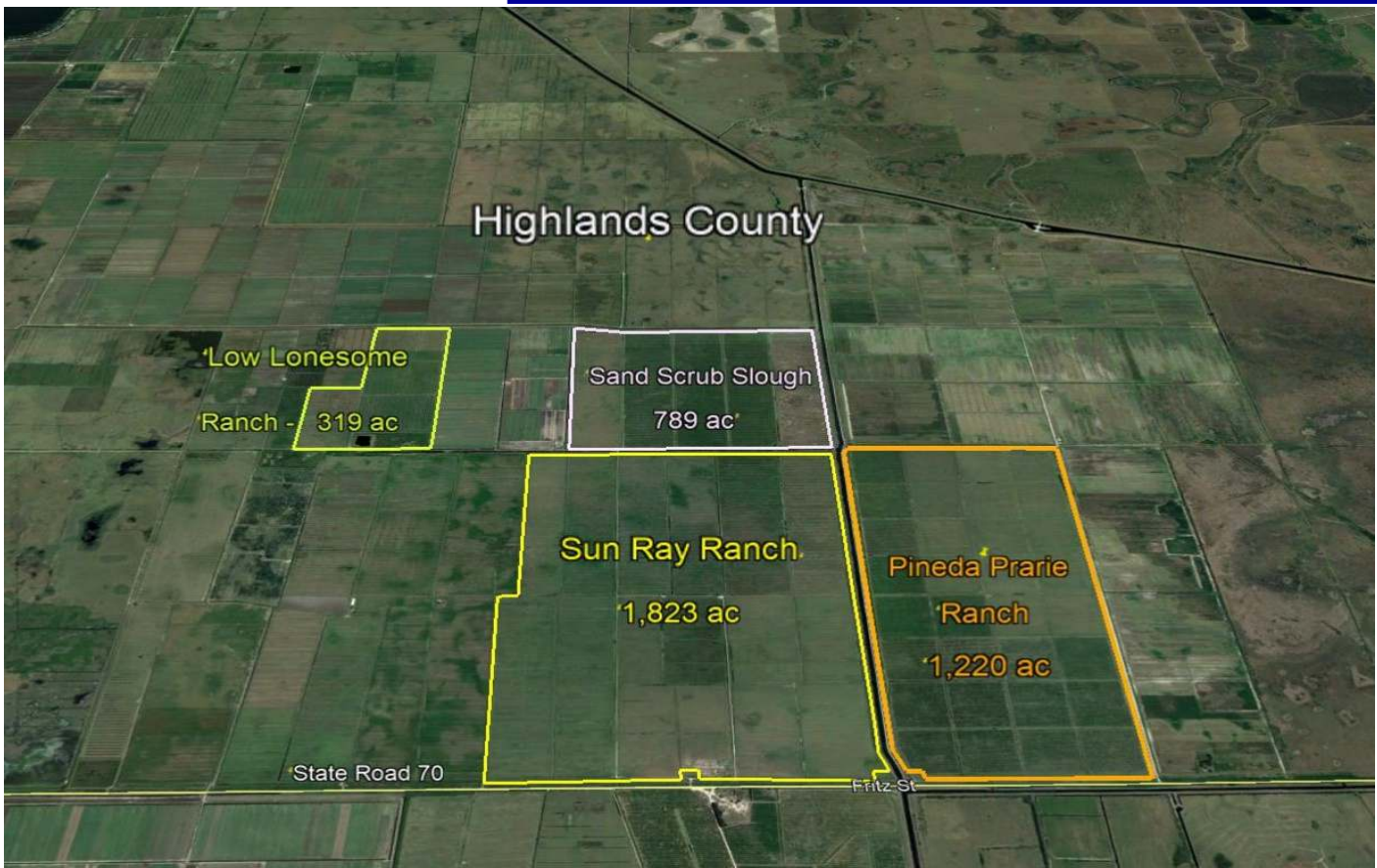
Can sub- Divide - up to 4 separate Tracts.

#1- 319ac,    #2-789 ac,    #3 - 1,823Ac &    #4 - 1,220Ac

Liberal Grazing allowances and recreational use

Location: Highlands County  
Size: 4,151 Acres  
Price: \$4,200,000  
Per Acre: +/- \$1,012

- This Federal NRCS Wetland Reserve Program, allowing limited grazing, some forage production and recreational use . Property taxes are minimal and carve outs along SR 60 allow for structures to support the combatable use programs. The property sits centrally located in Florida, about seven miles east of SR 27, south east of Avon Park., and less than 2 hours drive to Orlando, Tampa, Ft Meyers or West Palm Beach.



For more information on this property please contact Tom Jerkins, @ *Grow Florida Land, Realty*, at (772)473-9754 or (772) 469-1549



## Restoring America's Wetlands: A Private Lands Conservation Success Story



### The Wetlands Reserve Program at 20 Years

The Wetlands Reserve Program (WRP) has helped private landowners voluntarily restore, protect and enhance wetlands and wildlife habitat on their lands since 1992. The cumulative benefits

of the wetlands restored through WRP reach well beyond their boundaries to improve watershed health, the vitality of agricultural lands, and aesthetics and economies of local communities.

Wetlands are among the most biologically productive ecosystems in the world, comparable to tropical rainforests and coral reefs in the diversity of species they support. While wetlands only occupy about five percent of the continental U.S. land surface, up to one-half of all North American bird species feed or nest in wetlands, more than one-third of Endangered and Threatened species rely on them, and wetlands are home to nearly one-third of our plant species.

(Source: EPA)

WRP wetlands provide long-term benefits on a landscape scale:

- Provide habitat for migratory birds, fish and other wildlife
- Improve water quality and groundwater recharge
- Provide flood protection
- Offer farmers an alternative for frequently flooded cropland
- Provide education and recreational opportunities
- Sequester carbon to help reduce greenhouse gases
- Aid in the recovery and prevent listing of rare and declining species
- Protect cultural resources
- Promote open space, rural aesthetics and scenic vistas
- Help local economies

Over the last 20 years, WRP's voluntary, private lands approach has made it the Federal Government's premier wetland conservation program. Year after year, WRP has delivered benefits to both the individual participating and the American public from the services WRP wetlands provide.

**More than 11,000 of America's private landowners have enrolled over 2.3 million acres into the Wetlands Reserve Program.**

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**Sun Ray Farms**

**\$4,200,000**

**4,151 +/- Acres**

**Low Lonsome Ranch, Sand Scrub Slough, Sun Ray Ranch & Pineda Prarie Ranch**

Pricing

Ranch Name	Tax ID	Ac	Price	\$/ Ac
<b>Low Lonsome Ranch</b>	<b>20 37 31 A00 0010 0000</b>	<b>319</b>	<b>\$ 300,000</b>	<b>\$ 1,000</b>
<b>Sand Scrub Slough</b>		<b>789</b>	<b>\$ 700,000</b>	<b>\$ 887</b>
Sun Ray Ranch - West ( north)	21 37 31 A00 0021 0000	166		
Sun Ray Ranch - West ( north)	22 37 31 A00 0010 0000	480		
Sun Ray Ranch - West ( north)	22 37 31 A00 0030 0000	144		
<b>Sun Ray Ranch</b>		<b>1,823</b>	<b>\$ 1,900,000</b>	<b>\$ 1,042</b>
Sun Ray Ranch - West ( south)	28 37 31 A00 0010 0000	269		
Sun Ray Ranch - West ( south)	27 37 31 A00 0010 0000	616		
Sun Ray Ranch - West ( south)	33 37 31 A00 0010 0000	313		
Sun Ray Ranch - West ( south)	34 37 31 A00 0010 0000	625		
Sun Ray Ranch - West				
<b>Pineda Prarie Ranch</b>		<b>1,220</b>	<b>\$ 1,300,000</b>	<b>\$ 1,066</b>
Sun Ray Ranch - East	26 37 31 A00 0010 0000	616		
Sun Ray Ranch - East	35 37 31 A00 0010 0000	604		
<b>Total Acres:</b>		<b>4,151</b>	<b>\$ 4,200,000</b>	<b>\$ 1,012</b>

Full fenced and available for excellent grazing after NRCS completes conversion to final natural status. Land leveling to be completed by March 1, 2019, with remaining construction ( berms & weirs) likely complete in 2021. After completion, owner can expect approximately 40% plus grazing capacity, fluctuating seasonally, per a Compatibility Use Agreement with NRCS .

Additionally, the design incorporates final waterfowl habitat and recreational use allowances. Great road frontage and ease of access.

Can be purchased by major ( 4) parcel.

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