



Half Circle L Ranch

Immokalee, FL • Hendry and Collier Counties

9,819 +/- Acres

Ranch Agribusiness, Working Farm, Pasture







Half Circle L Ranch

Immokalee, FL

Florida is known for large-acreage legacy ranches, where family ranching has been a tradition since the 1600s. Half Circle L Ranch is a beautiful and unique working ranch, sprawling across Collier and Hendry counties and owned by one family for four generations.

Half Circle L Ranch is a highly-productive ranch agribusiness and large farm operation. It is one of Florida's few large-acreage iconic ranches remaining, owned and managed by the same family for four generations. Offered for sale for the first time in four generations, this is a rare opportunity to step back in time when ranching was a proud family tradition.

The land is an impressive 9,819 +/- acres, sprawling across two of Florida's southern counties; Collier and Hendry.

Covered with gorgeous Palm hammocks, Live Oaks, Cypress, pasture, ponds and soughs, the land has the rare natural beauty of "Old Florida."

There are 1,528 +/- acres of irrigated farmland that is currently leased to a high-production row crop operation. The farmland has 48-50 wells that are 6 to 18 inch wells, as well as a few solar-powered livestock wells.

Highly-improved pasture is currently available to 800 head of cattle raised for beef. The 380 +/- acres is fenced and cross fenced and includes cattle pens, working chutes, and holding pens.

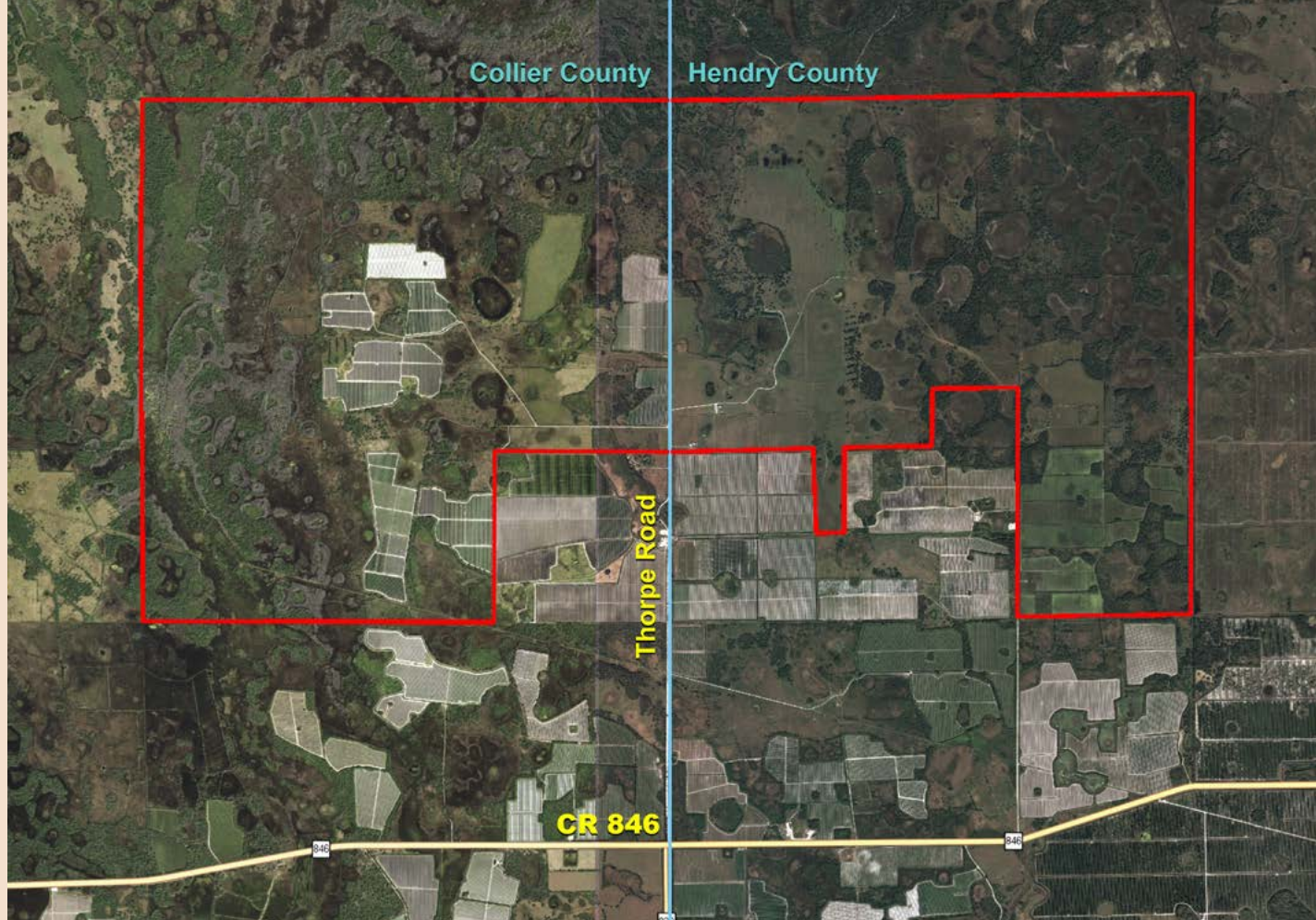
The property is surrounded by large wildlife-managed conservation lands; Dinner Island Wildlife Management Area and the Okaloacoochee Slough State Forest, as well as the Immokalee (Collier) Ranch and Alico Ranch.

Great hunting opportunities abound on the ranch due to the undeveloped land surrounding the property that provides abundant habitats for game, such as deer, turkey, hogs, and bear. Florida birds and Florida panthers make this a nature-lover's paradise. There are two hunting camps that have cabins, walk-in coolers, and cleaning stations. Other structures such as barns, dog pens, dog runs, and a horse barn with a tack room and 4 stalls are also included on the property.

In addition to cattle, hunting, or farming, income can be generated by harvesting Bahia grass from the improved pasture for department of transportation grade sod, harvesting Sabal palms every three to four years, and harvesting timber with a 20-year cycle for pine, and a 40-year cycle for Cypress.

This is a rare opportunity to own almost 10,000 acres of beautiful, native Florida lands for cattle ranching, farming, hunting, and recreation.

**Surrounded By The Immokalee (Collier) Ranch,
Alico Ranch, Dinner Island WMA Area,
and Okaloacoochee Slough State Forest**



Parcel IDs:

Collier County

00090120000, 00090160002, 00089960006, 00090000007,
00089560008, 00089520006, 00089480007, 00090040009

Hendry County

1 31 46 18 A00 0001.0000, 1 31 46 19 A00 0001.0000
1 31 46 17 A00 0001.0000, 1 31 46 20 A00 0001.0000
1 31 46 30 A00 0001.0000, 1 31 46 16 A00 0001.0000
1 31 46 21 A00 0001.0000, 1 31 46 28 A00 0001.0000

GPS: 26.456729 Lat, -81.272401 Long

Driving Directions:

- From Immokalee, go west on CR 846 to Thorpe Road
- Turn north on Thorpe Road to property

Structures:

- 3BR/2BA stilt house, office, two pole barns, 4-stall horse barn with tack room, old equipment barn, dog pens with 8 dog runs
- Old hunting camp (1985) with older hunting cabin
- New camp (2001) with two cabins 2BR/2BA with bunk rooms, observation deck, walk-in cooler, game cleaning station, backup generator, propane heat and refrigerator.

Half Circle L Ranch
Awarded the 2010 Land Conservationist of the Year
by Florida Wildlife Federation

Members of the Florida Panthers Protection Program

*The land, adjacent to several publicly held conservation areas,
has been managed dedicated to conservation and responsible care of wildlife and resources.*

For AERIAL VIDEO and additional details, visit:

SREland.com/HalfCircleL



Half Circle L Ranch Immokalee, FL

Sale Price: \$35,000,000

Price Per Acre: \$3,564.51

Acreage: 9819.01 +/- acres includes:

- 1,528 +/- acres of Farmland
- 380 +/- acres of highly-improved pasture

Counties: Collier and Hendry

Site Address: 2424 Thorp Road, Immokalee, FL 34142

Water Features: Several small ponds, as well as a slough running through the western boundary

Road Frontage: Accessed via Thorpe Road off of CR 846

Irrigation: 1,528 +/- acres of irrigated farmland

Wells and Solar-Power Livestock Wells :

- (15) 6-inch Wells
- (16) 8-inch Wells
- (11) 10-inch Wells
- (3) 9.63-inch Wells
- (3) 9.625-inch wells

Soil Types: Oldsmar, Basinger, Ft. Drum, Malabar, Boca, Chobee, Winder, Holopaw and Okeelanta, Riviera, Pineda, Wabasso, Hilolo, Jupiter, Margate, Tuscawillia, Immokalee Fine Sands

Grass Types: Bahia

Fencing: Fencing and Cross fencing

Uplands/Wetlands:

- 5,115.7 +/- acres wetlands
- 4,630.98 +/- acres uplands

Zoning/FLU:

- Agricultural / Rural Mixed Use District
- Agricultural / Rural Designation

Current Use: Farming, hunting, active cattle operation with approximately 800 head of cattle

Income Features:

- Farming leases
- Hunting leases
- Harvesting Bahia grass for DOT-grade sod
- Harvesting Sabal Palms and timber

Potential Uses:

- Expand land for hunting/trapping leases
- Farm leases: currently, a portion of Half Circle L Ranch is being leased by a regional farming company that grows seasonal row crops

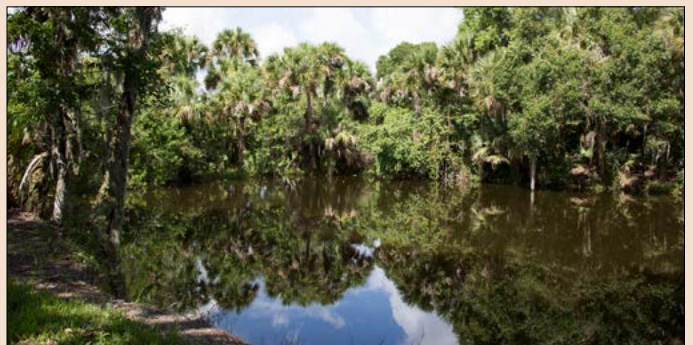
Game Populations: Deer, turkey, hogs, bear and panther have all been spotted on this property

Taxes: \$34,936.02 (2015)





Half Circle L Ranch
Immokalee, FL





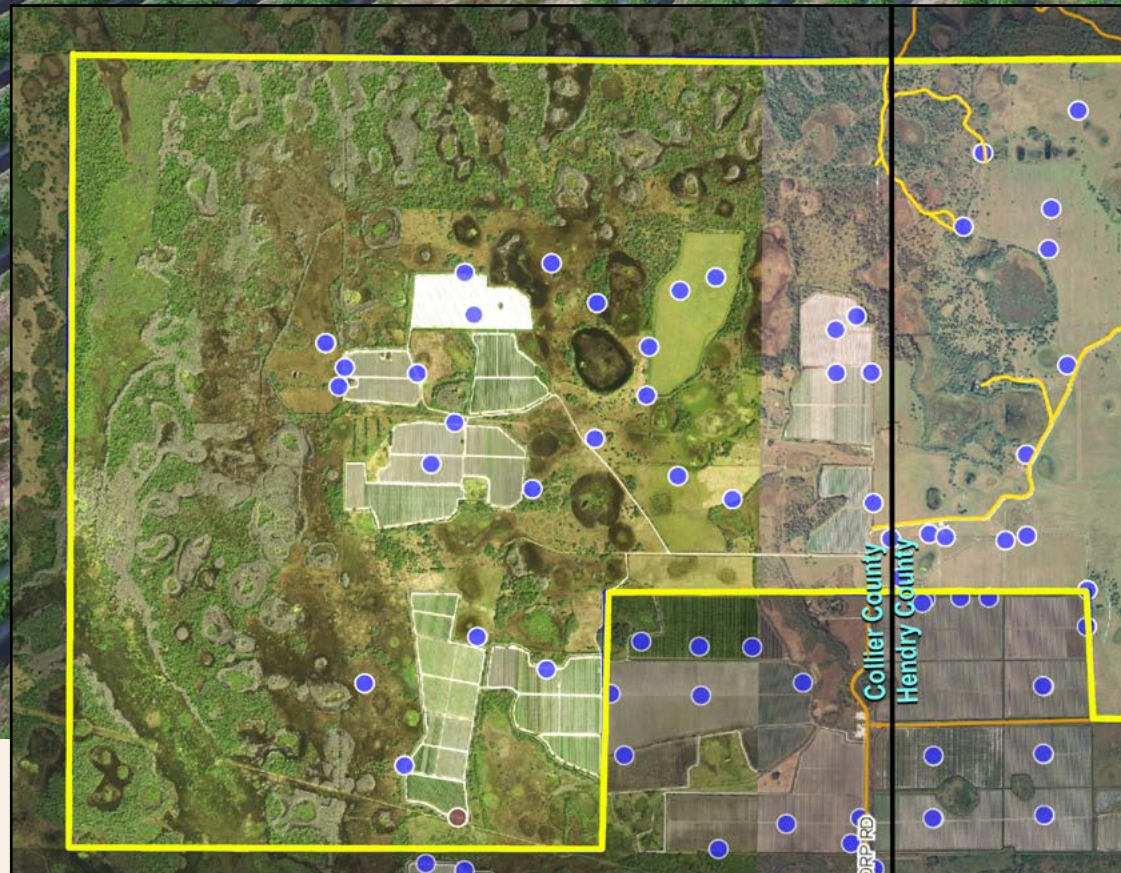
Half Circle L Ranch
Immokalee, FL



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Half Circle L Ranch
Immokalee, FL



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Wells Map - 48 Wells

1,528 +/- Acres of Farmland
with Lease in Place for
Growing Seasonal Row Crops



Half Circle L Ranch is leased by a regional farming company that grows seasonal crops, such as yellow squash, zucchini squash, at least 12 different types of peppers, three varieties of eggplant, cucumbers, grape tomatoes, plum tomatoes, beefsteak tomatoes, tomatillos, cantaloupe, and watermelon.

**380 +/- Acres of Highly-improved Pasture
Currently Raising 800 Head of Cattle for Beef**



**Highly-improved pasture is currently available to 800 head of cattle raised for beef.
The 380 +/- acres are fenced and cross fenced and includes cattle pens, working chutes, and holding pens.**



Half Circle L Ranch is a working cattle ranch currently operating with 800 head of cattle raised for beef. Portions of the land is irrigated farmland growing row crops. Half Circle L Ranch is one of Florida's distinctive family ranches in the heart of the South Florida ranching and recreational communities located in Collier and Hendry counties.



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9819 +/- Acres

Ranch Agribusiness, Working Farm, Pasture

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SREland.com/HalfCircleL



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