



BROWNING RANCH - NORTH

CR 707
WEBSTER, FL 33597

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Sale Price **\$1,500,000**

OFFERING SUMMARY

Acreage: 150 Acres
Price / Acre: \$10,000
City: Webster
County: Sumter
Property Type: Land: Ranch

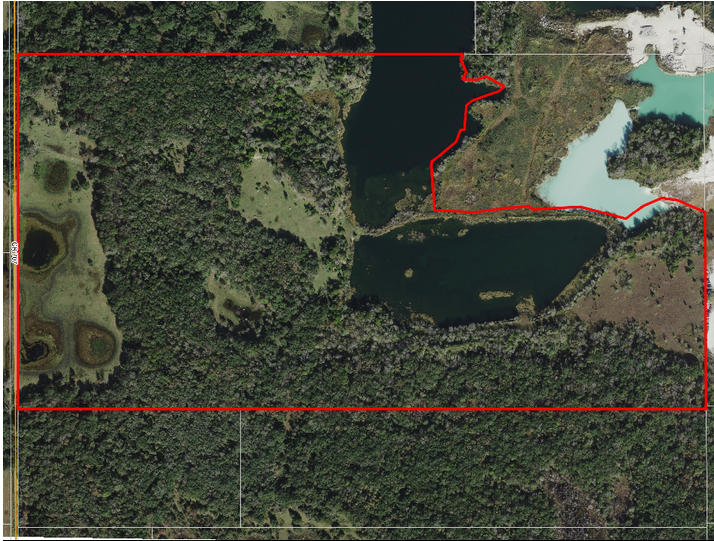
PROPERTY OVERVIEW

Browning Ranch North is roughly 150 ± acres and is located just outside of Webster. This tract is a diversity of oak hammocks, prairies, and two large fishing pits that total 35 ± acres. The property has hard road frontage on CR 707 and is not encumbered by a conservation easement. There is a set of cow pens on the north end of the property by CR 707. This tract has something to offer the hunter, fisherman, and cattlemen alike. 125 ± contiguous acres are available as well. Call for more details.



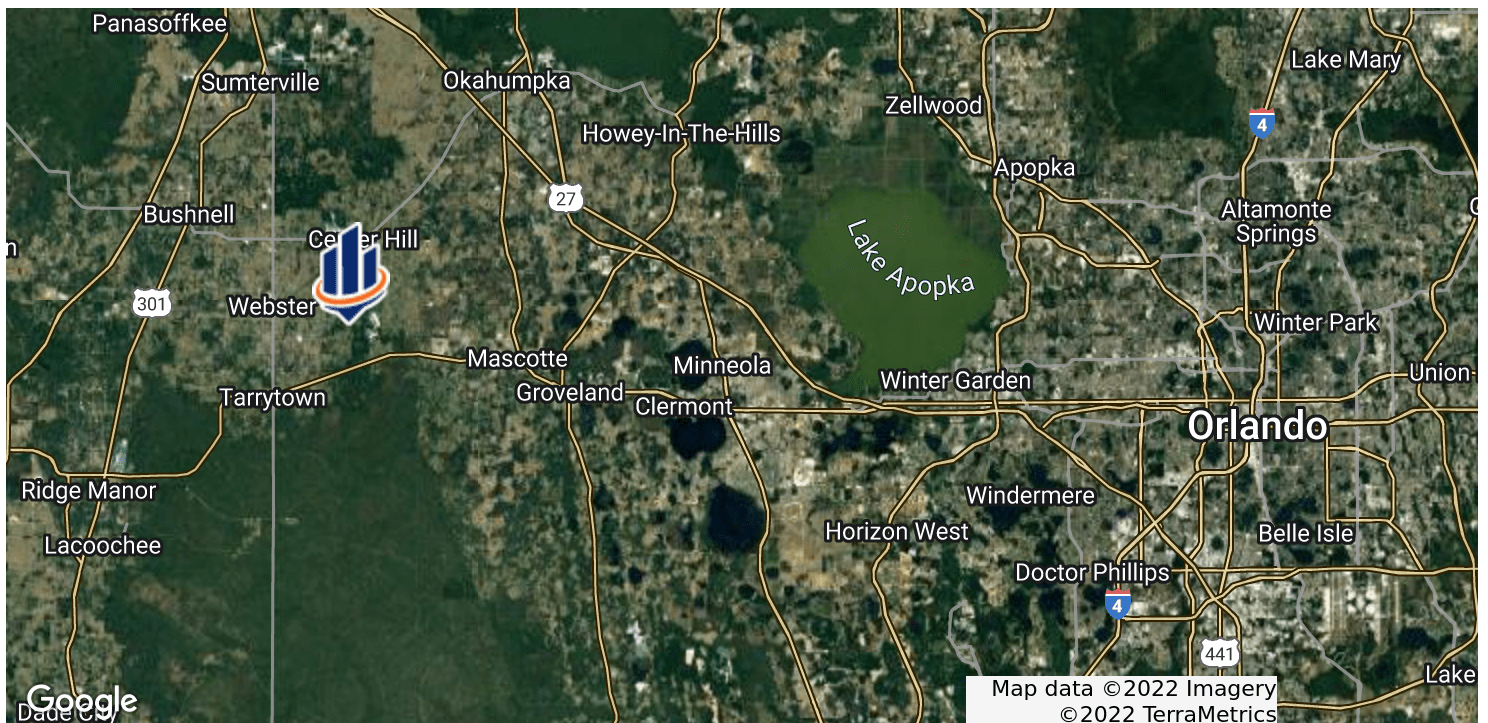
SPECIFICATIONS & FEATURES

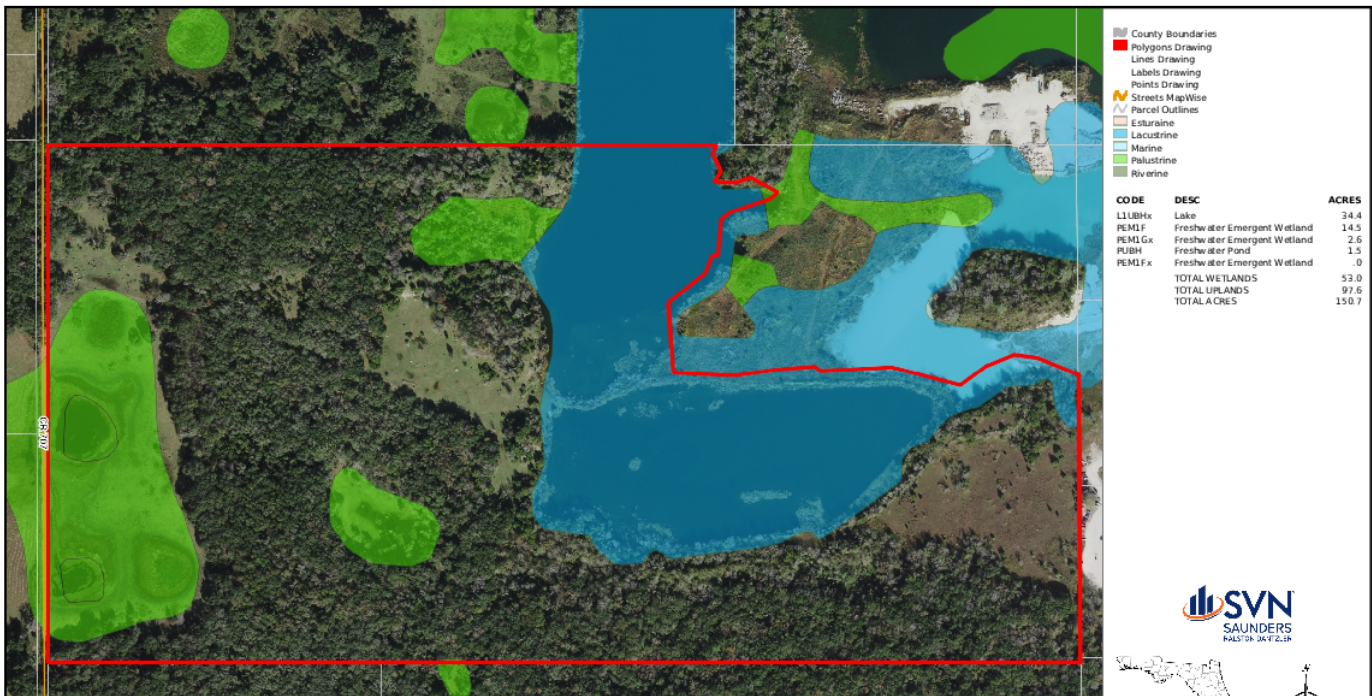
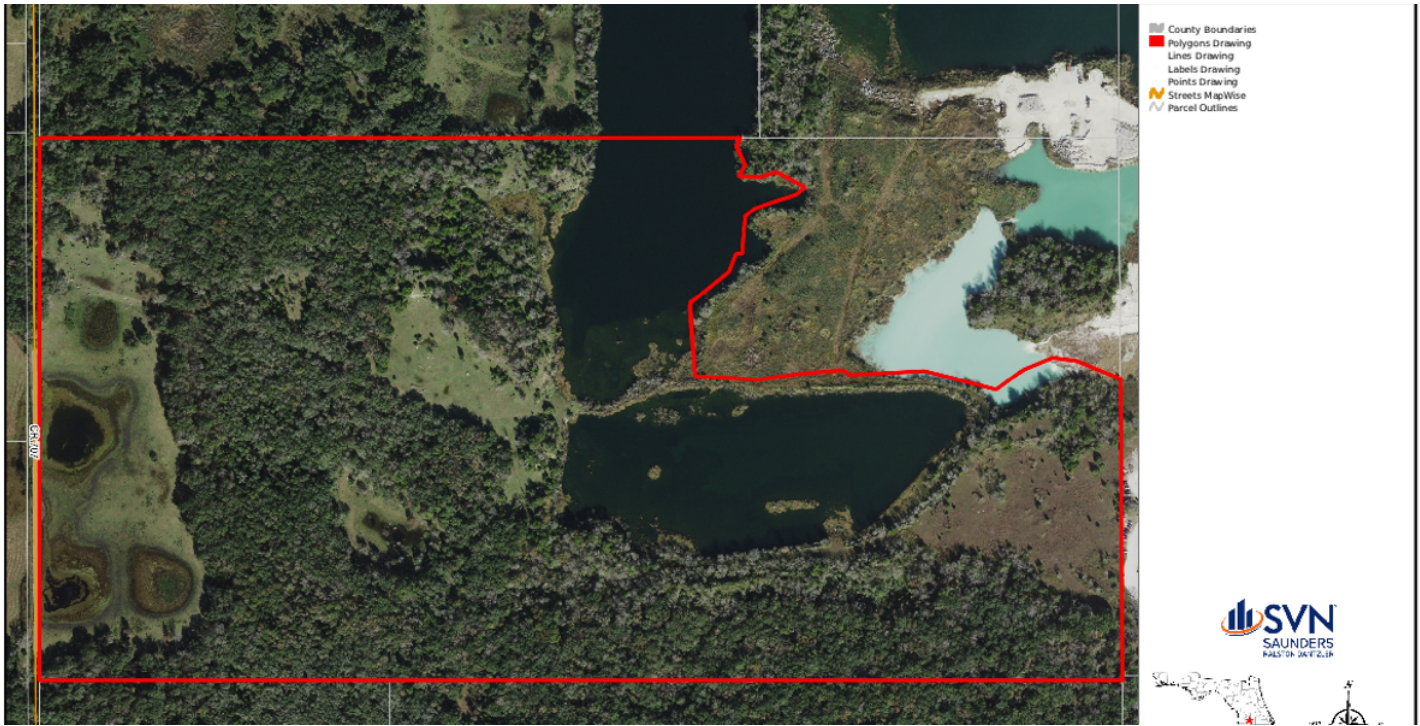
Land Types:	Ranch
Uplands / Wetlands:	97 ± acres uplands/ 53 ± acres wetlands (35 ± acre lake)
Taxes & Tax Year:	2021 - \$101.35
Zoning / FLU:	A10C
Lake Frontage / Water Features:	35 ± acre lake
Road Frontage:	2,000 ± FT on CR 707
Fencing:	Barbed wire fence
Current Use:	Ranch and recreation
Game Populations Information:	deer, ducks, hogs, and turkey



LOCATION & DRIVING DIRECTIONS

Parcel: T10-001
GPS: 28.5938724, -82.0007924
Driving Directions:
Showing Instructions: Contact the listing agent.







1723 Bartow Rd
Lakeland, Florida 33801
352.504.3445

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

356 NW Lake City Ave
Lake City, Florida 32055
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