

# WAUCHULA LUXURY HOME & 140 ACRE RANCH

3237 E MAIN ST  
WAUCHULA, FL 33873

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# Property Overview



**Sale Price**

**\$3,150,000**

## PROPERTY OVERVIEW

This expansive 140+/- acre ranch with luxury home, stables, and arena is unlike anything found in the region. The property offers an exceptional blend of luxurious living, equestrian facilities, and working cattle ranch. The ranch features an exquisitely designed 3,648 sq ft, 3-bedroom, 3-bathroom home. The interior is complete with hardwood floors, top-of-the-line Thermador appliances, and the ultimate relaxation spot: a screened and heated swimming pool. The home features an immaculately landscaped circular drive with sprawling ancient live oaks, a brick exterior, galvanized shingle roof, and hand cut pecky cypress to accent the porch. The horse stables are much more than just a barn. This facility boasts 12 spacious horse stalls, a dedicated tack room, and a feed room. Uniquely integrated into the barn – a fully air-conditioned gym, perfectly compliments the amenities of the home. In addition to the home, stables, and 6 pastures, the property also features:

- 150x275 ft arena – ideal for training, competitions, or simply enjoying time with your horses.
- 9-bay equipment barn – ample storage for all your machinery and ranch essentials.
- Spacious dog kennels – perfect for working dogs or family pets.
- Multifunctional outbuilding with separate well, septic, and A/C. It is easily transformable into a private office, fun-filled playhouse for the kids, or the ultimate man cave.

## OFFERING SUMMARY

<b>Acreage:</b>	<b>140 Acres</b>
City:	Wauchula
County:	Hardee
Property Type:	Equestrian, Ranch, Home

# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"><li>• Equestrian</li><li>• Ranch</li></ul>
Uplands / Wetlands:	124.95 / 12.09
Taxes & Tax Year:	\$5,437.43 [2023]
Zoning / FLU:	AGU
Fencing:	Perimeter and cross-fenced
Current Use:	Homesite, equestrian uses, cattle ranch

# Location



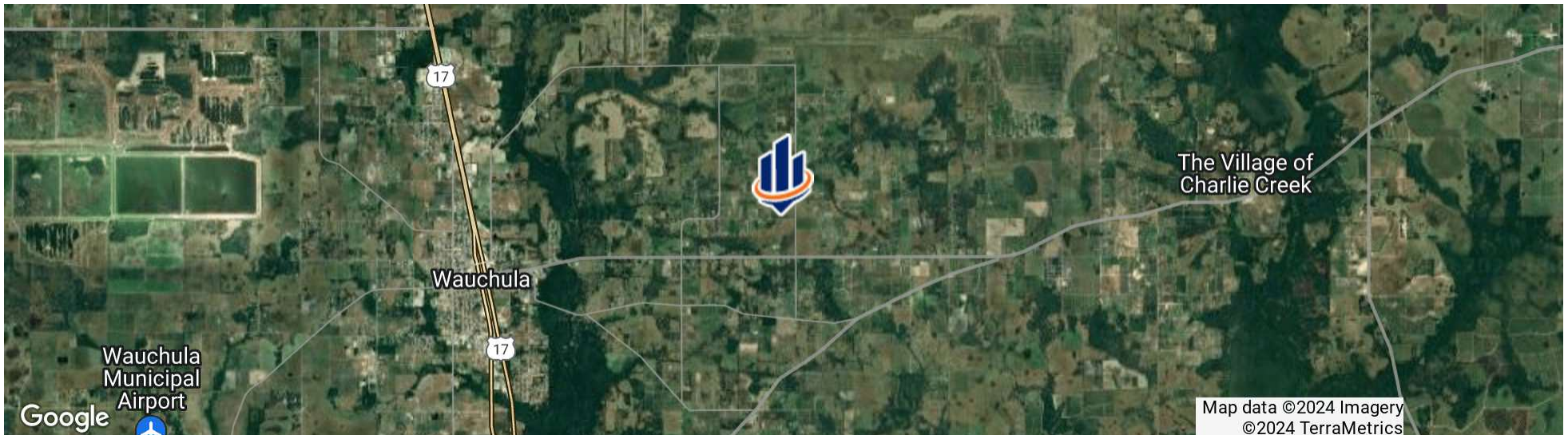
## LOCATION & DRIVING DIRECTIONS

Parcel: 0634260000062400000

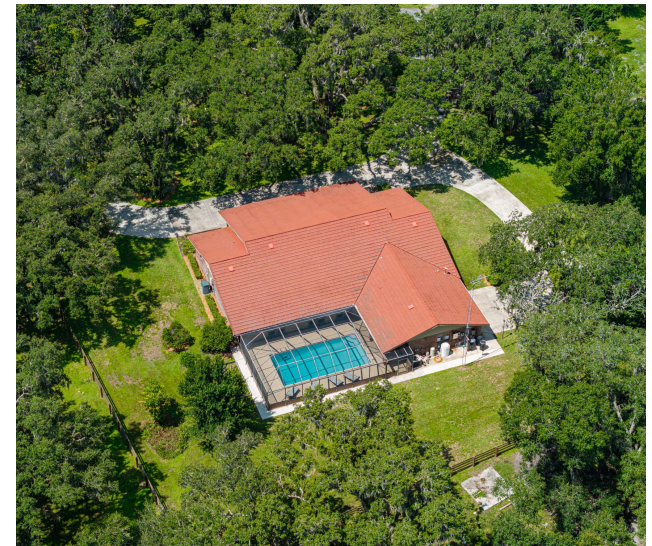
GPS: 27.558067, -81.7466199

Driving Directions: From Wauchula take Main Street East 4 miles to property

Showing Instructions: Contact Mike Damboise for showings [863] 381-0123



# Exterior Photos



# Interior Photos



# Additional Interior Photos



# Bed/Bath Photos





# Stables & Equipment Barn



# Arena & Kennels



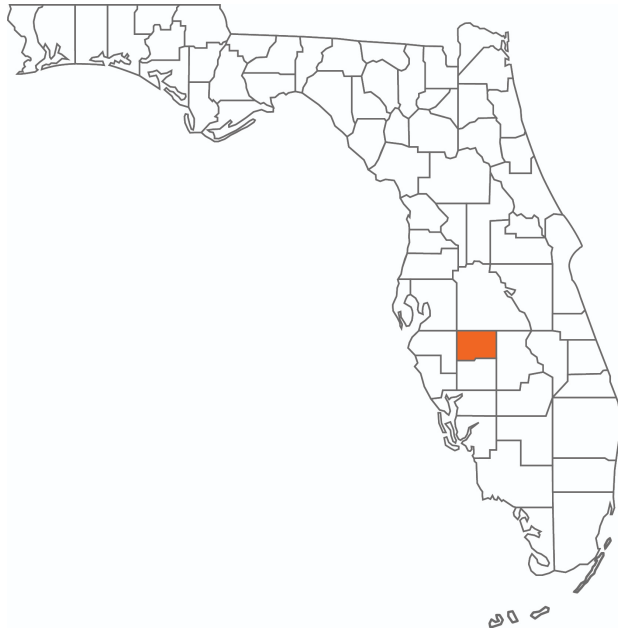
# Aerial Map











## HARDEE COUNTY FLORIDA

Founded	1921	Density	42.2 [2019]
County Seat	Wauchulla	Population	25,129 [2023]
Area	637 sq mi	Website	hardeecounty.net

Hardee County is located in West Central Florida and has a population of 25,645. Flowing through the county, the serene Peace River offers "Old Florida" recreation like fossil hunting, kayaking, and canoeing. Additionally, Hardee County is situated amid large phosphate deposits in an area known as "Bone Valley." With phosphate mining as a significant industry, The Mosaic Company has become a leading employer that currently owns all the mining land in Hardee County. The Mosaic Company is a Fortune 500 company with headquarters in Tampa, Florida

According to DataUSA, the county's 2020 economy employs 9,710 people, with a high number of employees in the occupations of Forestry, Fishing & Hunting [1,002 people]. The highest-paying industries by median earnings are Transportation & Warehousing & Utilities [\$47,772], Finance & Insurance, & Real Estate [\$44,241], and Public Administration [\$39,267].

# Advisor Biography



## TRACE LINDER

Associate Advisor

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FL #SL3562516

## PROFESSIONAL BACKGROUND

Trace Linder is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

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## MIKE DAMBOISE

Associate Advisor

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### PROFESSIONAL BACKGROUND

Mike Damboise is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Raised in the beautiful St. Cloud, Florida, Mike holds a profound love for Central Florida and the land within. After graduating high school, Mike would pursue his passion for land management as he attended college in Hobbs, New Mexico on a rodeo scholarship.

Now living in Zolfo Springs, Florida, Mike has made a solid career for himself in the Florida land industry. He is currently a Managing Partner at DT Davis Ranch, the President of DMB Constellation Commons, and the President of Davis Family Properties. Additionally, Mike holds memberships within the National Cattlemen's Beef Association, the Hardee County Chamber of Commerce, and the Hardee County Farm Bureau. Mike is also the Founder and Manager of Charlie Creek Livestock, a 3000 head preconditioning yard.

Mike's career success is backed by strong passion for Florida agriculture and land management. He is experienced in all areas of ranch and wildlife management, animal health, and agri-tourism. Mike also holds experience in 1031 exchanges.

In his spare time, Mike enjoys hunting, fishing, and flying helicopters. His very own a Robinson R 44 Raven II helicopter has become an incredible tool for showing properties to clients. As an experienced pilot, Mike is able to provide exclusive property insights from a bird's eye view. His motto is "Air, Land, or Sea, You Won't Waste Time with Me!"

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**HEADQUARTERS**

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**ORLANDO**

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
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**NORTH FLORIDA**

356 NW Lake City Avenue  
Lake City, Florida 32055  
352.364.0070

**GEORGIA**

203 E Monroe Street  
Thomasville, Georgia 31792  
229.299.8600

**ARKANSAS**

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