



OSCEOLA LEGACY RANCH

SAINT CLOUD FL 34771

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Property Overview



Sale Price

\$8,760,000

OFFERING SUMMARY

Acreage:	876 ± Acres
Price / Acre:	\$10,000
City:	Saint Cloud
County:	Osceola
Property Type:	Land: Recreational, Hunting, & Agricultural

PROPERTY OVERVIEW

This expansive 876 ± acre property, located in Saint Cloud, Florida, contains a diverse landscape comprising recreational areas, prime hunting grounds, and agricultural land. The land is teeming with wildlife, offering an abundance of big deer, Osceola turkeys, and wild hogs, while cattle and cattle ponds are scattered throughout the property, enhancing its rural charm. Additionally, there is an easement into the property through other ranches.

The property is fully fenced and features a hunting camp and a well, making it an ideal spot for outdoor activities and sustainable living. Outdoor enthusiasts will find several opportunities for sod cultivation, exceptional hunting experiences, and exciting ATV rides. Additionally, the property shares a border with the historic Partin Ranch, one of the oldest ranches in Florida, located to the west, adding a touch of heritage to its allure.

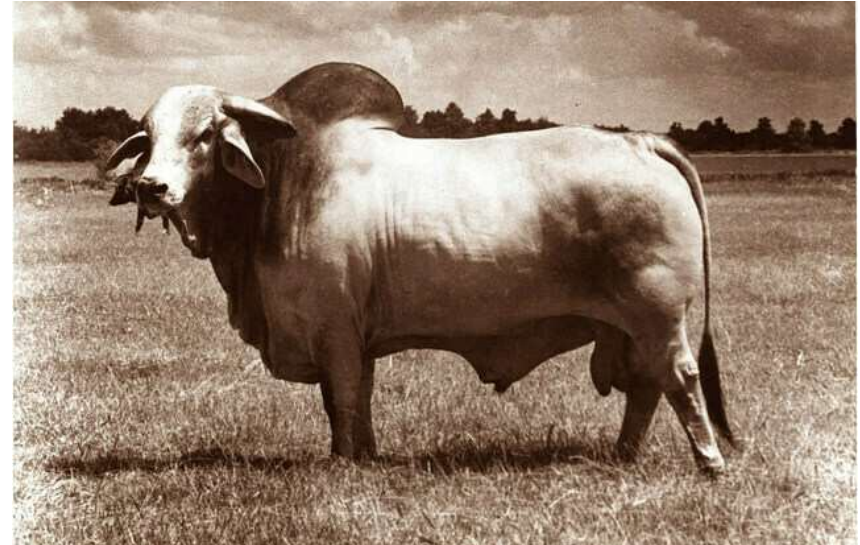
Conveniently situated just 15 ± minutes from the vibrant city of Saint Cloud, residents and visitors can enjoy easy access to shopping, dining, and a variety of downtown amenities, blending the tranquility of country living with the convenience of urban proximity.

Property History

HENRY O. PARTIN FAMILY

This is a legacy property that belongs to the family of the only daughter of the late Henry O Partin. The Partin family is credited with establishing the first herd of Brahman cattle in the state of Florida, marking a significant milestone in the state's agricultural history. Henry O. Partin's son, Edward Louis "Geech" Partin, furthered the family's legacy by introducing the first Quarter Horse to Florida.

Kathryn Partin Bronson, a respected cattlegwoman in her own right, Mrs. Kathryn left a ranching legacy that continues through several ranches across the Southeast. This property, which has not been on the market for over 100 years since Henry O. Partin purchased it, represents a unique opportunity to own a piece of Florida's rich history. It is a chance to continue or create your own family legacy on this historic land.



“The Partin family has been featured in movie shorts by Paramount Studios . . .”

Henry Partin with his sons, Oscar Lee “Slim,” Edward Louis “Geech,” Henry Hyatt “Doc,” and Richard Earl; a fifth son, Walter, died in infancy.



Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	Hunting & Recreation Properties
Uplands / Wetlands:	747 ± Uplands / 129 ± Wetlands
Zoning / FLU:	Ag
Lake Frontage / Water Features:	Several Cattle Ponds
Nearest Point of Interest:	City of St. Cloud is 15 minutes away allowing for convenience shopping, lots of lakes nearby, and great fishing. Recreation abounds in nearby lakes. Bordering one of the oldest ranches in FL, The Partin Ranch.
Fencing:	Property is fenced
Current Use:	Hunting & Recreation. The property has cows on it.
Potential Recreational / Alt Uses:	Sod potential, great hunting, and ATV riding. Overall great property for outdoors enthusiasts.
Structures & Year Built:	There is a hunting camp on the property

Location



LOCATION & DRIVING DIRECTIONS

Parcel: 35-27-31-0000-0010-0000 34-27-31-0000-0010-0000 26-27-31-0000-0010-0000 27-27-31-0000-0020-0000

GPS: 28.101129, -81.196017

Driving Directions: Contact Agent

Showing Instructions: Contact Agent





Aerial Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing



0 610 1220 1830 ft

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Wetlands Map



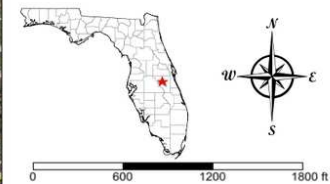
Soils Map



Soils Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Soils Boundaries

CODE	DESC	ACRES
42	Smyrna Fine Sand	647
6	Basinger Fine Sand, Depressional	119
5	Basinger Fine Sand	70
22	Myakka Fine Sand	41
TOTAL =		876.845516448769 acres



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Hunting Photos



Additional Photos





DEAN SAUNDERS, ALC, CCIM

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PROFESSIONAL BACKGROUND

Dean Saunders, ALC, CCIM is Founder, Managing Director, & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Since 1985, Dean has specialized in Florida land and conservation easements. He served in the US Senate as Agricultural Liaison, Special Assistant, and Director of External Affairs to US Senator Lawton Chiles, then Governor Chiles [D-FL].

From 1992 to 1996 he served in the Florida House of Representatives. Combining a passion for supporting landowner property rights while also conserving natural land in Florida, Dean wrote the legislation to establish the Green Swamp Land Authority, the first state entity to purchase development rights (PDR) from landowners. The concept of state-owned conservation easements was truly revolutionary 30 years ago and has since rebranded to the purchase of conservation easements. The concept has become widely accepted and adopted by landowners. It has proven to be an effective tool to preserve land by local, state, and federal agencies.

He comes from an eighth-generation Florida agricultural family, earned a BSA from the University of Florida in Fruit Crops, Food and Resource Economics, and is a recognized Florida land and conservation easement authority.

In 1996, Dean formed the real estate brokerage firm, Saunders Real Estate, LLC, and was affiliated with the Coldwell Banker Commercial brand in early 2006. This affiliation brought a national and global presence to the firm.

In 2019, Saunders Real Estate affiliated with the SVN Shared Value Network®, a globally recognized commercial real estate brand united by a shared vision of creating value with clients, colleagues, and communities. The brokerage was also more fully integrated with its sister company, Saunders Ralston Dantzler Realty, a comprehensive commercial real estate brokerage, to become SVN | Saunders Ralston Dantzler Real Estate.

As an industry authority, Dean is published and quoted in a variety of respected journals, such as The Land Report, Florida Investor, Florida Trend, and Florida Forests. He produces a real estate Florida land conference based upon his innovative work through the Lay of the Land Market Report. The report is the only source for verified Florida land sales and values for specific land property types.

Dean resides in Lakeland, FL, with his wife, Gina, and enjoys spending quality time with their children and grandchildren. He is an avid hunter with numerous trophy mounts. Each year, the Saunders family commissions an original painting to add to The Saunders Collection: Natural Lands of Florida and Agricultural Heritage from well-known Florida wildlife artists.



DUSTY CALDERON

Senior Advisor

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PROFESSIONAL BACKGROUND

Dusty Calderon is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Dusty has been trailing cattle on a horse and working on ranches since he was old enough to sit on the saddle. He has worked in ranch and grove management, development project management, land sales and acquisitions, and entitlement processes. Dusty brings years of industry experience to his role in real estate.

As a 6th-generation Floridian from a pioneering family in Osceola County, Dusty has a lifetime of solid networking throughout Florida. He went to college at McNeese State University on a bull riding scholarship and was 3rd in the southern region intercollegiate ranks in Bull riding for 2 years running.

In 2021, he closed almost \$200 million in properties. Some of his current listings include a 12,098-acre ranch and recreational property in Levy County, a 3,707-acre ranch and timberland tract in Tennille, as well as several development properties in Osceola County. He is also brokering a \$1 million property in New Mexico, a 293-acre ranch in Oklahoma, and recently closed on Green Island Ranch, a 5,977-acre family legacy property in Osceola County that sold for \$150,000,000.

He also brokers properties from the Southwest to the Deep South, the Midwest, South America, and continues to expand his client base beyond Florida. He has helped ranchers, farmers, timber companies, domestic and foreign investors, hedge funds, residential and commercial developers, tourism developers, hunters, conservationists, famous celebrities, family, and friends to sell or acquire land of all types.

Dusty worked for a large waterfront developer with over \$1 billion in sales. He has helped Brazilian ranchers, farmers and developers sell their land in Brazil and then buy and sell real estate here in America.

He is a member of the Florida Cattlemen's Association, Silver Spurs Riding Club, Professional Rodeo Cowboys Association (PRCA) and National Audubon Society. He is a lifetime member of American Bucking Bull, Inc. (ABBI) and a Professional Bull Riders (PBR) stock contractor. Additionally, Dusty is a founding board member for the Harmony Pop Warner Youth Football and Cheer League, and a past member of Osceola County Lakes Advisory Committee.

Dusty enjoys spending time with his family like his Cowboy ancestors. It's in his blood to be working cows & breaking colts, rodeoing, hunting, and fishing. Dusty and his wife, Lucrecia, have been married since 1994 and have three children and a granddaughter. They attend City of Life church in Kissimmee, Florida. Dusty enjoys seeing new lands on horseback and helping people realize their dreams in real estate like he has been able to.



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