

Sand Hill Rock

FDOT Certified Rock Mine | 7660 NE 304TH ST, Okeechobee, Florida 34972

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Offering Summary

Sale Price:	\$16,000,000
Acreage:	320 ± Acres (+ additional 10 acres available)
Price / Acre:	\$50,000
State:	Florida
City:	Okeechobee
County:	Okeechobee
Property Type:	Hunting and Recreational Land, Limerock Mine

Property Overview

Opportunities like this don't come back around. In Okeechobee County, fully permitted limerock mines are no longer just rare, they're rapidly disappearing. Increasing regulation, surging construction demand, and the near impossibility of securing new permits have turned existing reserves into some of Florida's most constrained and appreciating hard assets. This property places you on the right side of that equation immediately.

From day one, this is a cash-flowing operation. Not a speculative play. Not a long-term hold waiting for approvals. The property is currently generating income through the crushing and sale of recycled concrete and fill dirt, delivering active cash flow today while preserving its permitted limerock reserves.

But what truly separates this offering is what surrounds it. This isn't just an asset — it's a lifestyle advantage. Positioned in one of South Florida's premier sporting corridors, the property gives you direct access to elite shooting and hunting experiences just moments away. The kind of proximity and access that typically requires memberships, travel, and planning — here, it's simply part of daily life.

Very few properties offer both immediate, reliable income, a finite, appreciating resource in a supply-constrained market, and a setting that supports a premium outdoor lifestyle, with the added potential for a 106-acre expansion that could bring total permitted reserve value, at today's pricing, to an estimated \$150 to \$170 million.

Fewer still do it at this level. This is a strategic acquisition for buyers who understand scarcity, value hard assets, and recognize that the combination of permitted reserves, FDOT certification, expansion potential, and prime location is becoming nearly impossible to replicate.

If you're waiting for another opportunity like this, you'll be waiting a long time. Secure your stake in one of Florida's most strategic assets: a fully permitted, cash-flowing limerock mine in Okeechobee County. As the state's limerock supply continues to dwindle under relentless construction demand, tightening environmental regulations, and the near-impossibility of securing new permits, existing permitted reserves have become an exceptionally scarce and appreciating commodity. This operation delivers immediate income while holding substantial high-quality, FDOT-certified reserves, positioning it as a premier long-term investment in a market where permitted limerock is increasingly viewed as a finite, high-value resource.

Mining Specifics

Project Size & Mining Area: 93-acre site in Okeechobee County (S20/T34S/R36E). Total excavation area 56.1 acres in two sequential phases: Cell A (34.72 acres) and Cell B (21.38 acres). Final reclaimed water body ≈53.6 acres lake + 33.7-acre upland buffer (per linked FDEP ERP).

Maximum Dewatering Depth: -14.5 ft NGVD (or 48 ft below land surface). Average land surface ≈33.5 ft NGVD. Coquina layer starts ~12 ft BLS (thickness 18–35 ft).

Dewatering & Discharge System (must be followed exactly):

- Key ditches to pit bottom → perimeter recharge ditch (minimum 15 ft deep, maintained at 31.8 ft NGVD, 1 ft below grade).
- Overflow → constructed filter marsh (for settling/turbidity control) → perimeter ditch → off-site discharge through 3 × 24-inch culverts under 304th Street into Ft. Drum Flow-Way / St. John's Marsh.
- Recharge trench and filter marsh required to promote aquifer recharge.

Withdrawal Facilities:

- 16" × 200 HP × 5,500 GPM hydraulic pump
- 6" × 100 HP × 1,400 GPM hydraulic pump
- Total rated capacity: 6,900 GPM

Expansion of Permit:

Almost completed 106 acre mining permit expansion. 93 acres of which is excavation area. Adding a potential 14,750,000 tons of material.

LOCATION SUMMARY

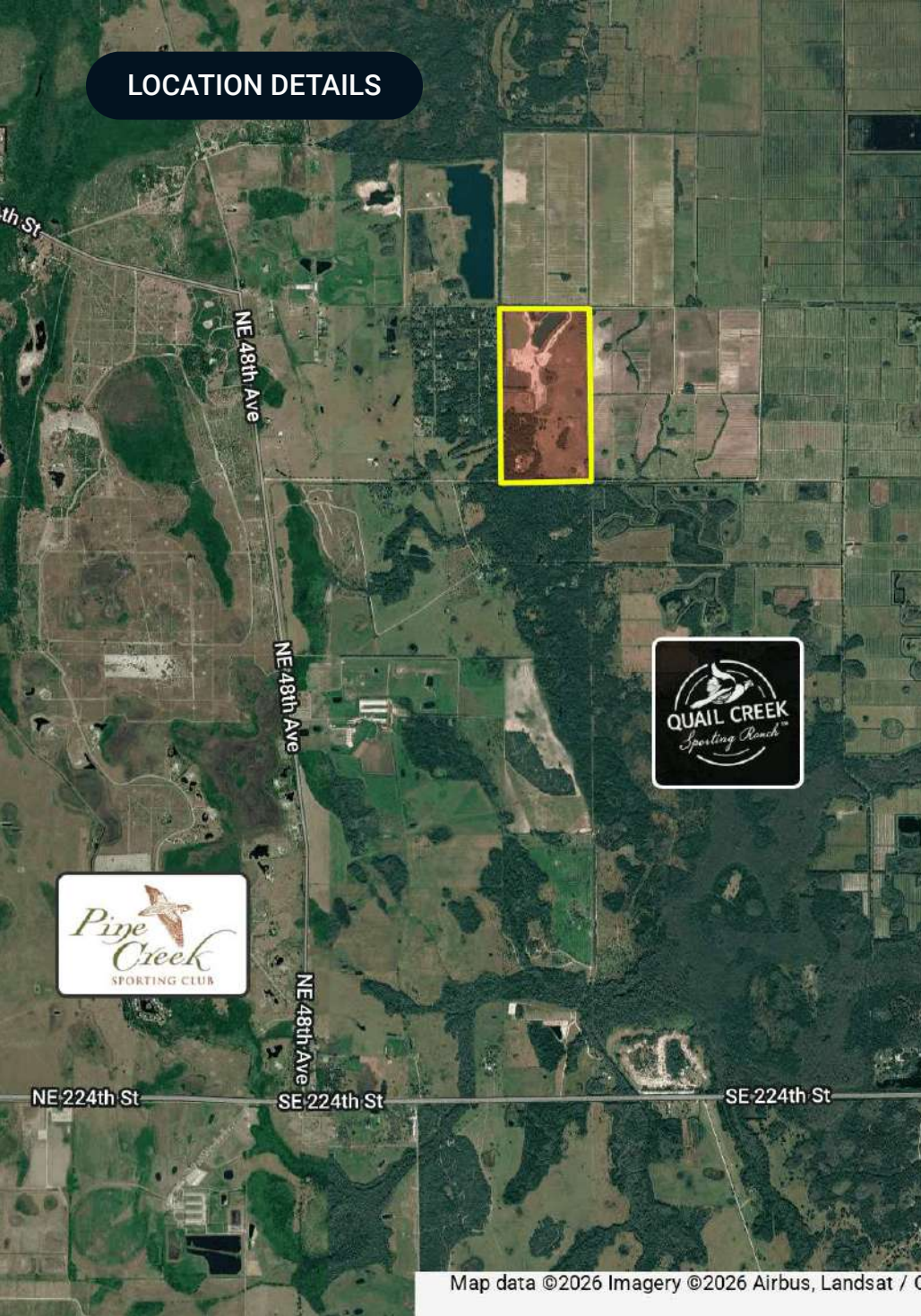


Location Description

Imagine stepping out your back door and being just seconds away from world-class shooting at Quail Creek Sporting Ranch, one of South Florida's premier public sporting clays destinations. This exceptional property backs directly up to Quail Creek in Okeechobee, Florida, placing you mere moments from exciting clay target courses, tournaments, gun rentals, and a vibrant community of shooting enthusiasts. Whether you're a beginner working on your shot or an experienced shooter chasing your next personal best, the range is literally right behind your home—offering unmatched convenience and daily access to the sport you love.

Just one mile away lies the exclusive Pine Creek Sporting Club, another of South Florida's top-tier sporting destinations. This members-only champion wing-shooting and clay target plantation spans thousands of acres of pristine woodlands and uplands, delivering world-class upland game hunting and refined club facilities. Buyers of this property will enjoy an unbeatable lifestyle where two of the finest sporting clubs in the region are seconds and minutes from your doorstep—creating a rare private paradise for serious outdoor enthusiasts who want to live immersed in the shooting and hunting lifestyle without compromise.

LOCATION DETAILS



Map data ©2026 Imagery ©2026 Airbus, Landsat / C

Location & Driving Directions

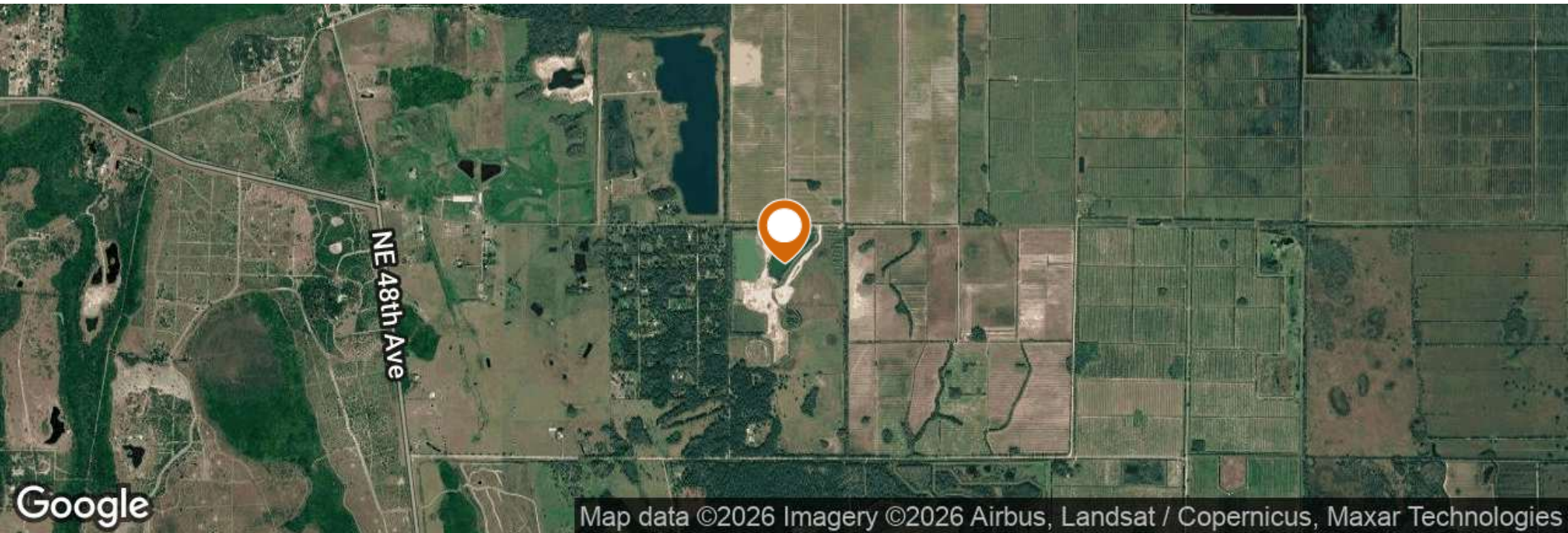
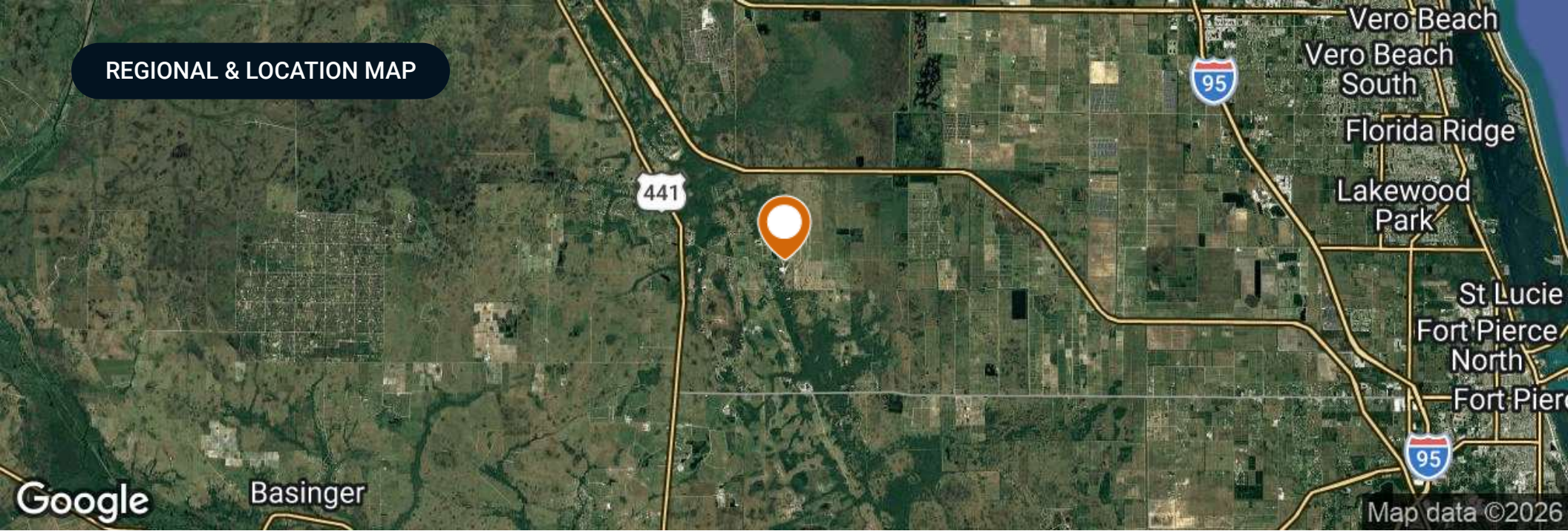
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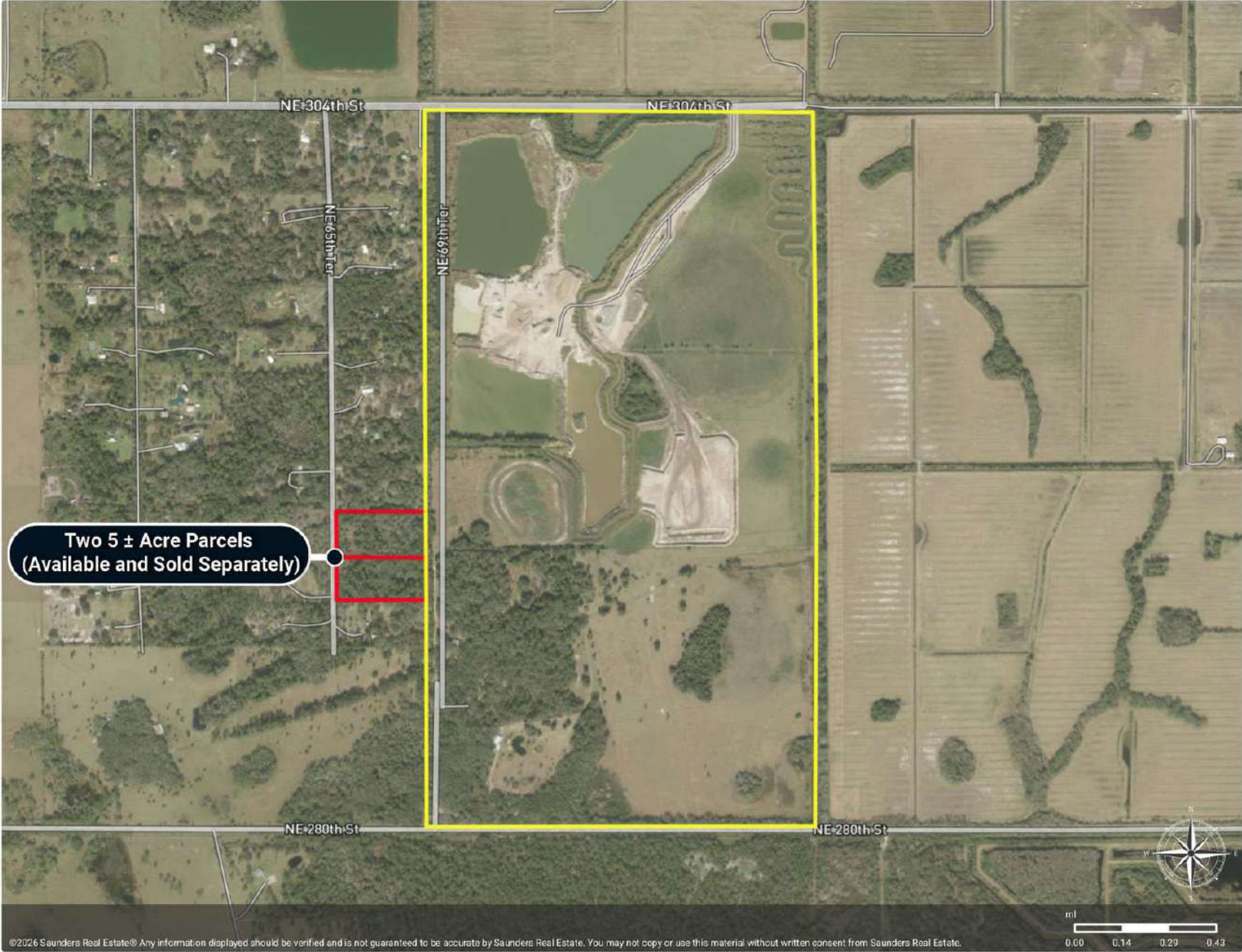
Driving Directions: Contact listing agents

Showing Instructions: Contact listing agents

REGIONAL & LOCATION MAP



OUTLINE MAP



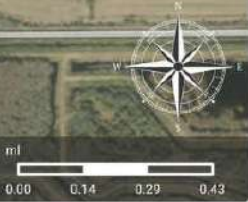
Sand Hill FDOT Rock Mine

- Polygon
- Polygon
- Polygon

Two 5 ± Acre Parcels
(Available and Sold Separately)



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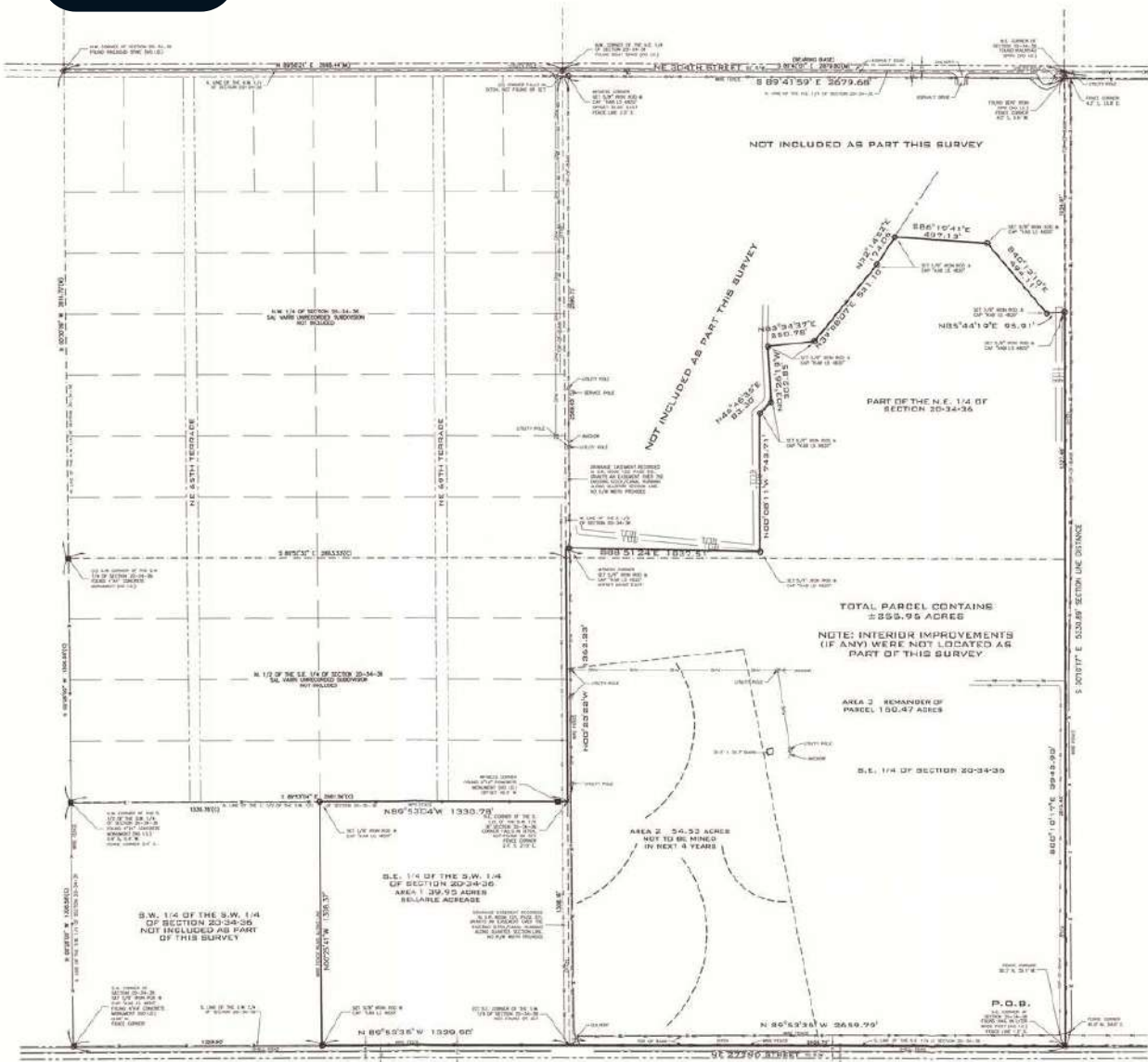


AERIAL OUTLINE PHOTOS



SURVEY

BOUNDARY SURVEY PREPARED FOR MJ RANCH HOLDINGS LLC



DESCRIPTION PROVIDED BY SURVEYOR:
 A parcel of land, being a portion of Section 20, Township 34 South, Range 36 East, said parcel being more particularly described as follows:
BEGINNING of the Southeast corner of said Section 20;
 thence run North 89°53'35" West, along the South line of said Section 20, a distance of 2659.79 feet to the Southwest corner of the East 1/2 of said Section 20;
 thence continue North 89°53'35" West along the South line of the SE 1/4 of the SW 1/4 of said Section 20, a distance of 1329.90 feet to the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of said Section 20;
 thence run North 00°25'41" West, along the West line of said 1/4, 1/4, a distance of 1308.37 feet; thence run South 89°53'04" East, along the North line of said 1/4, 1/4, a distance of 1330.78 feet; thence run North 00°23'22" West along the West line of the said East 1/2 of said Section 20, a distance of 2870.39 feet;
 thence run South 06°51'24" East a distance of 1037.91 feet;
 thence run North 00°28'11" West a distance of 743.71 feet;
 thence run North 46°46'35" East a distance of 83.30 feet;
 thence run North 03°26'19" West a distance of 302.65 feet;
 thence run North 83°34'37" East a distance of 250.78 feet;
 thence run North 35°08'07" East a distance of 531.10 feet;
 thence run North 32°14'22" East a distance of 174.08 feet;
 thence run South 86°19'41" East a distance of 407.13 feet;
 thence run South 40°13'10" East a distance of 494.11 feet;
 thence run North 05°44'19" East a distance of 93.91 feet, to a point on the East line of said Section 20;
 thence run South 00°10'17" East along the East line of said Section 20 a distance of 3942.90 feet to the Southeast corner of said Section 20, said point being the **POINT OF BEGINNING**.
 Said parcel contains 255.93 acres more or less by calculation of this description.

- PROJECT SPECIFIC NOTES:**
- 1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE CALCULATED(C) AND MEASURED(M).
 - 2) THE DESCRIPTION SHOWN HEREON WAS PROVIDED BY TRADEWINDS SURVEYING SERVICES, LLC.
 - 3) SITE ADDRESS: 5625 NE 272ND STREET.
 - 4) PARENT PARCEL ID: 1-20-34-36-0000-0000-0000.
 - 5) F.L.R.M. ZONE: "A" & "C" PANEL NO. 120177 0150 B, DATED 7-04-81.
 - 6) BEARING REFERENCE: THE EAST LINE OF SECTION 20-34-36 IS TAKEN TO BEAR SOUTH 00°10'17" EAST.
 - 7) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.
 - 8) SURVEYOR WAS NOT PROVIDED WITH ANY TITLE INFORMATION FOR THIS PARCEL. SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF EASEMENT DIMENSIONS SHOWN HEREON, IF ANY. THERE MAY BE OTHER EASEMENTS OR RESTRICTIONS THAT AFFECT THIS PARCEL.
 - 9) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - 10) DATE OF LAST FIELD SURVEY: July 28, 2015

TRADEWINDS SURVEYING SERVICES, LLC
 200 S.W. 3rd Avenue
 Ocoee, FL 34794
 Tel: (855) 763-2887
 Fax: (853) 763-4542
 Email: ksb.twp@yahoo.com

PREPARED FOR THE EXCLUSIVE USE OF:
Dae T. Reed
 Fee & Fee, PLLC
 Old Republic National Title Insurance Company

STANDARD NOTES:

1. No part of the public records for determination of ownership or restrictions affecting the lands shown was furnished by the surveyor.
2. The survey depicted here is prepared exclusively for those parties noted.
3. No responsibility or liability is assumed by the surveyor for use by others not specifically named.
4. No title is shown without the signature and approval of Florida licensed surveyor and notator **ABSG**.
5. There are no visible above ground improvements except as shown.
6. No attempt was made to locate underground improvements and/or encroachments (if any) as part of this survey.
7. This survey was prepared in accordance with minimum technical standards established by the Florida Board of Surveyors and Measurers (Chapter 4101-6, F.A.C.) pursuant to Section 472.017, Florida Statute.

LEGEND
 □ - Survey Line (not used) □ - "V" or "L" □ - "R" or "C"
 □ - "S" or "T" (not used) □ - "F" or "G" (not used)
 □ - "A" or "B" (not used) □ - "D" or "E" (not used)
 □ - "H" or "I" (not used) □ - "J" or "K" (not used)
 □ - "L" or "M" (not used) □ - "N" or "O" (not used)
 □ - "P" or "Q" (not used) □ - "R" or "S" (not used)
 □ - "T" or "U" (not used) □ - "V" or "W" (not used)
 □ - "X" or "Y" (not used) □ - "Z" or "AA" (not used)

DISCUSSION	DATE	FILE	BY	CR
BOUNDARY SURVEY	06/16/15	307/69	WC	KAB
REVISE BOUNDARY SURVEY	07/29/15	FILE	KR	KAB
EXCLUDED SW 1/4 OF SW 1/4	05/29/19	FILE	KR	KAB
ADDED AREAS 1-3 AGREEMENT	06/04/19	FILE	KR	KAB
ADDED PREPARED FOR NAMES	06/15/19	FILE	KR	KAB

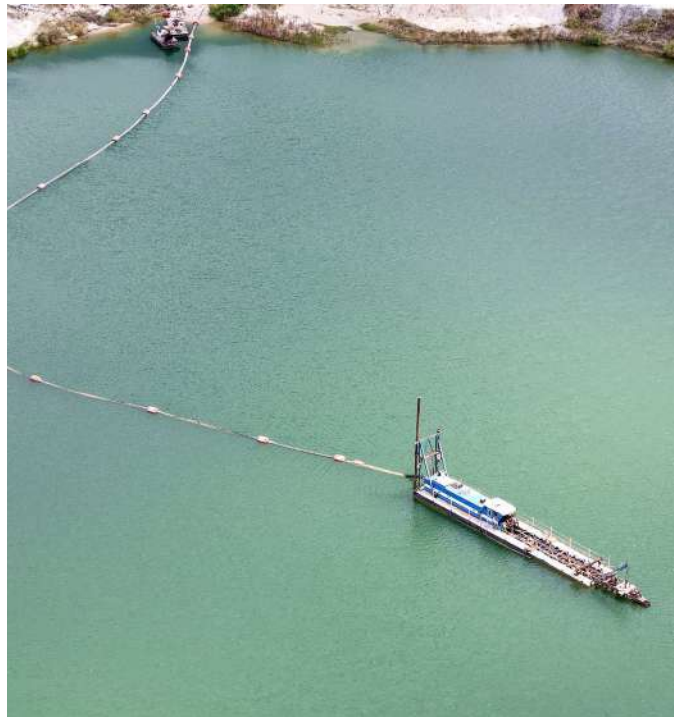
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 SHEET 1 OF 1

DRAWING NUMBER: **29137-052919**

WILDLIFE PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS

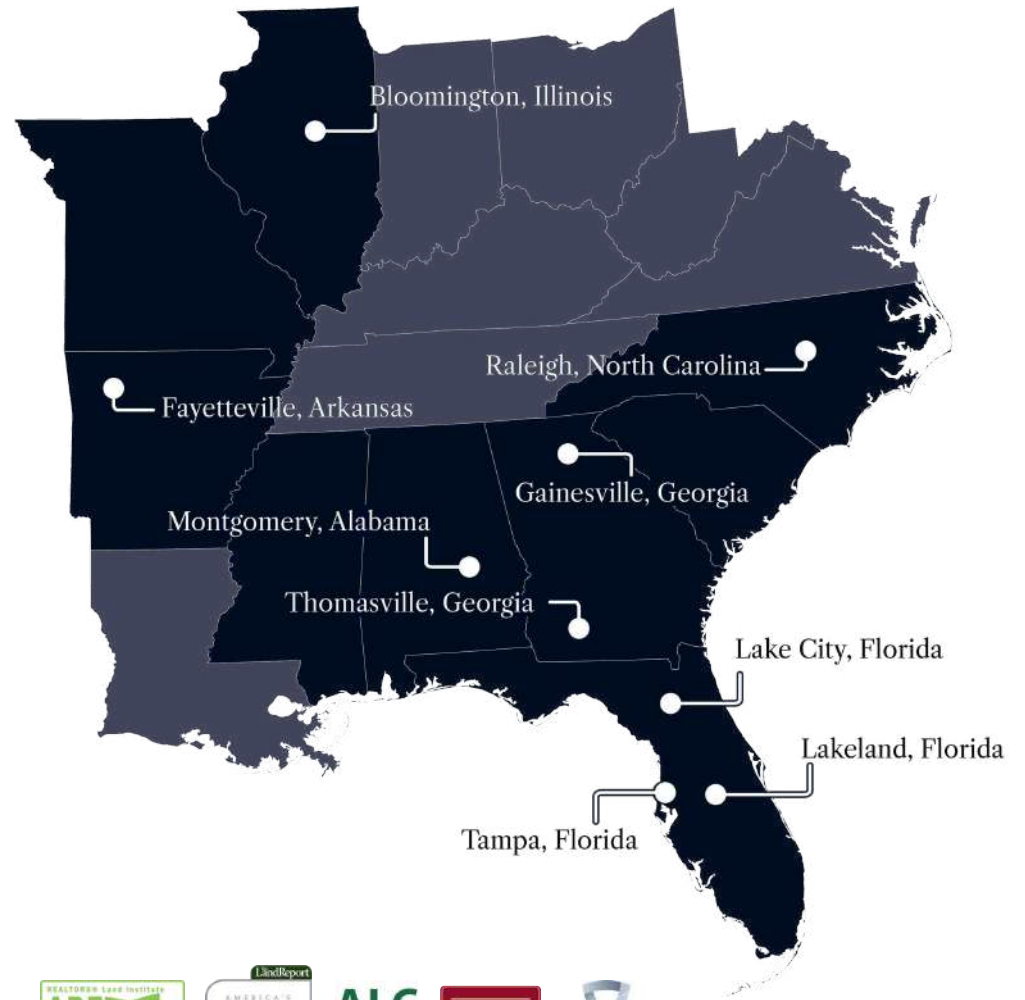


ADDITIONAL PHOTOS





At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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