

Real Ranch Lifestyle on Offer

2 Homes, Other Buildings and 4,000 acres Listed for \$26 million

By Chris Wille, *Real Estate Editor*

Want land? A lot of land?

A so-called recreational ranch that spreads across more than 4,000 acres in DeSoto County is on the market for \$26 million. Located east of North Port, off King's Highway, the BR Ranch features two houses, two horse barns, a working arena/rodeo pen, equipment barns, storage sheds and dog kennels.

Why the "recreational" label?

The ranch has been chiefly managed for wildlife and recreation to take advantage of the hunting and fishing opportunities, what with Osceola turkey, deer, and wild hog, and wild and released quail, two natural ponds for ducks and other migratory waterfowl; year-round green- and blue-winged teal; and a host of other ponds offering what the Realtors promise is "great fishing."

Palm and oak hammocks, cypress, pines, palmettos, flatwoods, sawgrass marshes and cabbage palms complete the setting.

The seller is Naples developer Michael Boran.

"The Borans were major players in the growth of South Florida for decades," said Jon Kohler of Jon Kohler and Associates, the brokerage listing the property. "They could have picked a host of ranches to entertain their clients. They picked the best."

The 2,900-square-foot Cypress Lodge and the 3,037-square-foot Ranch House will accommodate plenty of hunting and fishing guests.

But this is a working property, too, with income potential.

"BR Ranch was actually just listed about eight weeks ago and the excitement around it has exploded," Jeri Madden, Kohler's marketing manager, told me this week. The listing has garnered 4,140 page views on the company website and 42,000 views of the property video through social media.

To date, the Panhandle-based specialty brokerage, which markets plantation, ranch and recreational land to high-net-



The 4,000-acre BR Ranch in DeSoto County is on the market for \$26 million has been chiefly managed for wildlife and recreation to take advantage of the hunting and fishing opportunities.



The BR Ranch includes two houses, two horse barns, a working arena/rodeo pen, numerous equipment barns and storage sheds as well as dog kennels.

(Photos Courtesy of Jon Kohler and Associates)

worth individuals, has had two showings with two prospects "that have been vetted to the highest degree," Madden said. "We are very selective about who we show these properties to."

The working portion of the BR Ranch includes around 1,900 acres of grass and fields for cattle; another 1,100 acres of "improved pasture" planted in Bahia,

Bermuda and Hermathia grasses, and 800 acres of laser-leveled fields with an irrigation system, with about 300 of those acres leased at \$500 per acre.

In the past, the crops grown there included tomato, watermelon, various vegetables, hay and sod. No reason they can't again.