

Bluefield Ranch Hunting Preserve

0 TBD Saint Lucie County 34945, Saint Lucie County, Florida 34945

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PROPERTY OVERVIEW



Sale Price

\$8,760,500

Offering Summary

Acreage:	2,693 Acres
Price / Acre:	\$3,253
State:	Florida
City:	Saint Lucie County
County:	St. Lucie & Martin
Property Type:	Conservation Easements Hunting and Recreational Land

Property Overview

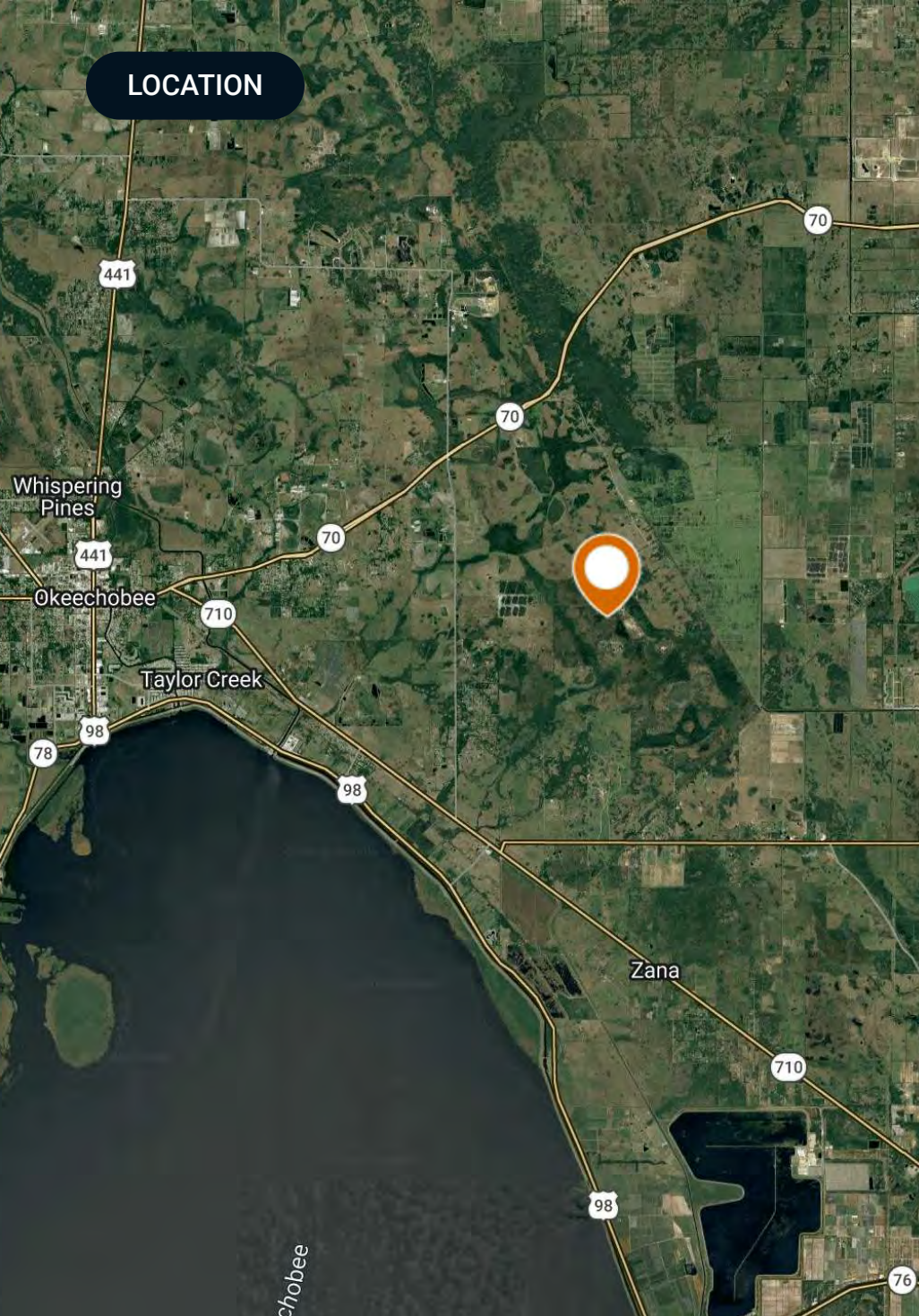
Presenting a rare opportunity for hunting and recreation enthusiasts in the coveted Saint Lucie and Martin County area. The Bluefield Ranch Hunting Preserve offers an expansive piece of land for outdoor pursuits, making it an ideal investment for those seeking a natural retreat. With its strategic location, this property provides access to just under 2,700 acres of protected hunting land near Lake Okeechobee, located just 6 miles off of State Route 70.

The property is subject to a recorded conservation easement held by the South Florida Water Management District, encumbering all acreage except for a 10-acre unencumbered area. Of this unencumbered portion, approximately 4 acres are being designated to remain in a natural, undisturbed state to serve as a buffer between any future site improvements and the mitigation bank.

Currently operated as an approved mitigation bank, the property has undergone extensive professional restoration and ongoing ecological management; sellers will retain all mitigation rights. Today, it provides high-quality habitat that supports regional conservation priorities and contributes meaningfully to the ecological health of the Okeechobee landscape. The perfect escape for hunters and wildlife enthusiasts, this property is home to multiple species, including turkeys, deer, feral hogs, quail, waterfowl, panthers, and gopher tortoises.



LOCATION



Location & Driving Directions

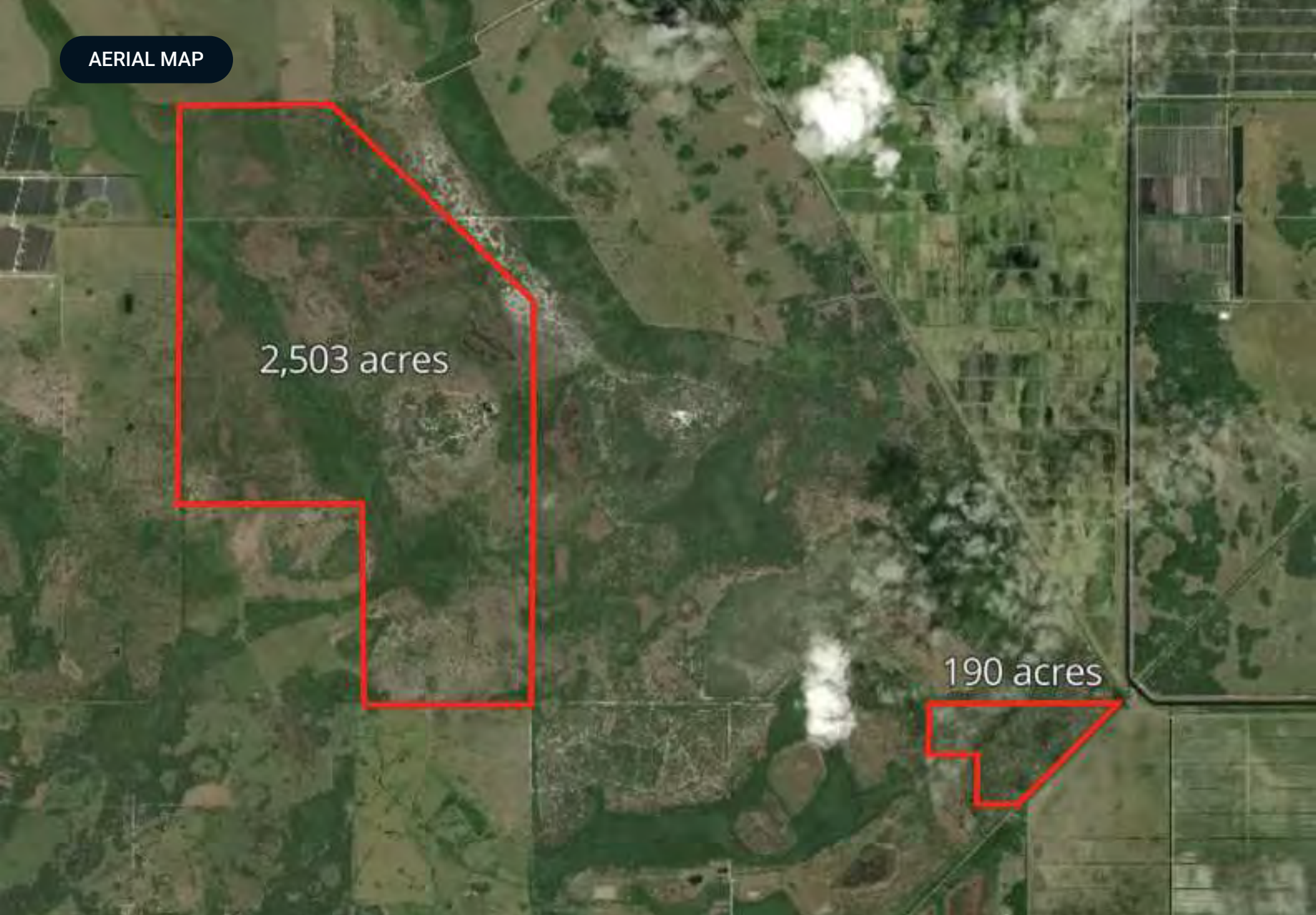
Parcel: St. Lucie County: 4120-111-0001-000-9 & Martin County: 01-38-37-000-000-00020-6

GPS: 27.2511411, -80.6381314

Driving Directions: Take SR 70 east of Okeechobee for about 10 miles, turn right (south) onto Bluefield Road (county maintained shellrock road), in 6 miles you will arrive at the property

Showing Instructions: Contact Nick Dabbelt or Keat Waldron, ALC.

AERIAL MAP



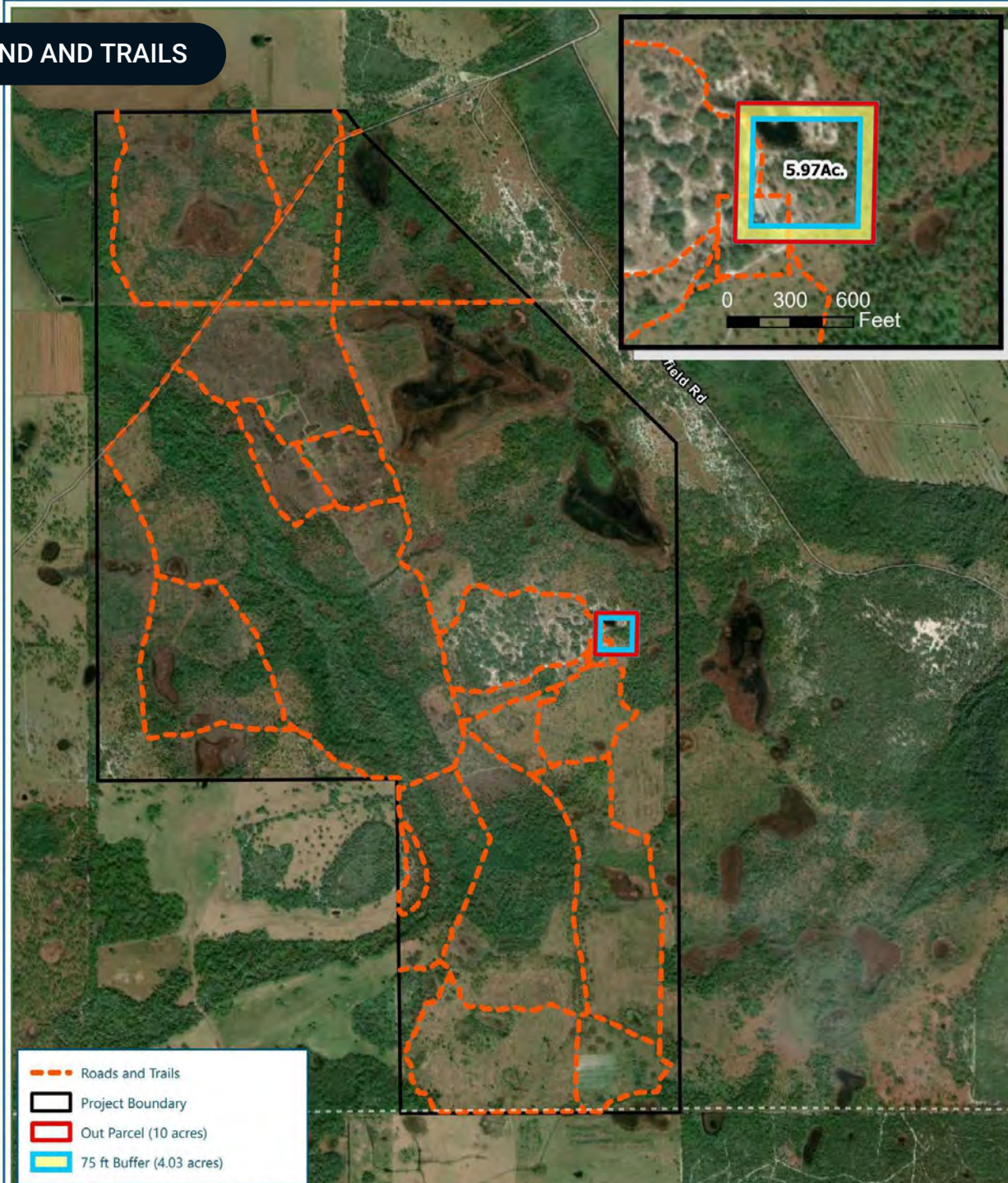
2,503 acres

190 acres

WETLANDS



UNENCUMBERED LAND AND TRAILS





Specifications & Features

Uplands / Wetlands:	Uplands: 2,172+/- acres / Wetlands: 521+/- acres <ul style="list-style-type: none">• Predominantly Waveland Fine Sand• Other soils include Lawnwood• Salerno
Soil Types:	<ul style="list-style-type: none">• Samsula• Satellite• Pendarvis• Basinger• and Placid
Taxes & Tax Year:	2025 Taxes: <ul style="list-style-type: none">- Martin County: \$0- St. Lucie County: \$34,246.04
Zoning / FLU:	St. Lucie County Zoning: AG-5 / Martin County Zoning: A-2 Future Land Use - Agricultural
Nearest Point of Interest:	Okeechobee: 25 minutes Port St. Lucie & Fort Pierce: 45 minutes West Palm Beach: 1 hour 20 minutes Melbourne: 1 hour 23 minutes Orlando - 2 hours Miami - 2 hours 30 minutes Tampa - 2 hour 45 minutes
Survey or Site Testing Reports:	Boundary Survey Available. Ingress/Egress Easement allows access to noncontiguous 190+/- acre parcel in Martin County.

ADDITIONAL PHOTOS





ADDITIONAL PHOTOS





ADDITIONAL PHOTOS



WILDLIFE



ADDITIONAL PHOTOS







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