

SECLUDED 22-ACRE RANCH ESTATE OKEECHOBEE COUNTY

6935 NE 48TH ST, OKEECHOBEE, FL 34972



FOR SALE

Presented By,

MATTHEW ROTOLANTE, SIOR, CCIM

President

305.490.6526

mrotolante@lee-associates.com

CONNER MILFORD

Senior Vice President

314.766.9336

cmilford@lee-associates.com

**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305-235-1500 | leesouthflorida.com

[@leesouthflorida](#)

PROPERTY SUMMARY

SECLUDED 22-ACRE RANCH ESTATE WITH ENDLESS POTENTIAL

Lee & Associates is pleased to present a 22-acre secluded ranch estate in Okeechobee, where expansive pastureland, privacy, and established agricultural use create a unique opportunity for end-users and investors alike. Whether envisioned as a working ranch, equestrian property, recreational retreat, or private family compound, the property offers the infrastructure to support a variety of uses, including a 5,000+ SF residence, guest house, 3,500 SF barn, RV port, machine shed, and multiple accessory improvements—all within a peaceful rural setting just outside the city's conveniences.

Positioned in Okeechobee, this property offers a functional rural setting well-suited for agricultural operations, livestock use, and country living. The combination of improved residential space, ranch infrastructure, and accessory buildings provides an opportunity for an owner-user seeking an established ag property with the flexibility to support cattle operations, equipment storage, guest accommodations, and day-to-day ranch management in one location.



For more information, please contact one of the following individuals:

MARKET ADVISORS

MATTHEW ROTOLANTE, SIOR, CCIM

President
305.490.6526
mrotolante@lee-associates.com

CONNER MILFORD

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PROPERTY HIGHLIGHTS



22-Acre of Pasture Land
5,000 SF Primary House
400 SF Guest House
3,500 SF barn
4 bays and concrete floor
Machine shed
Oversized RV bay with 270-volt electric outlets
Additional storage shed
Active cattle operation



LOCATION

Located in northeastern Okeechobee County, this property offers convenient access to the area's primary transportation corridors, providing connectivity to Central and South Florida.



US Highway 441 (US-441)
• Distance: ~8-10 miles west
• Drive Time: 10-15 minutes

State Road 70 (SR-70)
• Distance: ~10-12 miles southwest
• Drive Time: 15-20 minutes

Florida's Turnpike
• Distance: ~35-40 miles east
• Drive Time: 40-50 minutes

PROPERTY DETAILS

SALE PRICE		\$1,195,000	BUILDING INFORMATION	
			BUILDING SIZE	5,000 SF
			GUESS HOUSE	400 SF
			BARN	3,500 SF
			BUILDING CLASS	B
			YEAR BUILT	2008
			NUMBER OF BUILDINGS	4
LOCATION INFORMATION				
BUILDING NAME	Secluded 22-Acre Ranch Estate			
STREET ADDRESS	6935 NE 48th St			
CITY, STATE, ZIP	Okeechobee, FL 34972			
COUNTY	Okeechobee			
MARKET	South Florida			
SUB-MARKET	Okeechobee (Florida Heartland / rural-agricultural market)			
PROPERTY INFORMATION				
PROPERTY TYPE	Agricultural Use			
PROPERTY SUBTYPE	Other			
ZONING	AG			
LOT SIZE	22 Acres			
APN #	1-20-36-36-0A00-00001-A000			

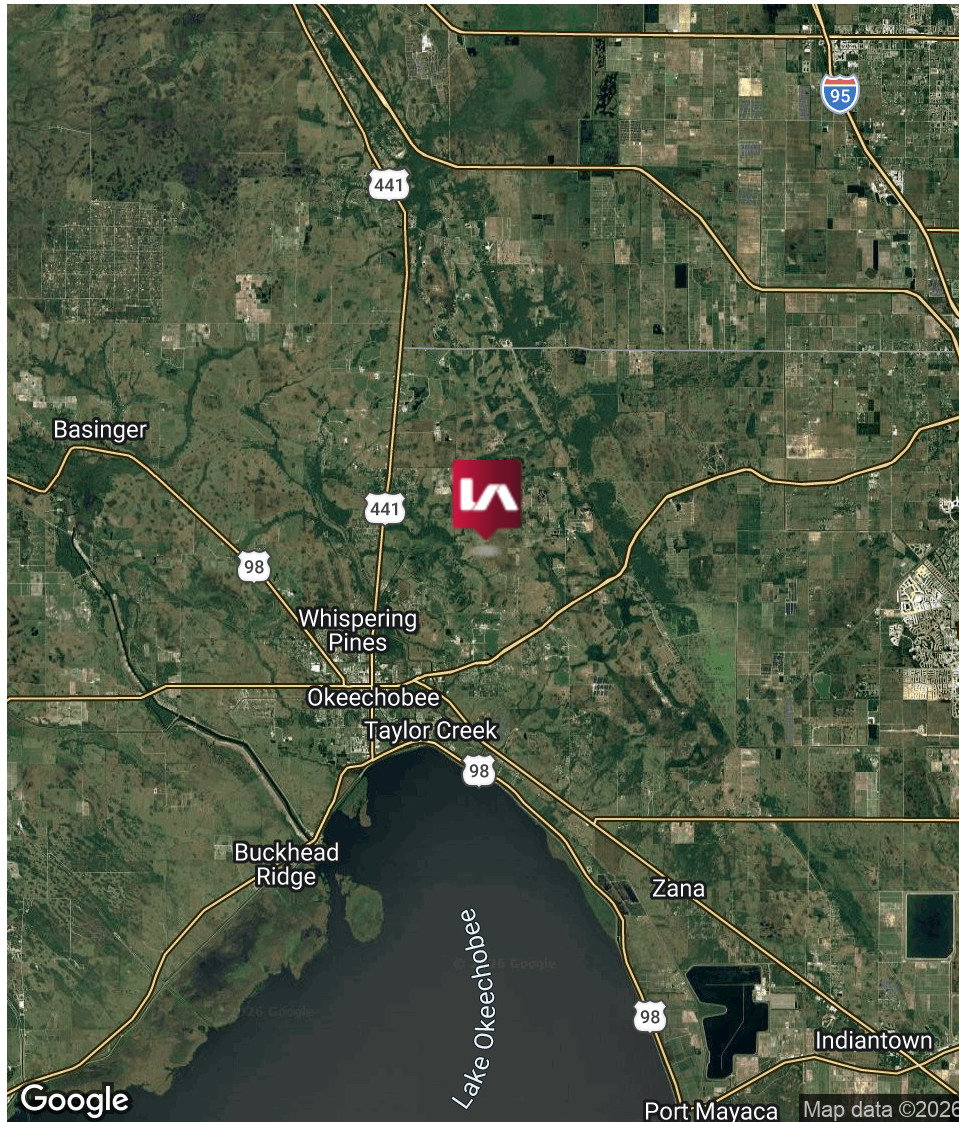
SECLUDED 22-ACRE RANCH ESTATE



SPACIOUS LIVING AREAS WITH HIGH-END RUSTIC APPEAL



REGIONAL MAP



LOCATION OVERVIEW

Located in Okeechobee, this property offers a rural agricultural setting conducive to cattle and ranch use. The area supports country residential living with space for livestock, equipment, and operational flexibility.

CITY:	Okeechobee
MARKET:	South Florida
SUBMARKET:	Okeechobee (Florida Heartland / rural-agricultural market)

DEMOGRAPHIC PROFILE

KEY FACTS

8,697 Population	40.1 Median Age
2.6 Average Household Size	\$69,009 Average Household Income

HOUSING MARKET			
	2,303 Owner Occupied Housing Units	\$239,632 Average Home Value	82 Housing Affordability Index
	912 Renter Occupied Housing Units	0.26% Units Compound Annual Growth Rate	31 Vacant Units For Rent

Drive time of 30 minutes



TOTAL HOUSING UNITS		
3,671 2020 Total Housing Units	3,721 2025 Total Housing Units	3,909 2030 Total Housing Units
DAYTIME POPULATION		
11,064 Daytime Population Total	5,469 Daytime Population: Workers	5,595 Daytime Population: Residents

EMPLOYMENT TRENDS		
45% White Collar		21% Services
34% Blue Collar		Unemployment Rate 3.2%
NEARBY AMENITIES		
22 Grocery Stores	37 Restaurants & Bars	130 Retail Stores

BUSINESS	
668 Total Businesses	5,710 Total Employees
\$812,186,455 Total Sales	