

FOR SALE

7C'S RANCH

134 Shoreside Trail Crescent City, FL 32112



SALE PRICE

\$7,900,000



CLICK TO VIEW VIDEO

Bob Buckmaster, CCIM
904 827 1717

Adam Lanteigne
904 584 7777

Eric Maimo
904 537 6443

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 **POWER BROKER**
2017 Top Firm Award

FOR SALE

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PROPERTY DESCRIPTION

Welcome to an unparalleled Wilderness Sportsman's Retreat within this exclusive licensed preserve, meticulously curated to offer an exceptional sportsman experience. Spanning over 469 pristine acres, this estate hosts a diverse array of game, including over 500 deer such as White-tail, Axis Deer, and Black Bucks, along with numerous exotic species. Fed year-round on a specialized pelletized diet, these animals are released to roam wild, ensuring a challenging pursuit for even the most seasoned sportsman.

Strategically positioned across the landscape are nine custom elevated box stands, providing both comfort and tactical advantage. The grounds encompass food plots covering 14 acres, complemented by 11 shed feeders and a dedicated ten-station Pheasant Tower Shoot area. An archery practice facility and comprehensive shooting ranges, including Sporting Clays and Bench Rest Rifle Shooting, cater to every shooting enthusiast's needs.

Surrounded by meticulously maintained pine plantations, the two-and-a-half-story lodge offers five en-suite bedrooms across its 5,200 square feet. Overlooking a serene lake stocked with bass and bream, the lodge features a Chef's kitchen complete with granite countertops and top-tier commercial appliances. Adjacent to the lodge, a separate outbuilding beckons guests to convene by the fire pit or unwind in the inviting bar/lounge area, complete with a cozy fireplace.

Located amidst the Bass Capital of the World, offering nearby freshwater and saltwater fishing opportunities, this property goes beyond being a mere wildlife sanctuary—it stands as a haven for those who value luxury, adventure, and the great outdoors.

Conveniently located within a 1 ½ hour drive from Jacksonville or Orlando and a 2 hour drive from Tampa making this the ideal drive-in or fly-in retreat.

PROPERTY HIGHLIGHTS

- Almost 500 Acres
- \$2M+ Residence
- Wetland Mitigation Bank Potential
- Tremendous Opportunity for Peat Moss Farming

OFFERING SUMMARY

Sale Price: \$7,900,000

Lot Size: 471.9 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	76	1,026	3,712
Total Population	191	2,656	9,385
Average HH Income	\$57,009	\$54,803	\$54,611

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ANIMALS

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HOUSE

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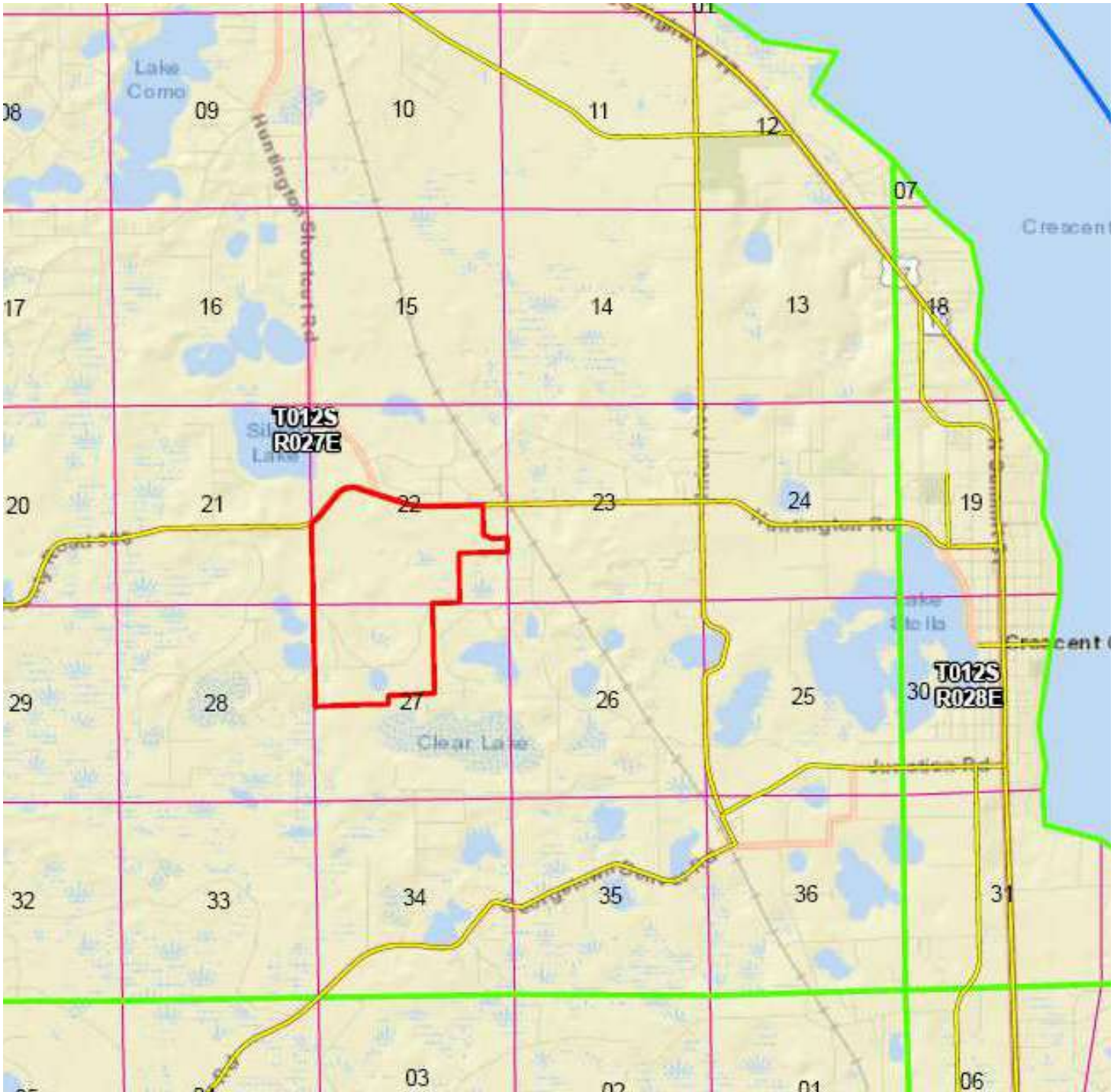


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PLAT MAP

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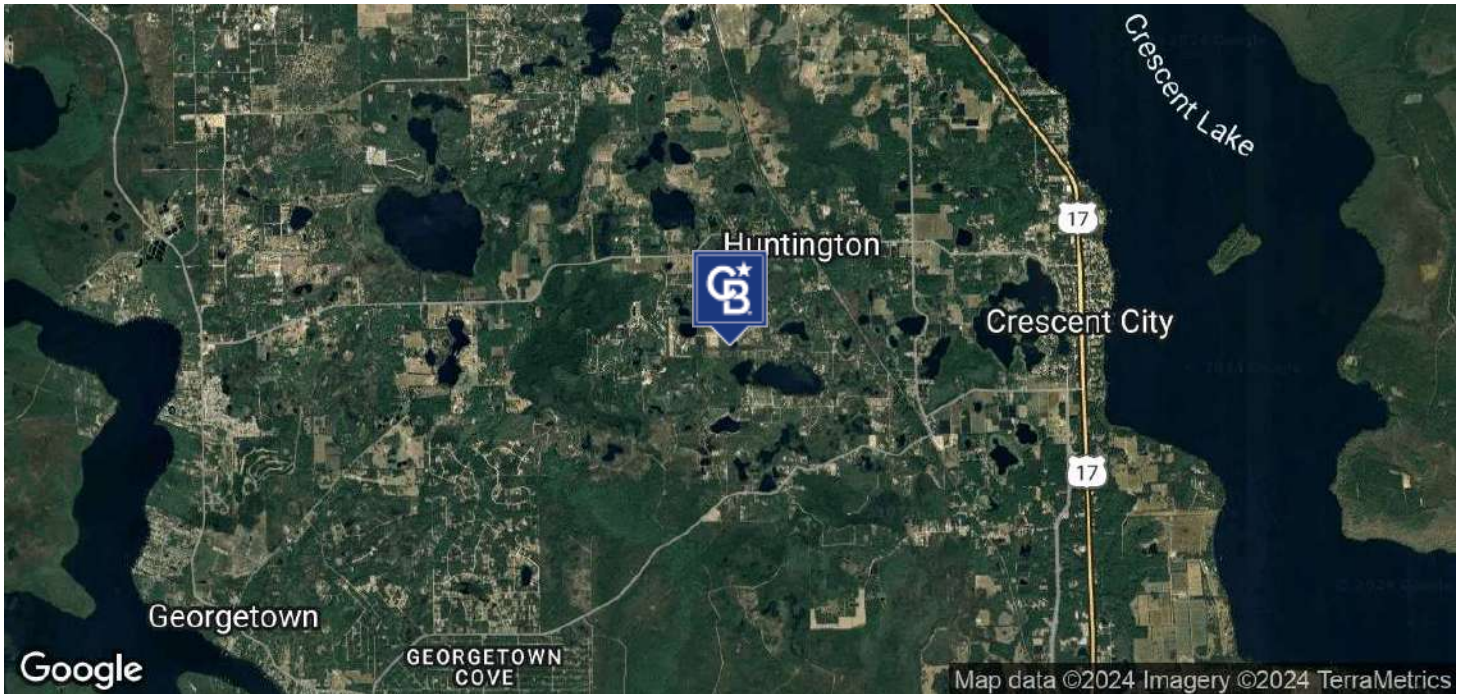


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LOCATION MAP

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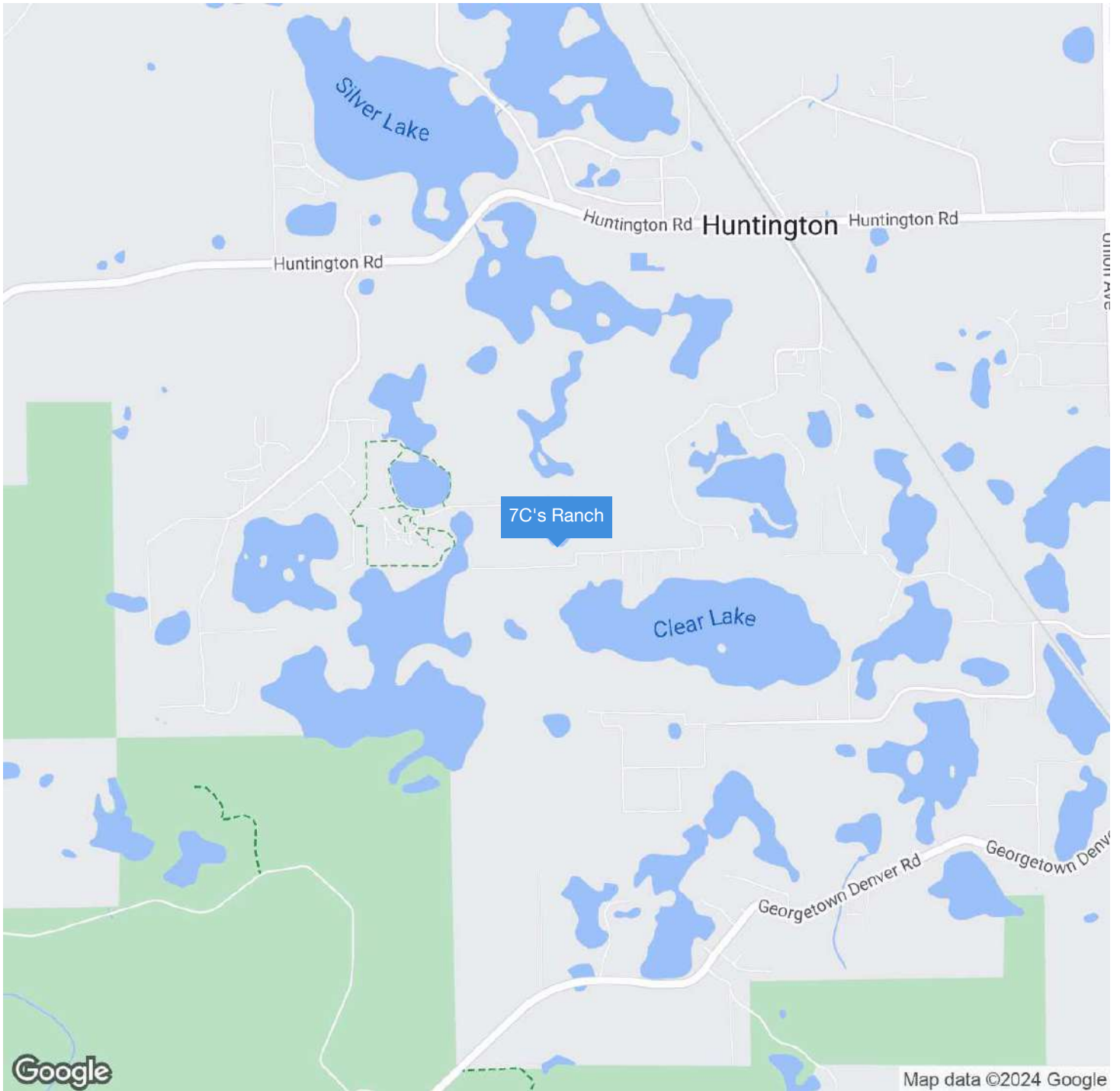


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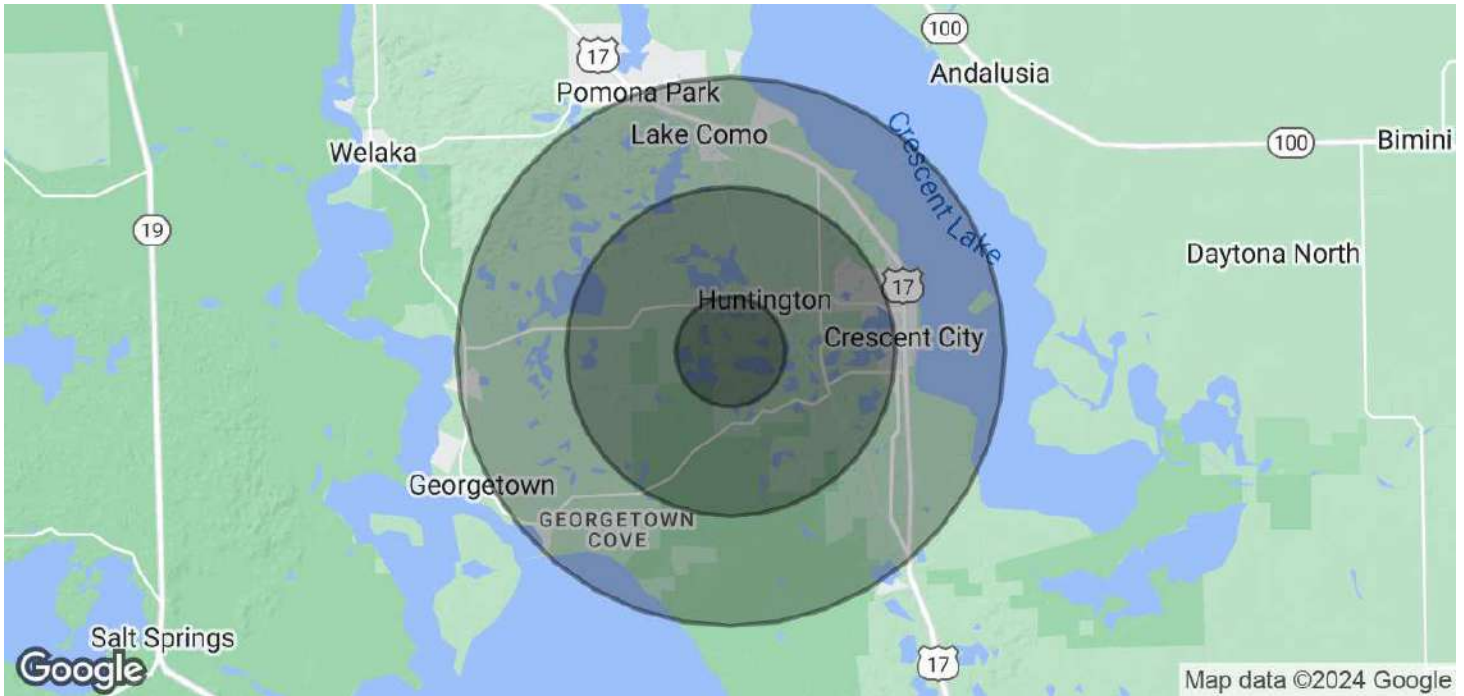


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DEMOGRAPHICS

7C'S RANCH

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	191	2,656	9,385
Average Age	47	45	44
Average Age (Male)	46	44	44
Average Age (Female)	48	46	45
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	76	1,026	3,712
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$57,009	\$54,803	\$54,611
Average House Value	\$172,480	\$202,312	\$223,507

Demographics data derived from AlphaMap

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BOB BUCKMASTER, CCIM

Broker Associate

bob@thepremierproperties.com

Direct: **904.827.1717** | Cell: **904.392.5151**

FL #BK3340210

PROFESSIONAL BACKGROUND

Robert Buckmaster, CCIM, serves as Managing Broker for Coldwell Banker Commercial Premier Properties specializing in the sale of warehouse and office properties in addition to advising customers on land assemblage and development in Northeast Florida. Mr. Buckmaster has been advising customers in the sale and disposition of commercial properties since 1991, securing more than \$300 million in transaction volume. During his career, Mr. Buckmaster has specialized in historical districts, bed and breakfast properties, motels, restaurants, and new site development. Prior to entering the real estate industry Mr. Buckmaster's educational focuses centered on Computer Science and programming. His knowledge and interest in technology lead him to the United States Navy where he served as a data processor and computer programmer. He also provided vital computer and communication support to the governments Drug Interdiction Task Force headquartered out of Key West Florida. Mr. Buckmaster has earned the prestigious Certified Commercial Investment Member (CCIM) designation by the CCIM Institute. The CCIM designation is awarded to commercial real estate professionals upon completion of a graduate-level curriculum and attainment of a level of qualifying experience.

2021 Circle of Distinction - Platinum

2021 International Society of Excellence

2021 #1 Coldwell Banker Commercial Office in Florida

2020 Circle of Distinction - Gold

2019, 2020 and 2021 "Top 2%" in Coldwell Banker Commercial Nation Wide

Costar Power Broker 2020 - Transaction Volume

CoStar Power Broker 2016 - Top Broker Award

CoStar Power Broker 2016 - Top Firm Award

EDUCATION

Studied Computer Science at Roosevelt University

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ADAM LANTEIGNE

Investment | Sales | Leasing Associate

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Direct: 904.584.7777 | Cell: 602.702.4288

FL #SL3445753

PROFESSIONAL BACKGROUND

Adam Lanteigne serves as a licensed real estate agent for Coldwell Banker Commercial Premier Properties specializing in sales, investment and leasing. Lanteigne's background includes asset management overseeing 1.5 million square-feet-of-space (office, retail and industrial) in Arizona, New Mexico and Colorado. Lanteigne's experience includes working with the largest servicer of commercial loans to stabilize and increase value to their assets through leasing, improvements, and over-all business acumen. Before joining Coldwell Banker, Lanteigne managed a real estate investment firm overseeing offices in Phoenix, Denver and Las Vegas that acquired residential investment properties and underwriting deals for their investor portfolio. Lanteigne transitioned to real estate from sports and entertainment venue operations where he worked the MLB All-Star Game and legendary concerts for artists such as The Eagles, Dave Matthews Band and John Mayer.

EDUCATION

B.S. in Business Administration - W.P. Carey School of Business - Arizona State University
Arizona Real Estate Sales License
Florida Real Estate Sales License

MEMBERSHIPS

National Association of Realtors
Florida Association of Realtors
St Augustine & St Johns County Board of Realtors

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ERIC MAIMO

Senior Associate

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PROFESSIONAL BACKGROUND

Eric Maimo specializes and focuses on marketing/advertising industrial land and Investment Properties throughout the state of Florida. Eric is determined to follow through on all of his commitments to property owners as well as interested prospects seeking to expand their businesses and cash return on Investment.

Eric developed many relationships with clients throughout his retail career in the wireless industry. He was a top producing sales professional and manager for over 8 years with RadioShack Corporation. Throughout his tenure at Radio Shack, he earned the award of top sales associate in the nation for wireless sales in 2004 and was recognized on several occasions for being top store manager in the southeast division. Since the beginning his commercial real estate career in 2012, Eric has earned awards for being the top lister, top sales and top producer for Coldwell Banker Commercial Premier Properties each year beginning 2016 and for every year since. Most recently, Eric has achieved Platinum Circle of Distinction, Chairman's Club and has also been recognized as one of the top 2% nationally for all of Coldwell Banker Commercial.

Eric knows precisely what it takes to be a successful leader and is determined to exceed his clients expectations with integrity, knowledge, and trustworthiness. His ability to generate a steady stream of referral business is a reflection of the confidence and rapport that he builds with each of his clients.

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