

SEBRING EVENT VENUE & RANCH

3511 SKIPPER ROAD SEBRING , FL 33875

Mike Damboise
863.381.0123
mike.damboise@svn.com

Trace Linder
863.287.3281
trace.linder@svn.com



Property Overview



Sale Price	**$3,500,000**

OFFERING SUMMARY

Acreage:	**120± Acres**
Price / Acre:	$29,167
City:	Sebring
County:	Highlands
Property Type:	Equestrian, Land Investment, Ranch, Residential Development, Transitional, Waterfront, Commercial
Video:	View Here

PROPERTY OVERVIEW

PRICE IMPROVEMENT This beautiful event venue and ranch spanning 120+/- acres combines idyllic Florida equestrian ranch landscapes with an established event venue business. The property features an event space, large home, pasture land, oak hammocks, and over 1/4 mile of lake frontage on Lake Josephine! Opportunities abound on this property from recreational uses to working ranch and income producing events. This hidden gem is an equestrian paradise in the country with close proximity to dining, shopping, and entertainment nearby including the world renowned Sebring International Raceway.

The event venue space is comprised of a converted barn and stables, and is perfectly designed to host weddings, corporate retreats, or professional events. The 5000+ Sq Ft space is complete with dressing rooms, restrooms, lounge areas, and a designated professional food prep area. Upstairs from the event space is a large loft area complete with 2 common areas that can be separated by rolling doors and 2 bedrooms and 2 bathrooms for guests enjoying an overnight stay.

Across from the event venue is a classic Florida cowboy cabin that has been fully renovated to accommodate guests while boasting a rustic, ranch house style. This 1,250 square foot, 2 bedroom, 1 bathroom cabin is ideally suited for event guests or could be used as a vacation rental property.

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	• Equestrian • Hunting & Recreation Properties • Land Investment • Ranch • Residential Development • Transitional • Waterfront • Commercial
Taxes & Tax Year:	$8,891.01 (2023)
Lake Frontage / Water Features:	1900' of Frontage on Lake Josephine
Road Frontage:	1330' of Frontage on Skipper Road
Nearest Point of Interest:	Sebring International Raceway
Fencing:	Perimeter and Cross Fenced
Current Use:	Event Venue and Equestrian Acreage
Potential Recreational / Alt Uses:	Event Venue, Equestrian Acreage, Corporate Retreat, Cattle Ranch, Recreational Property
Structures & Year Built:	1250 +/- sqft 2BR/1BA Cabin (2012) 4164 +/- sqft Event Space (2020)

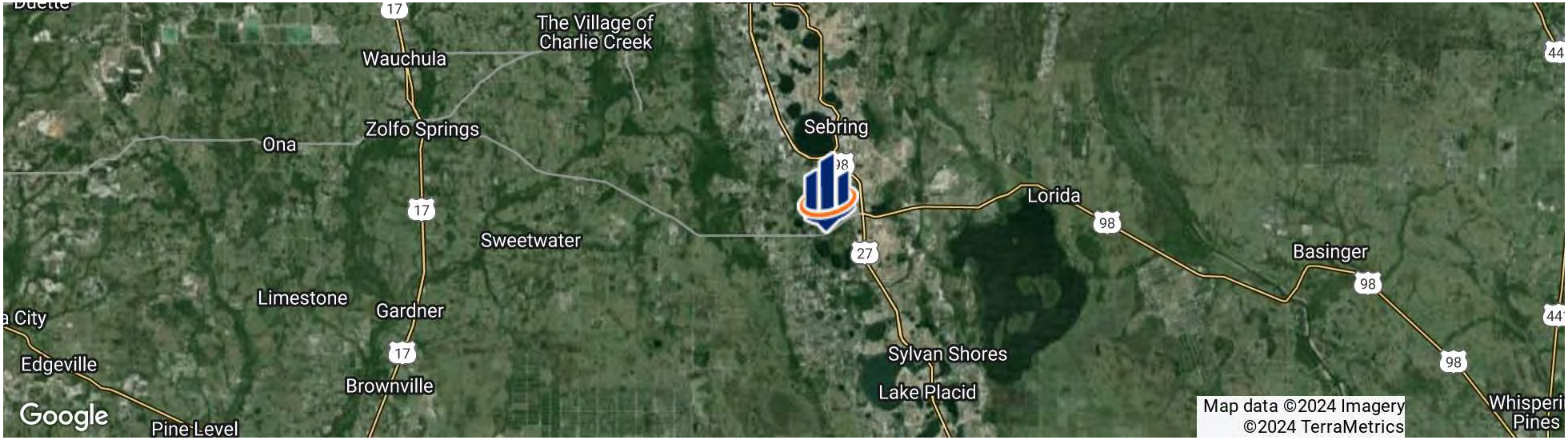
The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Location



LOCATION & DRIVING DIRECTIONS

Parcel:	C29352901000000010 C29352901000000020 C29352901000000030 C29352901000000040
GPS:	27.409261, -81.446477
Driving Directions:	From Hwy 27 in Sebring, take Sparta Road South 4.5 miles to the corner of Skipper Road
Showing Instructions:	Contact Mike Damboise or Trace Linder for showings



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.



Converted Stables to Event Space Walkway

Event Venue Highlights

Building Name	Sebring Event Venue & Ranch
Property Type	Land, Event Venue, Income Producing Business, Equestrian Facility
Lot Size	120± Acres

In addition to sprawling acreage, equestrian facilities, and lake frontage; this property's most unique feature is it's successful event venue business. Hailed as one of the premier ranch wedding venues in the state, this property offers endless possibilities as an event space.

The venue features various amenities ranging from 250+ person seating, guest lodging, dressing and lounge areas, designated food prep area, and multiple outdoor entertainment spaces.

Currently hosting upwards of 25 weddings per year, the potential for growth at this venue is endless. In addition to weddings, the barn and sprawling outdoor recreational space could be used for corporate functions, retreats, concert venues, equestrian events, and more.



- Prime location in Sebring, FL
- Proximity to Sebring International Raceway
- Versatile property for various investment opportunities
- Well-suited for event venue or corporate retreat
- Ideal for equestrian enthusiasts or cattle ranching
- Excellent recreational potential for outdoor activities
- Potential for seaplane access on Lake Josephine
- Transitional development land with diverse potential
- Ample space for expansion and customization
- Potential for significant future appreciation

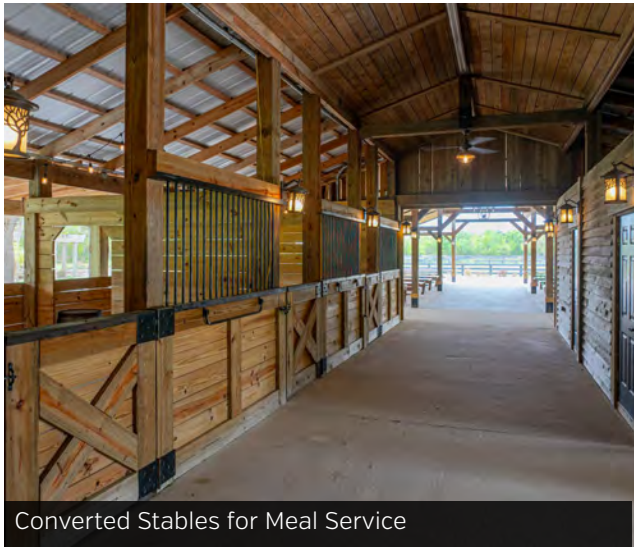
The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.



Event Venue Exterior

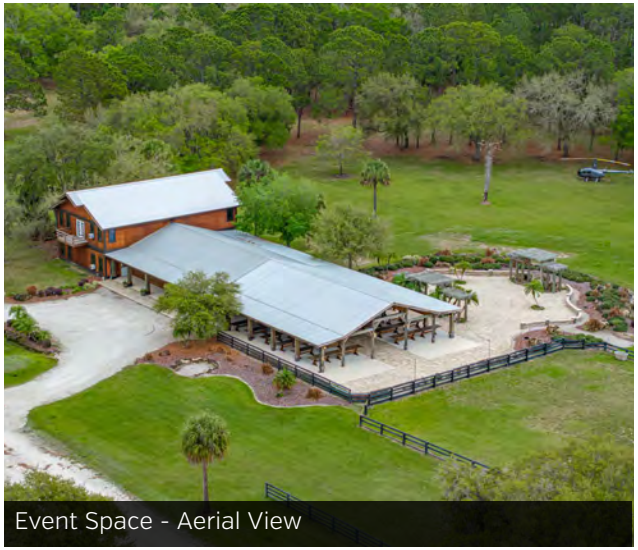

Event Space


Wedding Altar


Converted Stables for Meal Service


Seating Area


Walkway through Converted Stables


Event Space - Aerial View

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

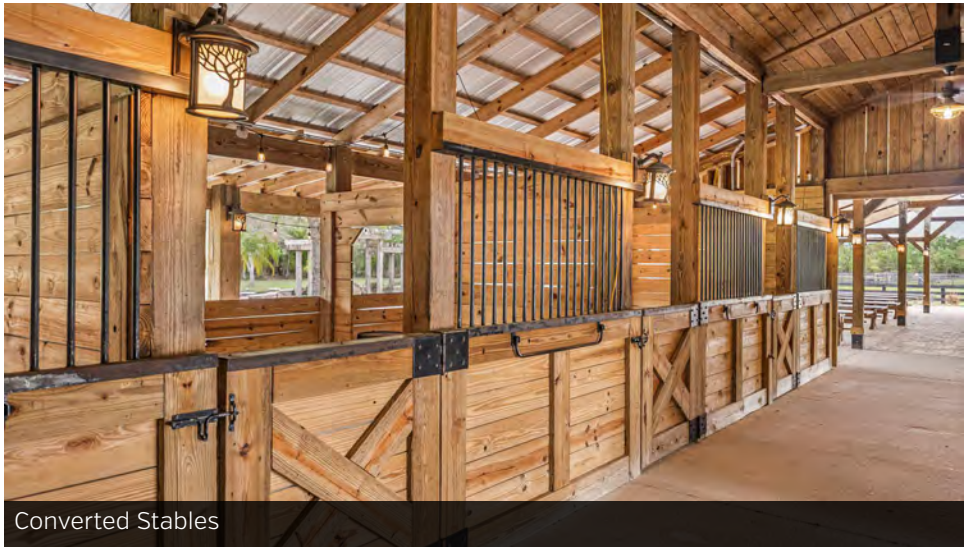
Event Venue Interior



Guest Seating/Common Area



Dressing Area/Lounge for Wedding Party



Converted Stables



Additional Dressing Area/Lounge

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Event Venue Photos


Seating for 250+ Guests


Food Prep Area For Catering



Restrooms


Additional Dressing Area/Lounge

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Upstairs Guest Lodging Interior









The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Guest Cabin







The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Guest Cabin Interior









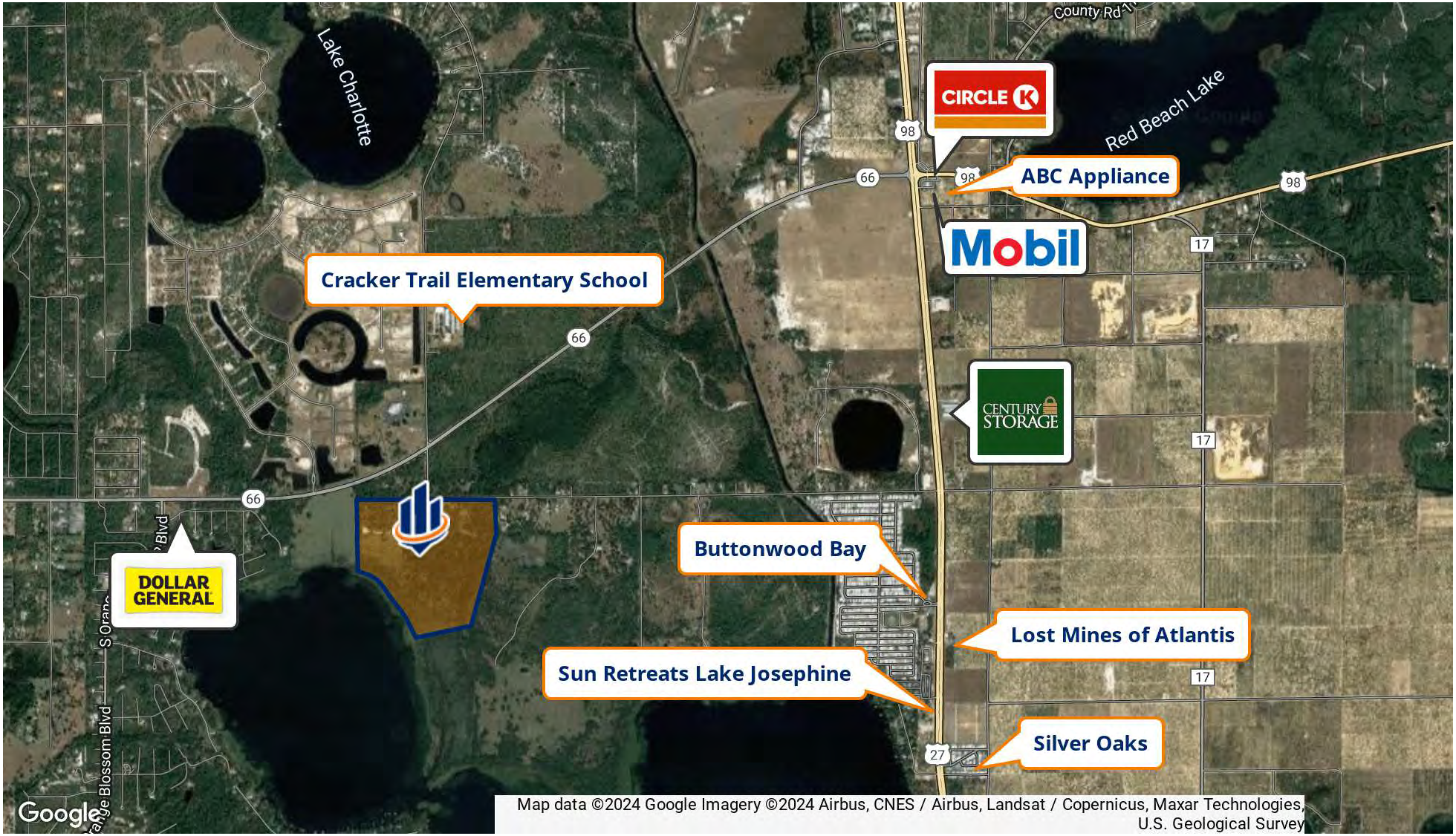
The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Market Area Map



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Neighborhood Map



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

County





HIGHLANDS COUNTY

FLORIDA

Founded	1921	Density	103.3 (2019)
County Seat	Sebring	Population	103,502 (2023)
Area	1,028 sq mi	Website	highlandsfl.gov

Highlands County comprises the Sebring-Avon Park Metropolitan Statistical Area, and its county seat is the city of Sebring. Equidistant to Tampa, Orlando, and South Florida, Highlands County is located within two hours of more than 86% of Florida's population. This location positions the county as a great bedroom community for workers who commute throughout the state. Highlands County is also near three interstates connecting to several commercial airports, an intermodal logistics center, and various deepwater ports. The county is about 1.5 hours from Orlando, Tampa, Fort Myers, and West Palm Beach.

According to DataUSA, the local county economy employs 34,300 people as of 2020. The largest industries are Health Care & Social Assistance (6,071 people), Retail Trade (5,595 people), and Construction (3,356 people). The highest-paying industries are Information ($82,176), Wholesale Trade ($53,542), and Public Administration

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Advisor Biography



MIKE DAMBOISE

Associate Advisor

mike.damboise@svn.com

Direct: **877.518.5263 x454** | Cell: **863.381.0123**

PROFESSIONAL BACKGROUND

Mike Damboise is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Raised in the beautiful St. Cloud, Florida, Mike holds a profound love for Central Florida and the land within. After graduating high school, Mike would pursue his passion for land management as he attended college in Hobbs, New Mexico on a rodeo scholarship.

Now living in Zolfo Springs, Florida, Mike has made a solid career for himself in the Florida land industry. He is currently a Managing Partner at DT Davis Ranch, the President of DMB Constellation Commons, and the President of Davis Family Properties. Additionally, Mike holds memberships within the National Cattlemen's Beef Association, the Hardee County Chamber of Commerce, and the Hardee County Farm Bureau. Mike is also the Founder and Manager of Charlie Creek Livestock, a 3000 head preconditioning yard.

Mike's career success is backed by strong passion for Florida agriculture and land management. He is experienced in all areas of ranch and wildlife management, animal health, and agri-tourism. Mike also holds experience in 1031 exchanges.

In his spare time, Mike enjoys hunting, fishing, and flying helicopters. His very own a Robinson R 44 Raven II helicopter has become an incredible tool for showing properties to clients. As an experienced pilot, Mike is able to provide exclusive property insights from a bird's eye view. His motto is "Air, Land, or Sea, You Won't Waste Time with Me!" When working with Mike, clients will be sure to gain a complete understanding of the prospective property, whether on the ground, on the water, or from the sky.

Residing in Zolfo Springs, Mike and his wife, Betsy, have enjoyed over 30 years of marriage on their family ranch where they have raised two kids and lots of cattle. With his children now grown, Mike enjoys spending time with his family whenever he can. Together, they enjoy flying the helicopter, driving his airboat, and spending time at their place in Colorado where they can snow ski, hunt, and fish.

SVN | Saunders Ralston Dantzler
1723 Bartow Rd
Lakeland, FL 33801

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Advisor Biography



TRACE LINDER

Associate Advisor

trace.linder@svn.com

Direct: **877.518.5263 x463** | Cell: **863.287.3281**

FL #SL3562516

PROFESSIONAL BACKGROUND

Trace Linder is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:
- Recreational & Hunting Land
- Ranch & Agricultural Land
- Commercial & Industrial

SVN | Saunders Ralston Dantzler
1723 Bartow Rd
Lakeland, FL 33801

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.



One of America's BEST BROKERAGES

The LandReport 2011-2022 AMERICA'S BEST BROKERAGES

One of America's Best Brokerages

REALTORS® Land Institute APEX AWARDS Sponsored by The Land Report
2021 Top National Producer

APEX Top National Producer Dean Saunders, ALC, CCIM

Florida Trend FLORIDA 500 Most Influential Business Leaders 2020 — Dean Saunders, ALC, CCIM — Honoree

FLORIDA TREND FLORIDA 500 Most Influential Business Leaders 2019 — Dean Saunders, ALC, CCIM — Honoree

Most Influential Business Leaders Dean Saunders, ALC, CCIM

TAMPA BAY BUSINESS JOURNAL
LARGEST COMMERCIAL REAL ESTATE BROKERS
SVN | Saunders Ralston Dantzler
2022

Largest Commercial Real Estate Brokers in Tampa Bay

Inc. 5000 Regionals FLORIDA 2021

Ranked 210 on Inc. 5000 Regional List

SVN SAUNDERS RALSTON DANTZLER

For more information visit www.SVNsaunders.com

HEADQUARTERS
1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO
605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA
356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA
203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

©2024 Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, and residential development. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, a forestry division, international partnerships, and extensive expertise in conservation easements. Located in Florida, Georgia, and Alabama, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

All SVN® Offices Independently Owned & Operated | ©2024 All Rights Reserved