

**FOR SALE**



OFFERING MEMORANDUM

**247 AC OPERATIONAL SAND MINE**

PROPERTY & ASSET SALE

11405 NE 120TH ST, OKEECHOBEE, FL 34972

**JEREMIAH BARON  
& CO**

COMMERCIAL REAL ESTATE

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Okeechobee, FL

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### **CONTACT INFORMATION**

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# EXECUTIVE SUMMARY

Rare opportunity to acquire an established, fully operational sand mining business situated on approximately ±247 acres in Okeechobee County, Florida. The offering includes both the real estate and operating assets, providing a true turn-key acquisition for an owner-operator or investor seeking immediate cash-flow potential.

The property benefits from a permitted sand mining operation with approximately 20 years remaining on the permit and no depth restrictions, allowing for long-term production flexibility and scalability. The site is fully equipped with essential heavy machinery, certified weighing infrastructure, and on-site office facilities, significantly reducing upfront capital requirements for a new owner.

Strategically located at 11405 NE 120th Street, Okeechobee, FL, the property offers expansive acreage, established operations, and long-term mineral extraction potential within a growing regional market.

## **Key Assets Included:**

- Dredge
- 350D John Deere Rock Truck
- CX2100 Case Track Hoe
- C24 Case Loader
- 650H John Deere Bulldozer
- Certified scale
- Sales office trailer



# INVESTMENT OVERVIEW

<b>PRICE</b>	\$3,500,000
<b>NO. OF PARCELS</b>	4
<b>TOTAL ACREAGE</b>	247.55 AC
<b>TRAFFIC COUNT</b>	1,500 ADT
<b>ZONING</b>	(A) Agriculture
<b>LAND USE</b>	Agriculture
<b>PARCEL ID</b>	
<b>11405 NE 20TH ST</b>	1-11-36-36-0A00-00004-0000
<b>NE 120TH ST</b>	1-10-36-36-0A00-00001-0000
<b>NE 120TH ST</b>	1-02-36-36-0A00-00005-0000
<b>NE 104TH AVE</b>	1-03-36-36-0A00-00002-0000

## PROPERTY OVERVIEW

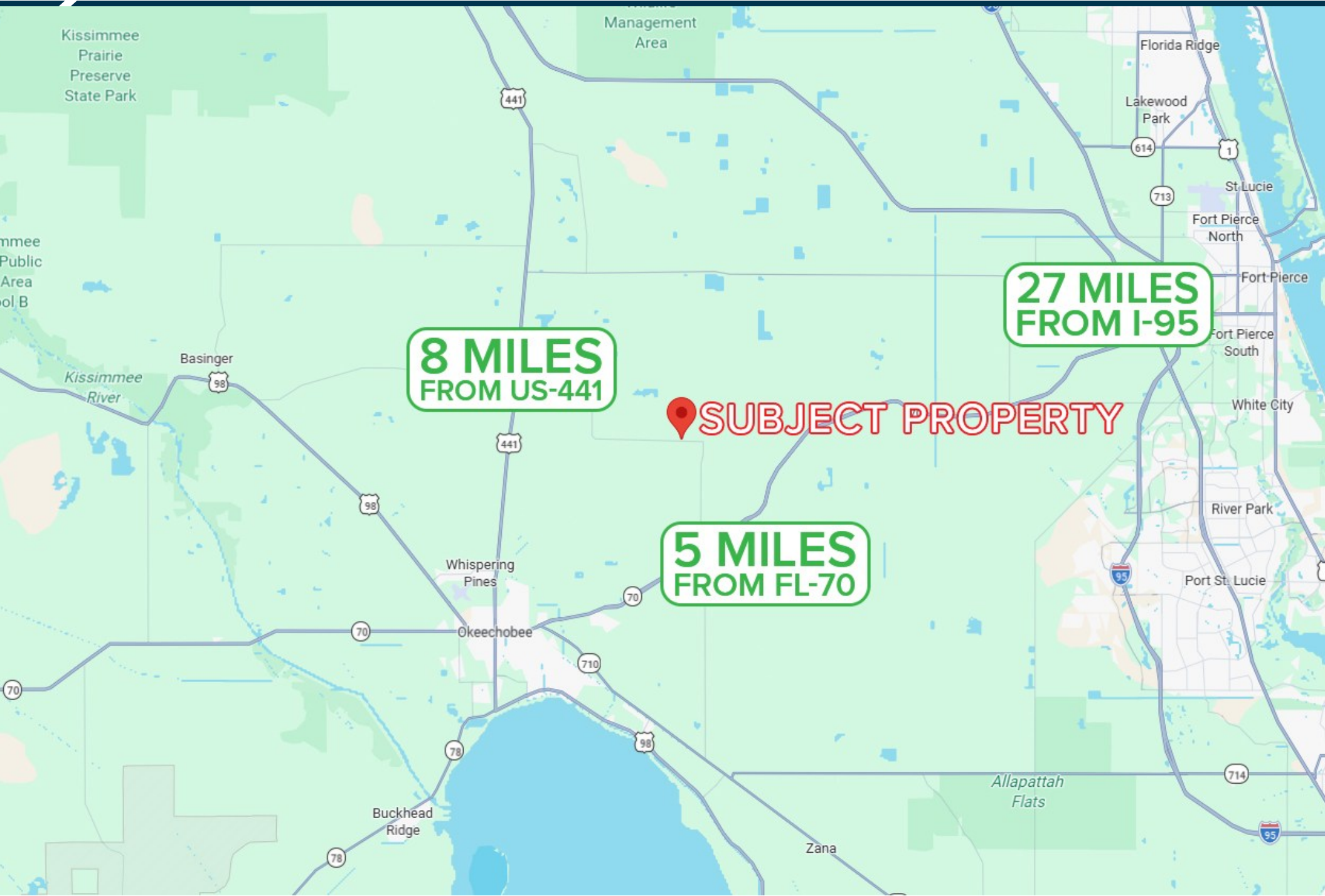
- This expansive ±247-acre sand mining site is currently utilized as an operational mining business and is being offered as a combined property and asset sale. The site is fully permitted and equipped to support continued mining operations without interruption.
- Included in the sale is a comprehensive lineup of heavy equipment, infrastructure, and operational assets necessary for ongoing production. The long-term permit, lack of depth restrictions, and scale of the land provide exceptional upside for expansion, efficiency improvements, or long-term hold strategies.
- The property's rural location allows for large-scale operations while remaining accessible to regional markets throughout South Florida.



# ON-SITE PHOTOS



# PROXIMITY MAP



# CONTACT INFORMATION

**247-AC Operational Sand Mind**

11405 NE 120th Street  
Okeechobee, FL 34972

**\$3,500,000**

PURCHASE PRICE

**Brian Schwan**

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thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Jeremiah Baron & Co.

Commercial Real Estate LLC has not verified, and will not verify, any of the information contained herein, nor has Jeremiah Baron & Co. Commercial Real Estate LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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