

LAND FOR SALE

LAKE YALE ACREAGE IN UMATILLA

CR 450 AT W LAKE YALE RD,
Umatilla, FL 32784

PRESENTED BY:

TRISH LEISNER, CCIM

O: 863.648.1528 | C: 352.267.6216

trish.leisner@svn.com

FL #BK3185853





SALE PRICE

\$988,000

PROPERTY OVERVIEW

Lake Yale Acreage in Umatilla, Florida, is 74.2 acres consisting of 2 parcels. The first parcel is 54.4, and the second one is a 19.8-acre parcel. The largest tract of land is centered by the 16-acre lake, which is shared with the neighboring property. The lake is deep and spring-fed which offers good fishing.

Approximately 20 acres include tall, beautiful trees with plenty of open pastures for future animal grazing. This picturesque property is large enough for cattle, horses, goats, or sheep. Lake Yale Acreage in Umatilla could be your new agricultural adventure, farm to table, honey bees, or many other options this site offers. This property could create a family compound, with many opportunities for placing houses and outbuildings. Build your estate house, enjoy the 16-acre lake, and step into the country. The Ocala National Forest, Mount Dora, the Tavares Seaplane Base, and The Villages are located just a short drive. Make this versatile acreage site fit your dreams.

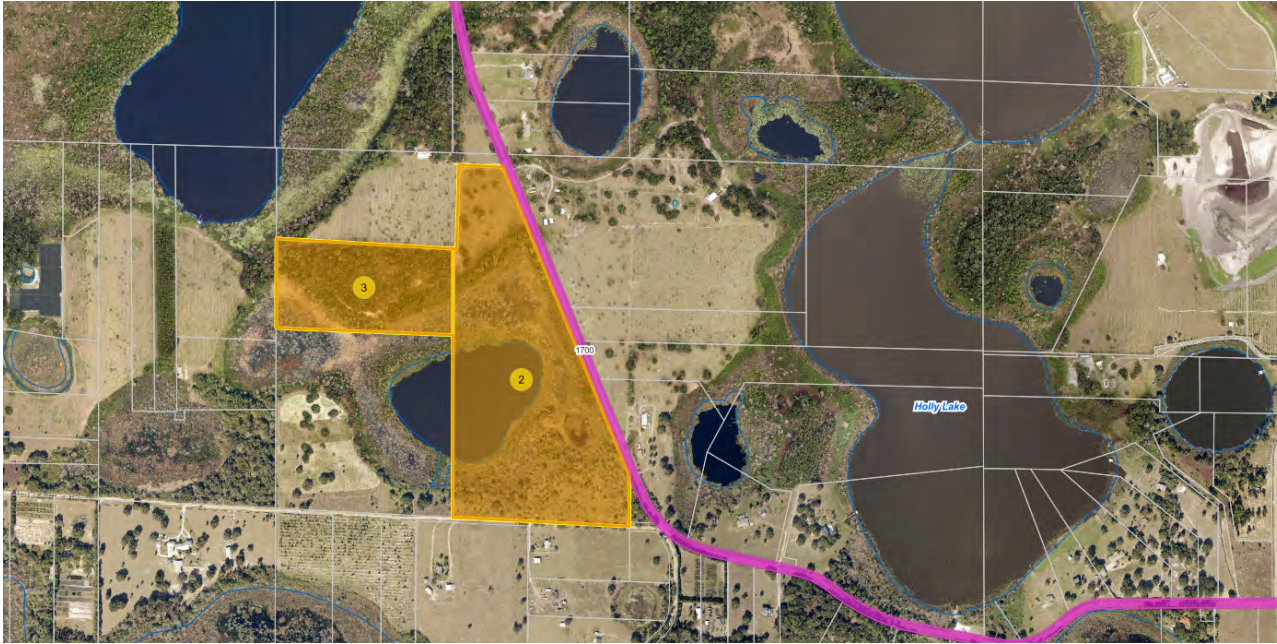
OFFERING SUMMARY

ACREAGE:	74.2 Acres
PRICE / ACRE:	\$13,315
CITY:	Umatilla
COUNTY:	Lake
PROPERTY TYPE:	Land



SPECIFICATIONS & FEATURES

SOIL TYPES:	Myakka Sand Oklawaha Much Candler Sand Tavares Sand
TAXES & TAX YEAR:	\$1,569 Year 2021
ZONING / FLU:	AG/Rural
LAKE FRONTAGE / WATER FEATURES:	16 Acre Spring Fed Deep Pond
WATER SOURCE & UTILITIES:	Public
ROAD FRONTAGE:	1/2 Mile
NEAREST POINT OF INTEREST:	Ocala National Forest, Mount Dora, the Tavares Seaplane Base, and The Villages are all within a short drive.

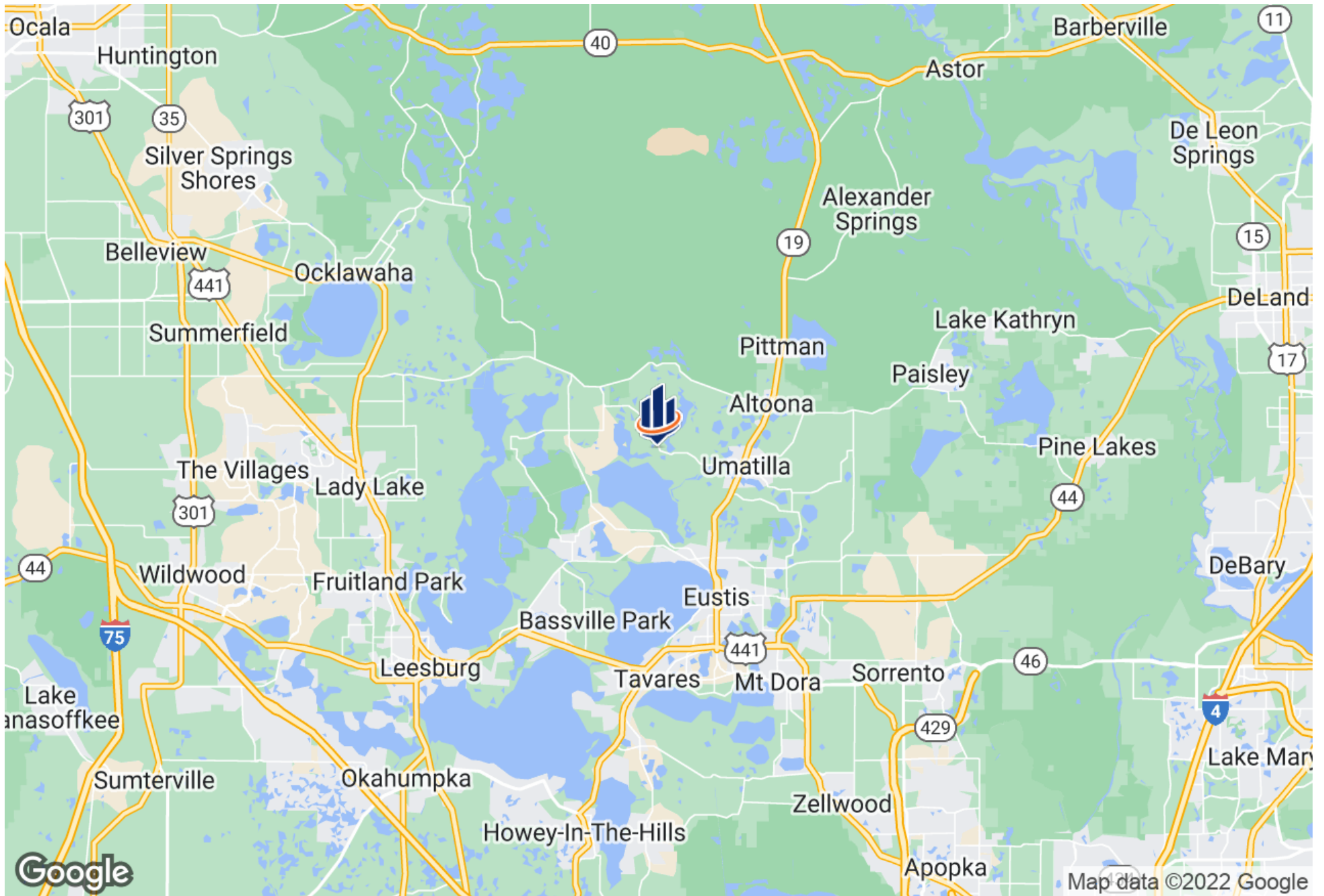


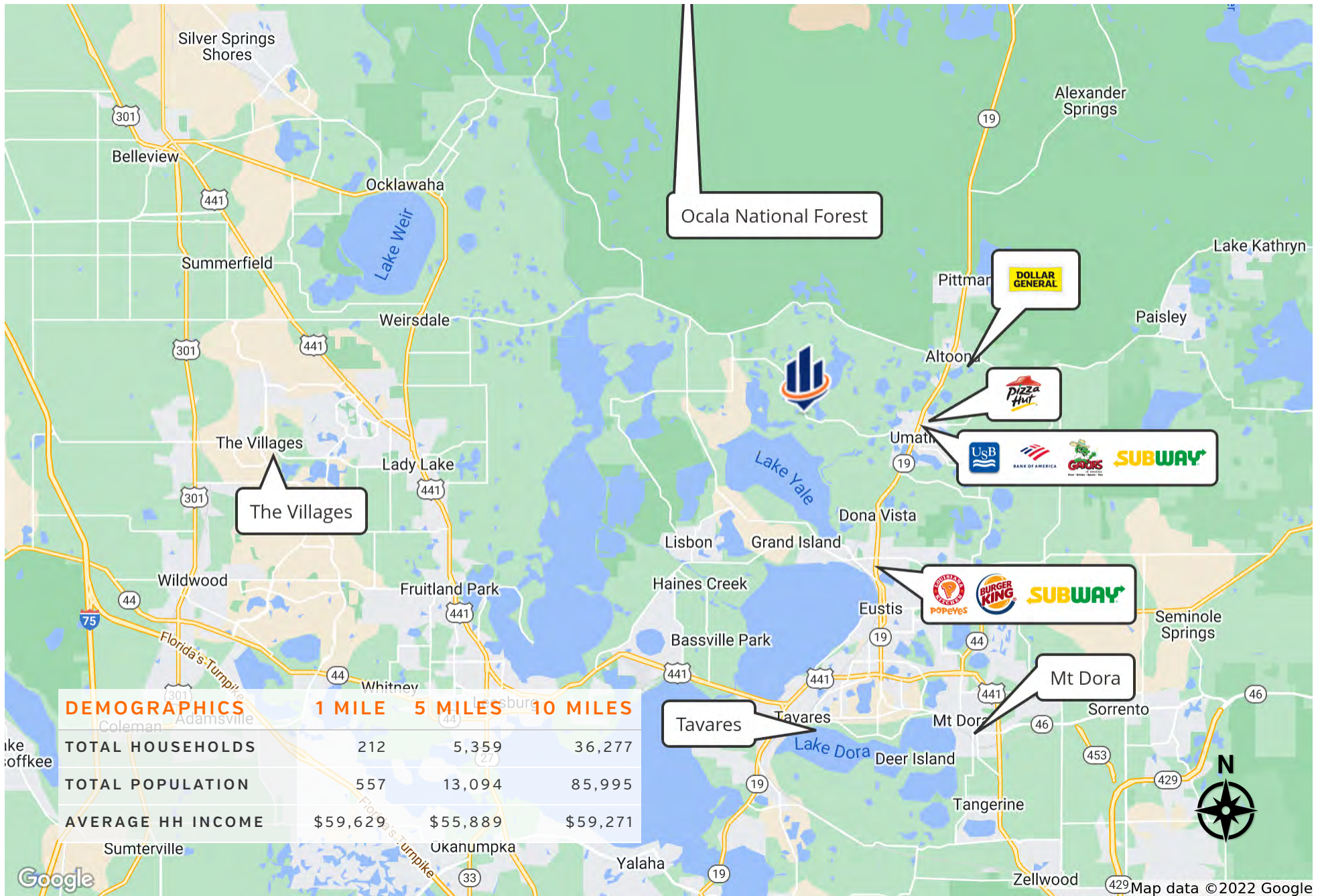
LOCATION & DRIVING DIRECTIONS

PARCEL:	1086591 1086604
GPS:	28.938553, -81.72379
DRIVING DIRECTIONS:	<ul style="list-style-type: none">• Hwy 19 North, to the intersection of CR 450 and Lake Yale Rd• Property on the NW corner.
SHOWING INSTRUCTIONS:	Go Direct













LAKE COUNTY

FLORIDA

FOUNDED	1887	DENSITY	385.2 (2019)
COUNTY SEAT	Tavares	POPULATION	367,118 (2019)
AREA	953 sq mi	WEBSITE	lakecountyfl.gov

Lake County is part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area and its largest city is Clermont. It was created in 1887 from portions of Sumter and Orange counties and named for the many lakes contained within its borders. In the 1800s, the two main industries in the area were growing cotton and breeding cattle. In the latter part of the 19th century, people started to grow citrus trees. Throughout the 1940s and 50s, citrus production increased and grew into the area's leading industry. Today, Lake County is the 18th largest county in Florida, tripling in size in the past 15 years. It is centrally positioned with access to US Hwy 27, I-75, Florida Turnpike, and the new Florida 429 Beltway, an ideal location for industrial distribution, warehousing, and manufacturing. The Wellness Way area (7 miles south of Clermont), is also an area of significant economic growth focused on sports and wellness.



TRISH LEISNER, CCIM

Senior Advisor

trish.leisner@svn.com

Direct: 863.648.1528 | Cell: 352.267.6216

FL #BK3185853

PROFESSIONAL BACKGROUND

Trish Leisner, CCIM, is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. Trish is a seasoned real estate professional with more than 30 years of experience in the industry. In 2021, she joined our brokerage to expand her commercial services offerings through our marketing strategies, advisor team, and the SVN® international network.

Trish is the founder and broker of Realteam Realty, Inc. Opened in 2011, the firm is in downtown Clermont, just west of Orlando in Central Florida. Her brokerage team provides services in commercial, land, farms, residential.

Trish works across four fast-growing central Florida counties: Lake, Orange, Sumter, and Polk. She is a valuable source of expertise for properties in this part of the state.

Trish is originally from Maryland's Chesapeake Bay, moving to Florida 20 years ago. Her varied professional and business background includes:

- Small Area Planner - Anne Arundel County, MD 1998
- Owned two retail stores for 15 years.
- Owned, developed, and managed commercial properties in Maryland and Florida
- Worked in multiple Nuclear Power Stations in Quality Control (1980-1985)
- Farmer and rancher

Like many in our brokerage, Trish loves to be outdoors. She grew up water skiing, snow skiing, and owning horses - jumpers and dressage. She competed in endurance horse racing for several years. For 25 years, Trish was an avid offshore fisherman, traveling up and down the Coast from MD to the Bahamas, fishing many Big Game Tournaments. Today, Trish enjoys time with her husband at their retreat in Wyoming. She still has many horses and a working farm.

Disciplines

- Commercial CCIM and residential broker
- Land
- Farms
- Commercial
- Market analysis
- Pro-forma and property valuations on commercial real estate
- Court-ordered sales
- Estate properties
- Experienced with bankruptcies, trusts, and probate

Awards

- RPAC - REALTORS® Political Action Committee - Major Investor - Golden 'R' President's Circle

Trish's industry leadership roles include:

ADVISOR & OFFICE LOCATIONS

saunders Ralston Dantzler Real Estate

SVN

HEADQUARTERS

LAKELAND OFFICE
1723 Bartow Rd
Lakeland, Florida 33801

NORTH FLORIDA

LAKE CITY OFFICE
356 NW Lake City Ave
Lake City, Florida 32055

GEORGIA

THOMASVILLE OFFICE
125 N Broad St, Suite 210
Thomasville, Georgia 31792





1723 Bartow Rd
Lakeland, Florida 33801
863.648.1528

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

356 NW Lake City Ave
Lake City, Florida 32055
386.438.5896

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