



**LAKE COUNTY 2,478 ± ACRE LAND INVESTMENT AND RANCH**  
2,478 ± Acres • Groveland, Florida



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# Property Overview



**Sale Price**

**CALL FOR PRICING**

## PROPERTY OVERVIEW

## OFFERING SUMMARY

<b>Acreage:</b>	<b>2,478 Acres</b>
City:	Groveland
County:	Lake
Property Type:	Land, Land Investment, Ranch, Transitional

Lake County 2,478 ± acre Land Investment and Ranch is arguably one of the last remaining tracts of the size in Lake County. This property has historically been used for hay, cattle, and citrus production. The property has road frontage on CR 33, Lazy Lane, and Honeycut Road, with access points at each. The ranch consists of rolling pastures, scattered oak hammocks, and 7 deep water lakes. The property has a well-connected internal road system for navigating the entirety of the ranch. There are also multiple agricultural barns and structures in addition to a 4 bedroom 3 bathroom 2,745 ± square foot home. The property sits less than a mile from the Sumter County line as the crow flies. The bulk of the subject property has been annexed into the City of Mascotte. The Villages have land holdings that adjoin the Northern and Western boundaries of the property. While back in the East there are many single-family development projects taking place up and down CR 33.

This property could also serve as an excellent land banking opportunity. This ranch could continue to be used agriculturally for the next 5-10 years until a higher and better use presents itself. The subject property is 3.1 miles to Highway 50, 5.9 miles to Highway 27, and 7.2 miles to the Florida Turnpike. An opportunity to purchase a large contiguous tract of this size and nature rarely presents itself, especially in such a growing area. Please contact Zeb Griffin at 352-630-7547 for any questions you may have or to set up a time to view the property.



# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"><li>• Land Investment</li><li>• Ranch</li><li>• Transitional</li></ul>
Uplands / Wetlands:	35% uplands 65% wetlands
Taxes & Tax Year:	2023 - \$9,276.82
Zoning / FLU:	Lake County Zoning - Ag FLU-Ag // City of Mascotte Zoning- Undesignated FLU-Ag
Lake Frontage / Water Features:	Multiple internal deep water lakes
Water Source & Utilities:	Water is at the intersection of Simon Brown Rd and CR 33 and wastewater is located at the intersection of Villa City Road and Simon Brown Rd
Road Frontage:	2,700 ± feet on SR 33, 4,200 ± feet on both sides of Honeycut Rd. Entrances off of SR 33, Honeycut Road, and Lazy Lane
Nearest Point of Interest:	Highway 27, Highway 50, The Florida Turnpike
Current Use:	Cattle Ranch
Structures & Year Built:	4 bd / 3 bath 2745 ± square foot home built in 1965





## LOCATION & DRIVING DIRECTIONS

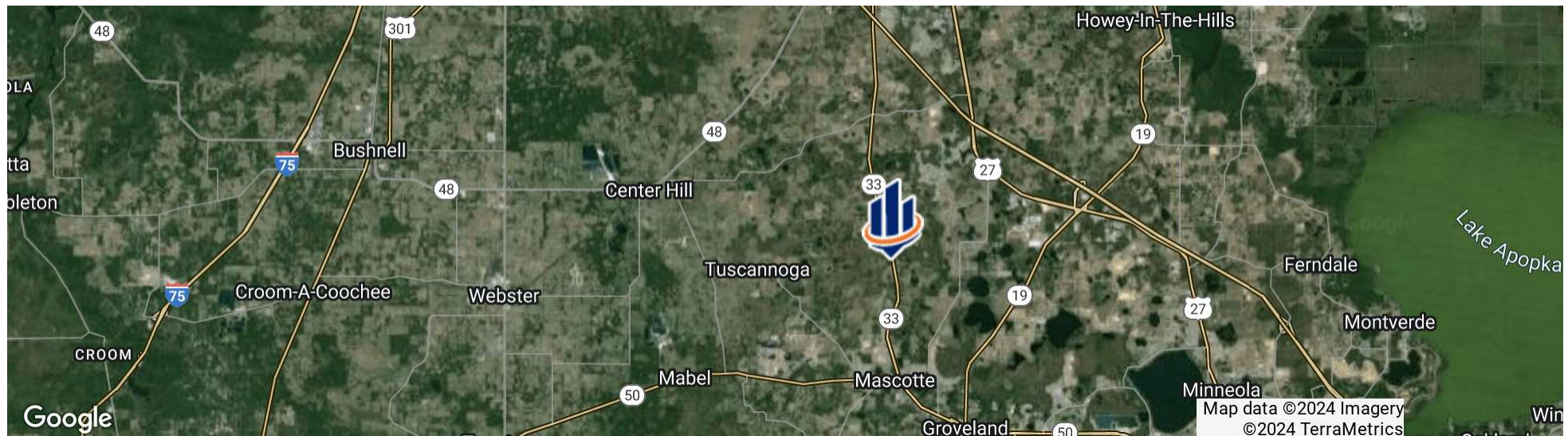
Parcel: multiple

GPS: 28.6215, -81.8874633

Driving Directions:

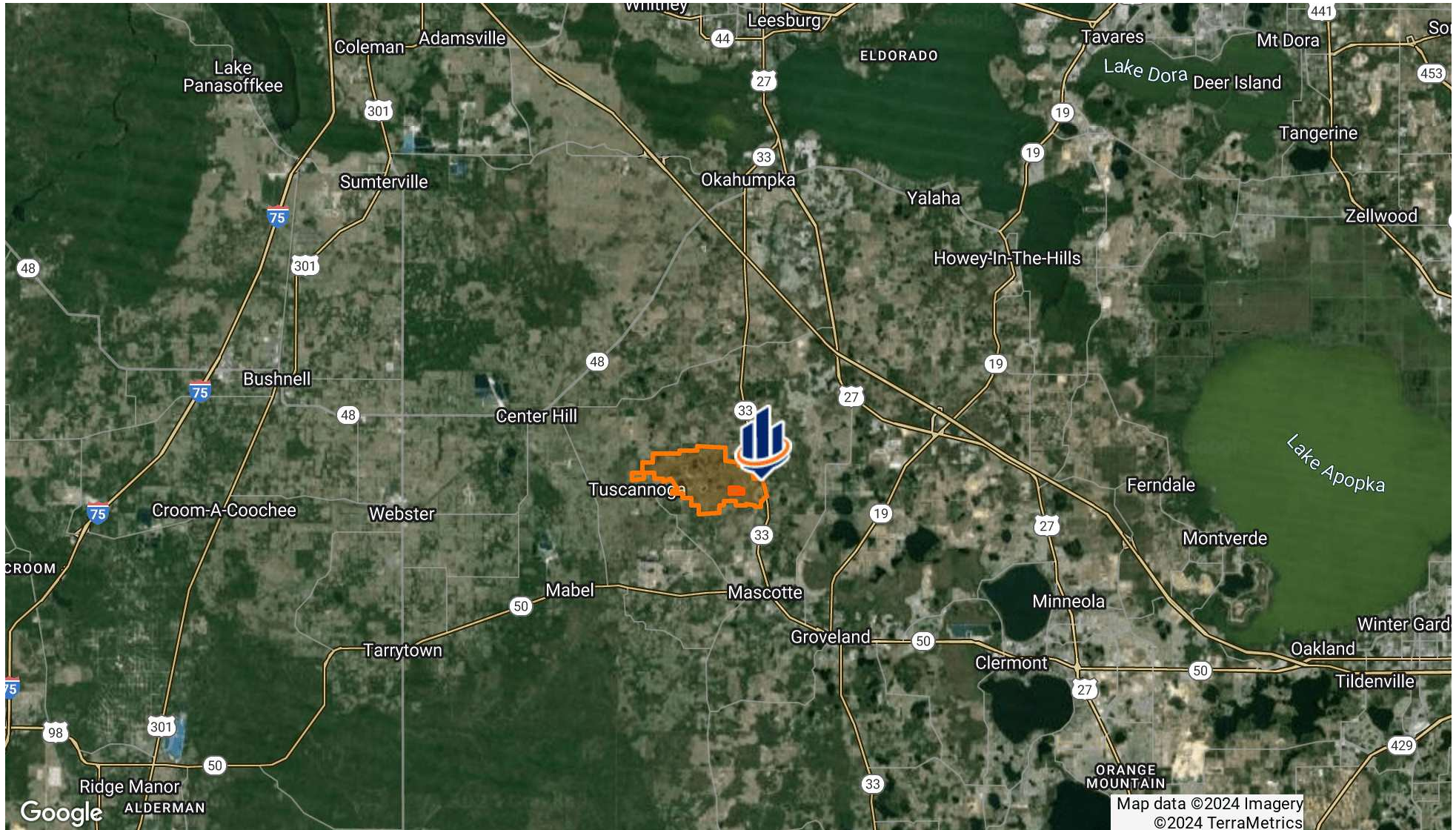
- Showing by appointment only
- Please contact Zeb Griffin 352-630-7547.

Showing Instructions: Showing by appointment only. Please contact Zeb Griffin 352-630-7547.





# Location Map



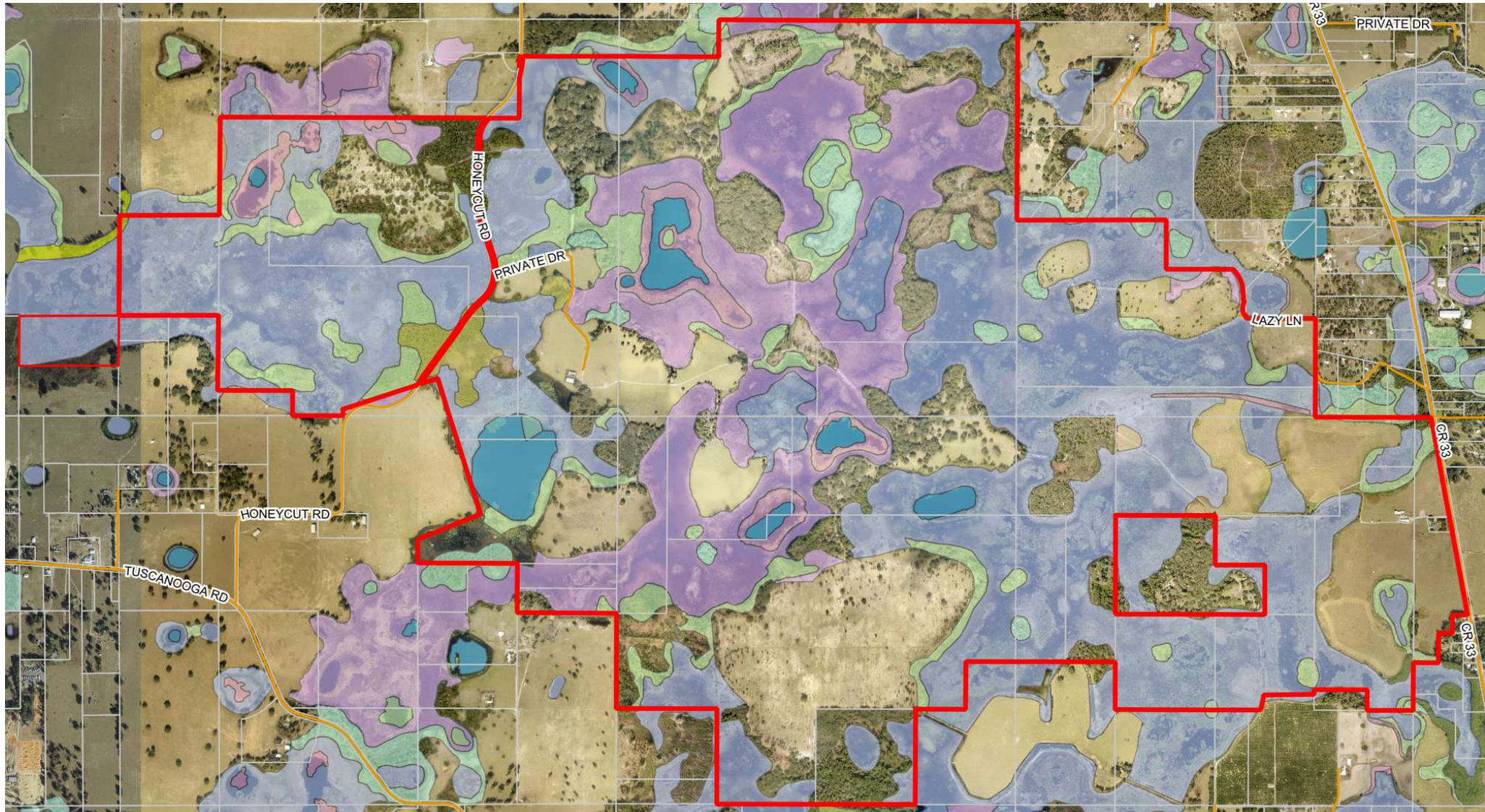


# Boundary Map

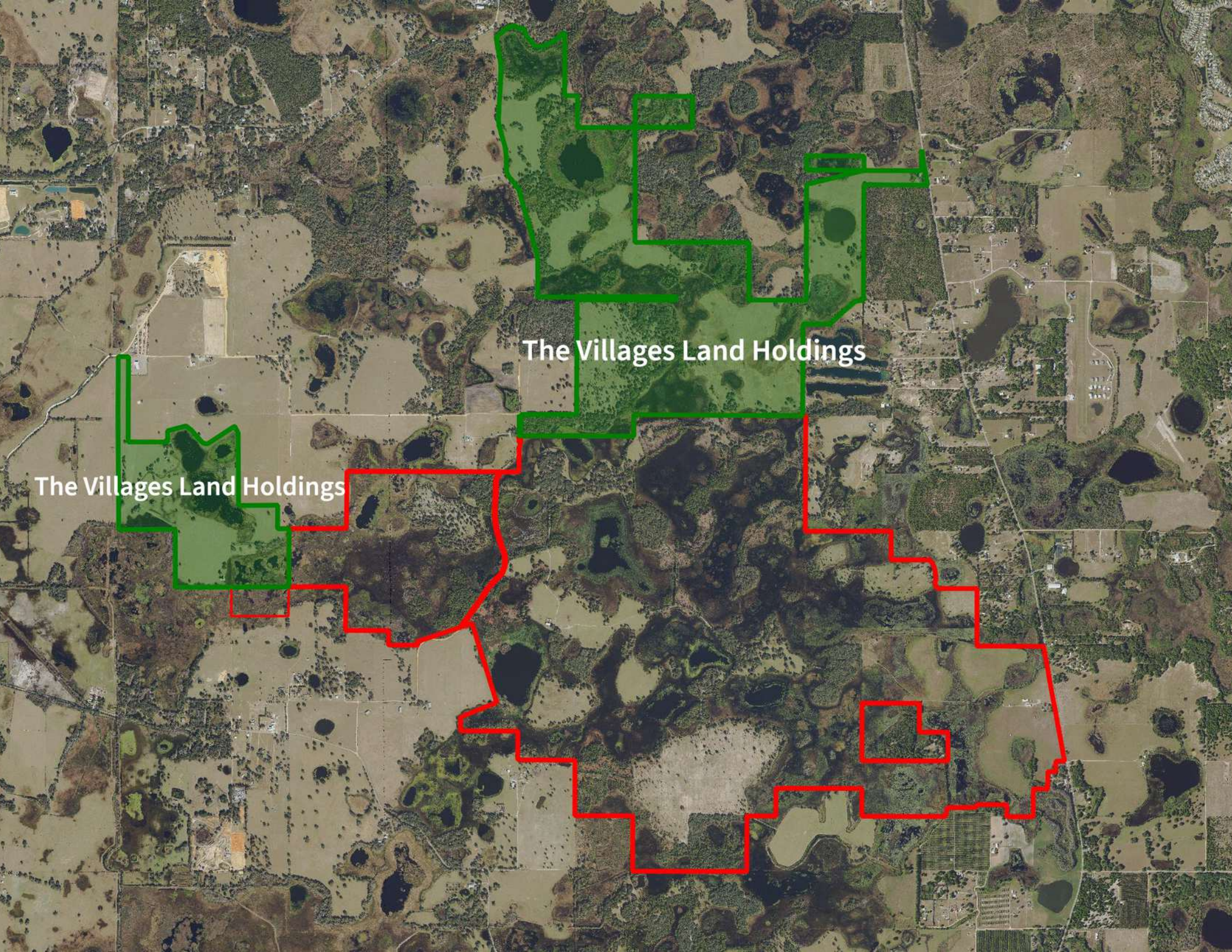




# Boundary Map





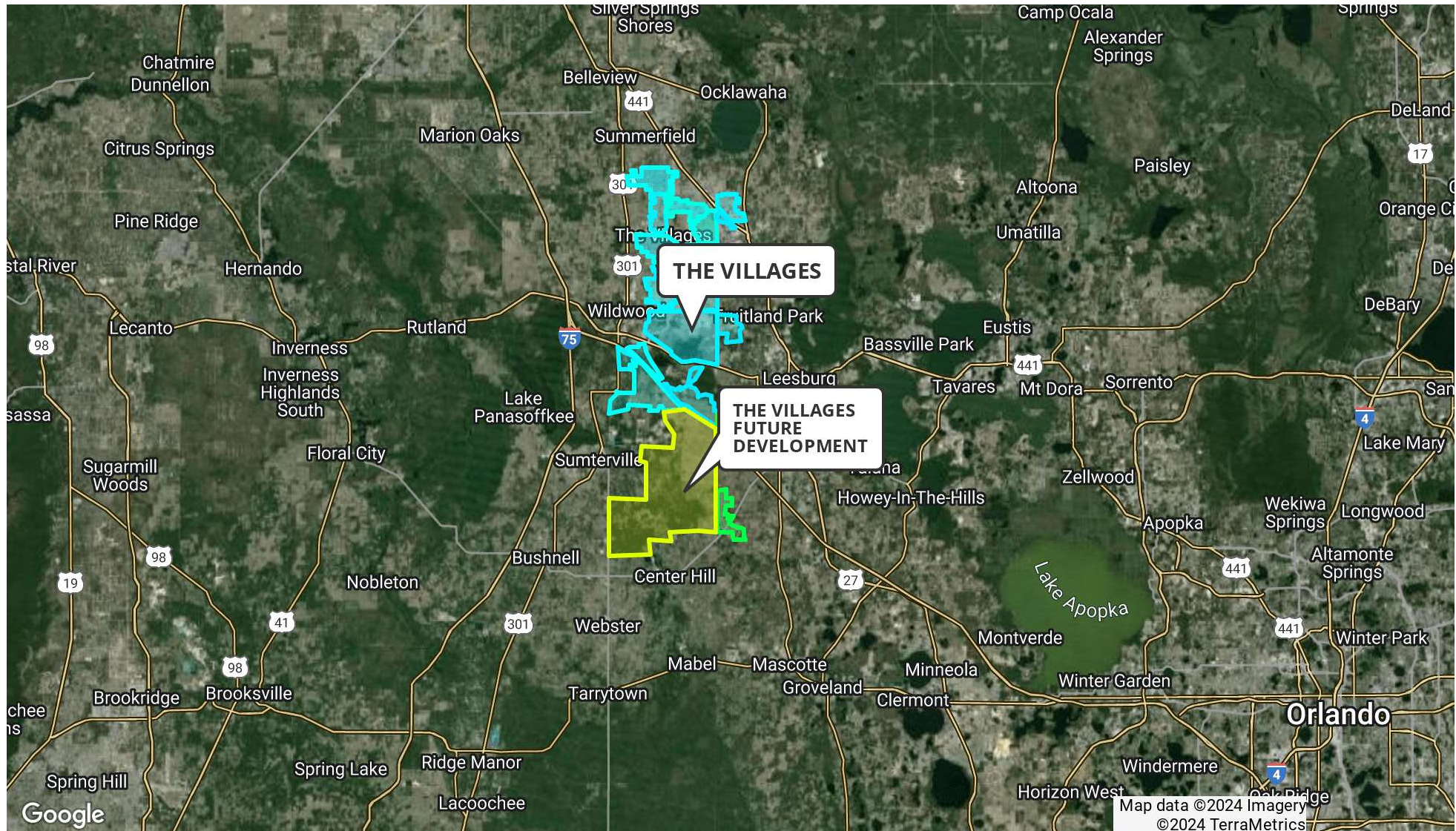


The Villages Land Holdings

The Villages Land Holdings

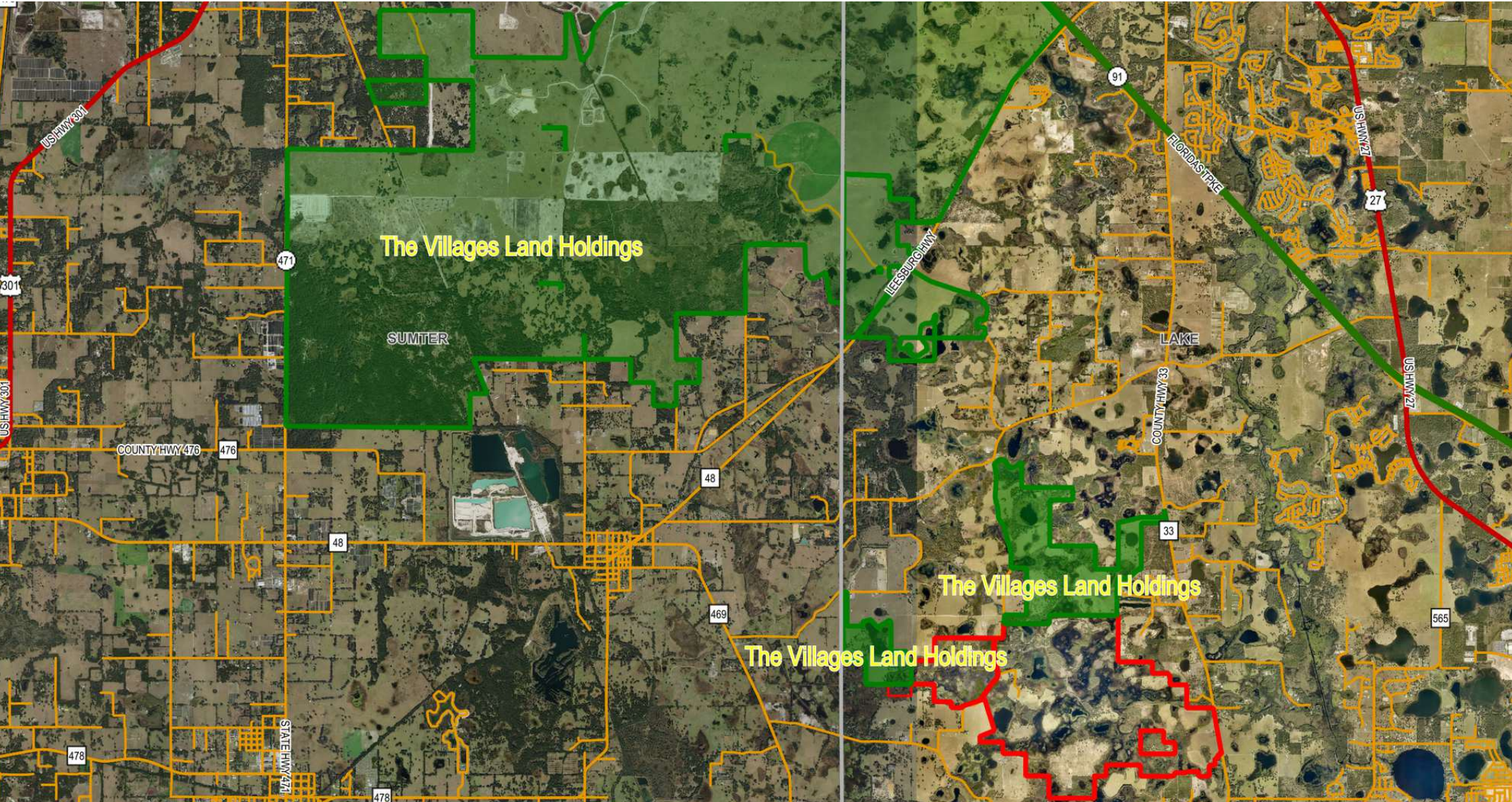


# The Villages Location Map



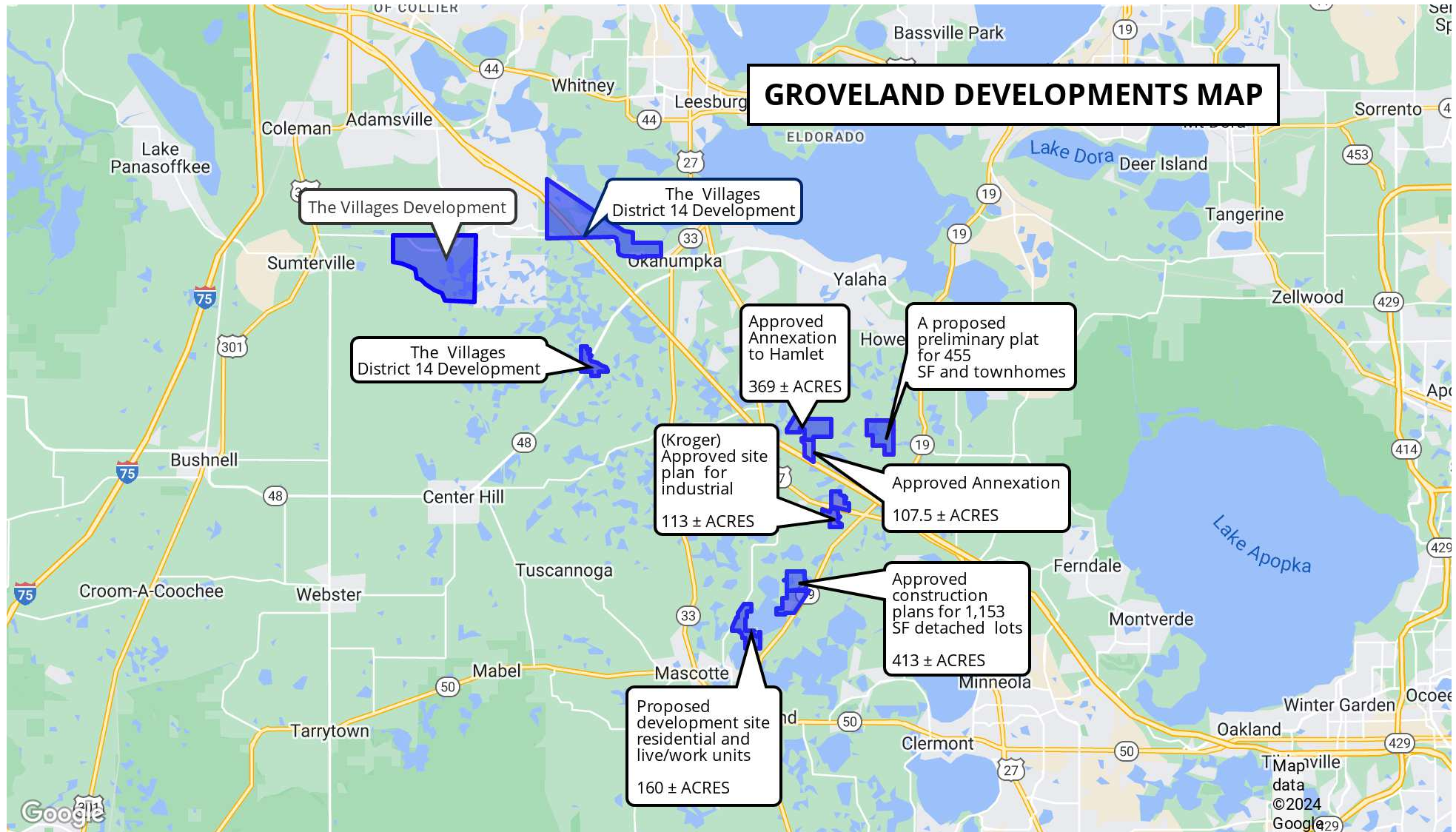


# The Villages Land Holdings





# Groveland Developments

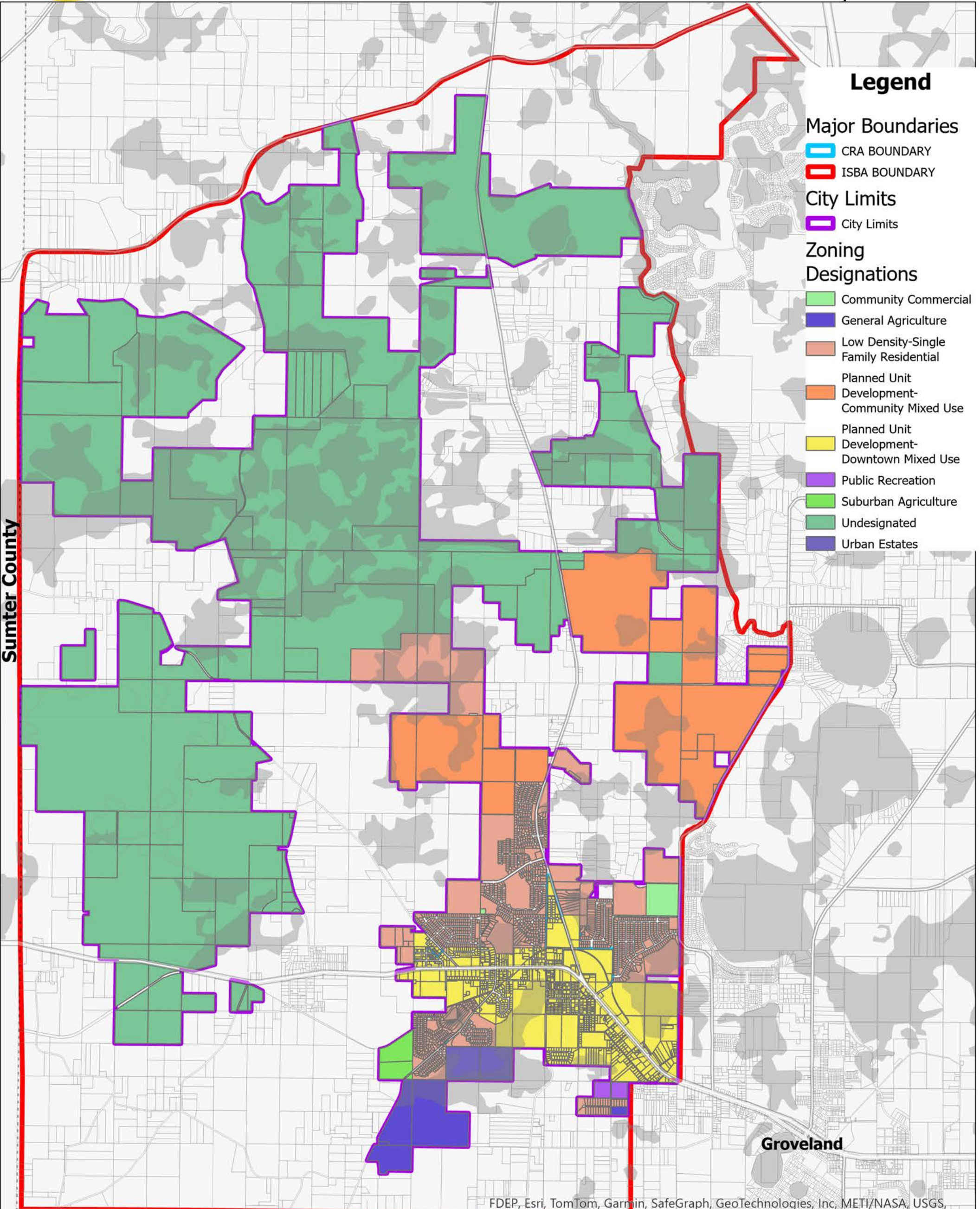






# City of Mascotte Zoning Map

Updated 5/2/2024



## Legend

### Major Boundaries

- CRA BOUNDARY
- ISBA BOUNDARY

### City Limits

- City Limits

### Zoning Designations

- Community Commercial
- General Agriculture
- Low Density-Single Family Residential
- Planned Unit Development-Community Mixed Use
- Planned Unit Development-Downtown Mixed Use
- Public Recreation
- Suburban Agriculture
- Undesignated
- Urban Estates

Sumter County

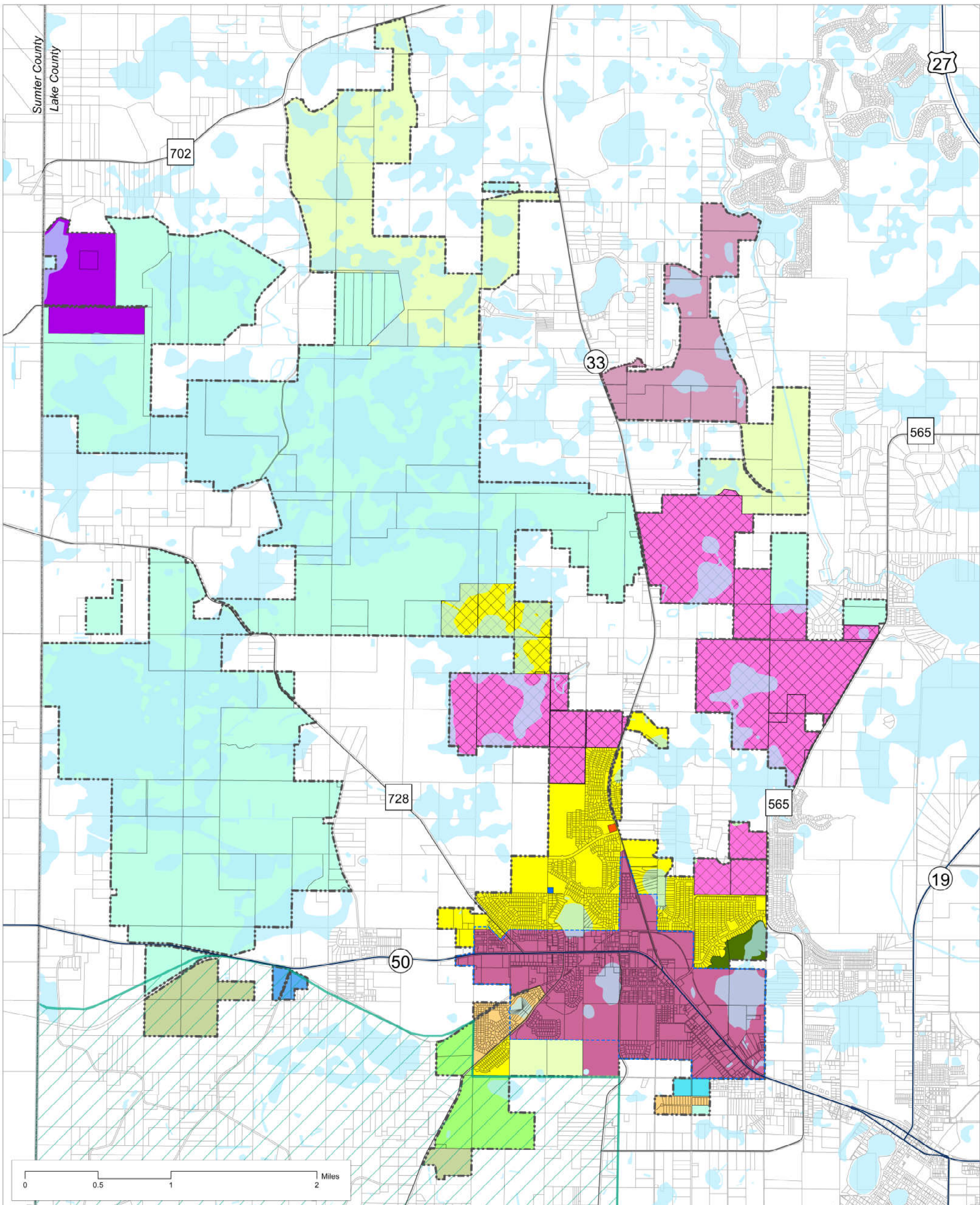
Groveland

FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS

0 0.5 1 2 Miles







Legend		
	City of Mascotte	
	See Policy A1-17.1	
	Green Swamp	
	Agriculture (1 du/5ac; 0.1 FAR)	
	Residential, Rural (1 du/ac)	
	Residential, Low-Density (4 du/ac)	
	Residential, Medium-Density (8 du/ac)	
	Community Mixed-Use (8 du/ac; 0.35 FAR)	
	Downtown Mixed-Use (12 du/ac; 4.0 FAR)	
	Industrial (0.75 FAR)	
	Commercial (0.50 FAR)	
	Recreation and Open Space (0.25 FAR)	
	Conservation (1 du/25ac)	
	Public/Semi-Public (0.45 FAR)	
	Rural Neighborhood Mixed-Use (3 du/ac; 0.05 FAR)	
	Green Swamp Conservation (1 du/10ac)	
	Green Swamp Site Specific (1 du/20ac)	
	Green Swamp Rural (1 du/5ac)	

Sources: Lake Co. Property Appraiser, Lake Co. SJRWMD, and Littlejohn, 2015.  
 Note: Map is for graphic representation purposes only, actual data must be field verified.



## 2035 Future Land Use Map

CITY OF MASCOTTE COMPREHENSIVE PLAN 2035































# Additional Photos







For more information visit [SVNsaunders.com](https://SVNsaunders.com)

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