



LAKE COUNTY RANCH LAND 153

Address Not Disclosed, Groveland, FL

Jim Allen
863.738.3636
jimmy@saundersrealestate.com



PROPERTY OVERVIEW



Sale Price

\$2,279,700

PROPERTY OVERVIEW

Very nice pasture in western Lake County with great grazing capacity and abundant wildlife. This land is well drained and weed free. Cowpens and fences in excellent condition. This property would make a outstanding family homestead/ranch. Potential opportunity to sell a conservation easement for this land located in the heart of the Green Swamp Area of Critical Concern.

OFFERING SUMMARY

Acreage:	153 Acres
Price / Acre:	\$14,900
City:	Groveland
County:	Lake
Property Type:	Ranch Recreation
Video:	View Here

SPECIFICATIONS & FEATURES



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Equestrian• Farms & Nurseries Properties• Hunting & Recreation Properties• Mitigation• Ranch• Sod
Uplands / Wetlands:	121/32
Soil Types:	<ul style="list-style-type: none">• Myakka Sand• Anclote and Myakka soils• Seffner Sand
Taxes & Tax Year:	\$552.00 2022
Zoning / FLU:	Agriculture/Green Swamp Rural Conservation (1du/10 acres)
Water Source & Utilities:	Well
Fencing:	Perimeter & Cross Fenced
Current Use:	Grazing
Grass Types:	Bahia

SPECIFICATIONS & FEATURES



Potential Recreational / Alt Uses:	Hunting, Agri Tourism, Farming
Land Cover:	Improved Pasture, Scattered Woods and Wetlands
Main Infrastructure:	Cowpens, Perimeter & Cross Fenced
Game Populations Information:	Deer, Turkey

LOCATION



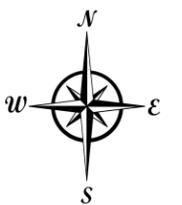
LOCATION & DRIVING DIRECTIONS

Parcel:	31-22-24-0002-000-00600 31-22-24-0002-000-00200 29-22-24-0003-000-01100
GPS:	28.5447012, -81.9494648
Directions:	Lake Erie Rd 5mi, Right on South Bay Lake Rd 5.5mi, Left on Sleepers



Lake County 153

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Parcel Outlines

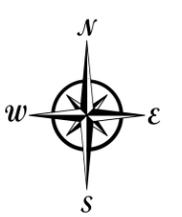




Lake County 153 Soils

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Soils Boundaries

CODEDESC	ACRES
28 Myakka Sand	69
4 Anclote And Myakka Soils	34
39 Seffner Sand	29
40 Placid And Myakka Sands, Depressional	8
17 Arents	7
32 Oklawaha Muck	4
38 Placid Sand, Depressional	3
TOTAL = 153.201532879572 acres	



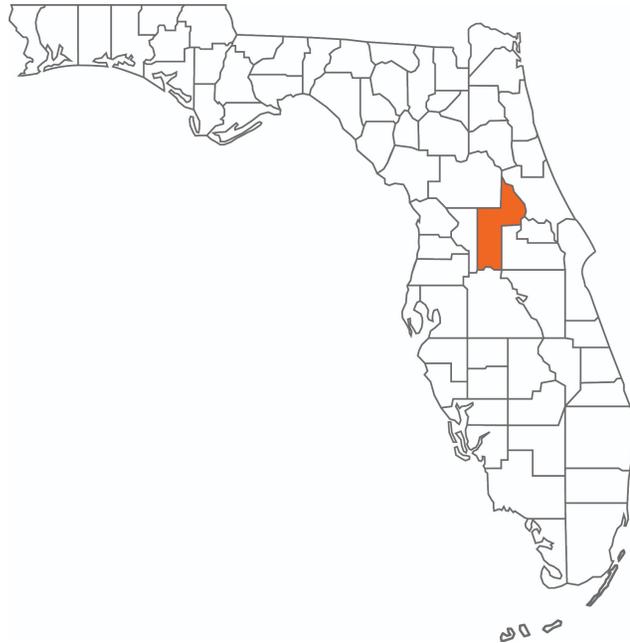
ADDITIONAL PHOTOS



COUNTY



LAKE COUNTY FLORIDA



Founded	1887	Density	385.2 (2019)
County Seat	Tavares	Population	416,179 (2023)
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. The county was created in 1887 from portions of Sumter and Orange counties and was named for the many lakes contained within its borders. During the 1800s, growing cotton and breeding cattle were the two main industries driving the economy. In the latter part of the 19th century, citrus tree cultivation gained momentum and eventually became the region's leading industry during the 1940s and 50s.

Lake County is the 18th largest county in Florida today, as the area has tripled in size over the past 15 years. With its Central Florida position, Lake County boasts great access to

ADVISOR BIOGRAPHY



JIM ALLEN

Senior Advisor

jimmy@saundersrealestate.com
Direct: 863.738.3636 | Cell: 863.738.3636

PROFESSIONAL BACKGROUND

Jim Allen is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

He has a strong background in agriculture, cattle, citrus, land management, and land development. Before joining SVN Saunders Ralston Dantzler, Jim was a land manager for a development company. He manages cattle for local producers and manages his own cattle operation as well.

In addition, Jim is a commercial pilot with multi-engine, instrument, and seaplane ratings. He flies and manages several planes on a contract basis.

He is a livestock appraiser and farm equipment appraiser, certified by the International Society of Agricultural Appraisers. In addition, he is a Florida Crop Insurance salesman and is also licensed for pesticide applications.

DISCIPLINES

- Agricultural Land
- Citrus Groves

Saunders Real Estate
1723 Bartow Road
Lakeland, FL 33801
863.648.1528



For more information visit www.saundersrealestate.com

HEADQUARTERS

1723 Bartow Road
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street
Suite 410
Orlando, FL 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, FL 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, GA 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, AR 72701
479.582.4113

