

# LAKE COUNTY TREE FARM

CLERMONT, FL | LAKE COUNTY

40 ± ACRES TOTAL





## SPECIFICATIONS & FEATURES

**Acreage:** 40 ± acres

**Sale Price:** \$3,000,000

**Inventory:** \$2.5 ± Million, wholesale value, of landscape trees and plants in 3-gal to 100-gal pots. Contact the agent for a list of inventory.

**Crop Yield/Income:** NDA required for Financial Info

**Site Address:** 11631 CR 561, Clermont, FL 34711

**County:** Lake

**Road Frontage:** 675 ± Paved Road Frontage on CR 561

**Predominant Soil Types:** Mostly Candler, Apopka, Taveres and Myakka Fine Sands

**Uplands/Wetlands:** 3.0 ± Acres Wetlands/37.66 ± Acres Uplands

**Well Information:**

- Three 4" electric 5HP submersible pumps
- One diesel 600 gpm pump (pumping from canal) for total farm backup and citrus irrigation purposes
- New electric 5HP pump (pumping from canal) for new section

**Irrigation:** Microjet and overhead

**Water Use Permits:** SJWMD

**Fencing:** Board Fencing along the front and wire around the perimeter

**Security:** Security cameras and state-of-the-art system

**Soil Types:** Mostly Candler, Apopka, Taveres and Myakka Fine Sands

This Lake County tree farm is a turn-key business with a manager and staff in place. The Tree Farm is 37 minutes west of Orlando and has been located in the area since 1999. In 2008, the tree farm added a retail outlet center to serve the needs of the surrounding central Florida area. Customers can procure their tree and landscape needs in one-stop shopping. For their convenience, a delivery and installation service is available. Retail sales continue to grow, and the outlet center recently expanded its hours to five days a week.

The farm produces a wide variety of broadleaf evergreen, conifer, shade and palm trees. 25 ± Acres are currently in containerized production with 3 ± acres being developed for larger containerized trees. The farm also includes 5 ± acres of Minneola Fresh Citrus. This tree farm is a great investment for someone looking for a turn-key business.

**FLU/Zoning:** Green Swamp Rural Conservation

**Current Use:** Tree Farm and Retail Nursery

**Utilities:** Electric

**Lake Frontage:** Canal frontage

**Structures:**

- Sales office metal building (2014)
- Two 40' secured cargo storage units
- Two tractor barns
- One raised potting soil slab

**Income Features:** Sales from trees and landscape plants yielding a positive cash flow and great return. Financials shared with NDA after showing of property.

**Taxes:** \$798.67 - 2019



## LOCATION & DRIVING DIRECTIONS

**Parcel IDs:** 03-23-25-0001-000-02400;  
02-23-25-0002-000-01300

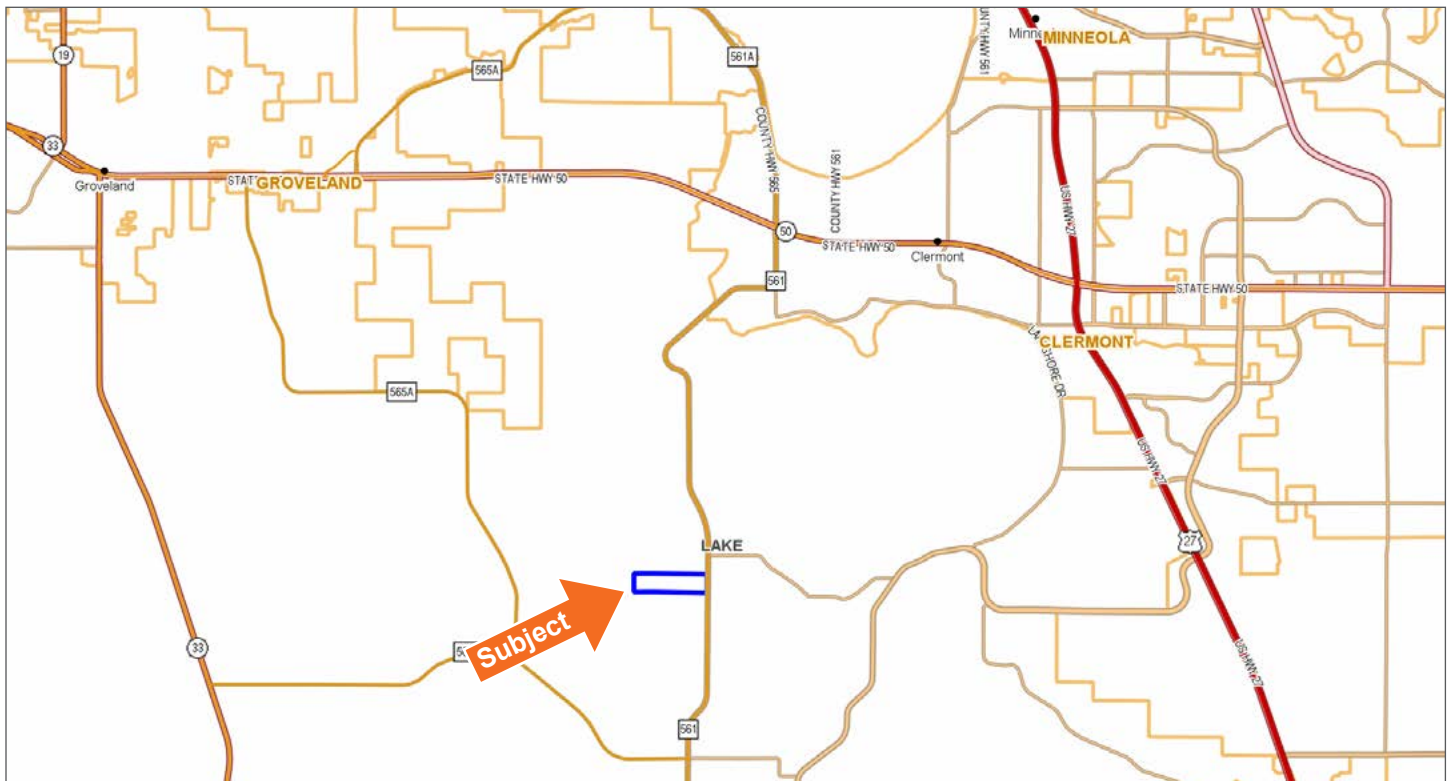
**Site Address:** 11631 CR 561, Clermont, FL 34711

**GPS Location:** 28.516374, -81.783771

**Showing Instructions:** Contact the listing agent for more information. Site visits are by appointment only.



Located 37 Minutes West of Orlando!





## EQUIPMENT IN THE SALE

- Volvo L20H - \$60,000
- Volvo L20F - \$35,000
- Kubota M7060 (tractor) - \$34,000
- Kawasaki Mule ProDXT - \$10,000
- Kawasaki Mule ProDX - \$8,500
- Kubota RTV X900 - \$3,000
- Kubota RTV 9000 - \$2,000
- John Deere Gator HPX - \$1,000
- Jacto Arbus Diamond 1500 - \$1,000
- 75hp Pump & Diesel Engine - \$4,000
- Brownie - \$8,000
- Honda ATV - \$1,000
- Office Building (with contents) and Security System - \$50,000
- Storage Barn - \$4,500
- Greenhouse - \$4,500
- Shade House - \$4,500
- 2 - 40' Storage House - \$10,000
- Pots (Various Sizes) - \$20,000
- Soil Storage Bin - \$10,000
- Misc. Equipment - \$5,000
- 3 - 4" Wells with 5hp Pumps - \$30,000
- Infrastructure - \$300,000
- Poles
- Cable
- Connectors
- Anchors
- Mat
- Tie up Brackets
- Irrigation

**Totals: \$606,000**









1723 Bartow Rd | Lakeland, Florida 33801

**40 ± Acres • Turn-key Tree Farm in Lake County**  
675 ± Paved Road Frontage on CR 561  
Located 37 minutes west of Orlando!

Visit [SVNsaunders.com](http://SVNsaunders.com) and search for: **Lake County Tree**

Marvin Puryear, 352.267.5900 | [mpuryear@svn.com](mailto:mpuryear@svn.com)  
Carson Futch, 863.559.0800 | [carson.futch@svn.com](mailto:carson.futch@svn.com)



**HEADQUARTERS**

1723 Bartow Rd  
Lakeland, Florida 33801  
863.648.1528

**NORTH FLORIDA**

356 NW Lake City Ave  
Lake City, Florida 32055  
386.438.5896

**GEORGIA**

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

©2022 SVN | 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 with over \$3 billion in transactions 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, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit [SVNsaunders.com](http://SVNsaunders.com).

