



# LAKE COUNTY RANCH LAND 153

Address Not Disclosed, Groveland, FL

Jim Allen  
863.738.3636  
jimmy@saundersrealestate.com

Jeremiah Thompson, ALC  
352.255.3670  
JT@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

<b>Acreage:</b>	153 Acres
<b>Price / Acre:</b>	\$14,900
<b>City:</b>	Groveland
<b>County:</b>	Lake
<b>Property Type:</b>	Ranch Recreation
<b>Video:</b>	<a href="#">View Here</a>

## SPECIFICATIONS & FEATURES



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



## SPECIFICATIONS & FEATURES



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



## LOCATION



## LOCATION & DRIVING DIRECTIONS

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

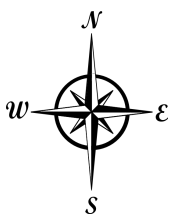
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Lake County 153

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



0 330 660 990 ft



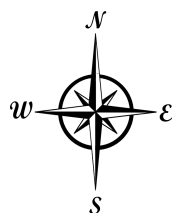
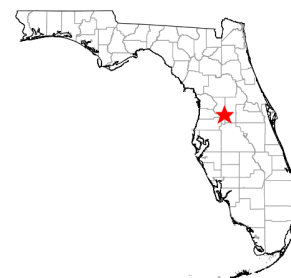




Lake County 153 Soils

- 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
<b>TOTAL = 153.201532879572 acres</b>	





ADDITIONAL PHOTOS

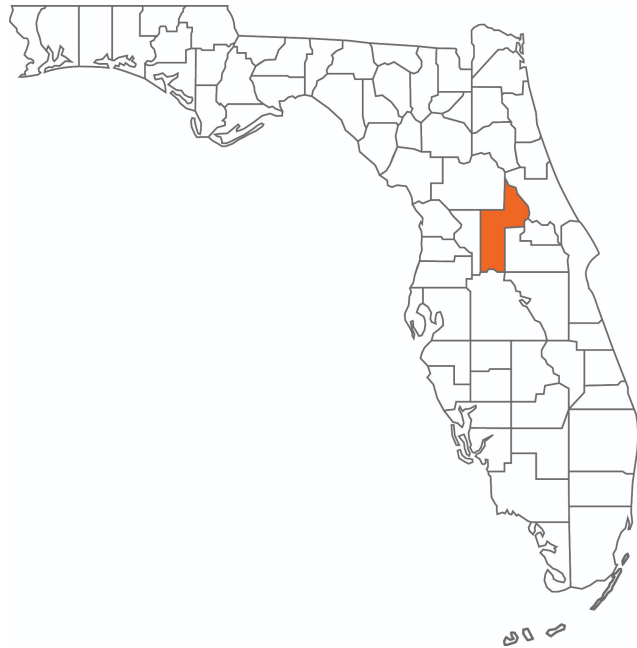




# COUNTY



## LAKE COUNTY FLORIDA



<b>Founded</b>	1887	<b>Density</b>	385.2 (2019)
<b>County Seat</b>	Tavares	<b>Population</b>	416,179 (2023)
<b>Area</b>	953 sq mi	<b>Website</b>	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](http://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

