



THE CHARMING HOLIDAY SPRING AND HOMESTEAD WITH CANAL ACCESS TO LAKE HARRIS

27106 ROBERTSON ROAD
YALAHA, FL 34797

Jeremiah Thompson

C: 352.255.3670

jeremiah.thompson@svn.com

Tyler Davis, ALC

C: 205.441.8538

tyler.davis@svn.com

Lake Harris

Canal Access

Shop

Office/Apt

Rental Home

House/Swimming Pool

Holiday Spring

CR 48





Sale Price

\$1,930,000

PROPERTY OVERVIEW

The Charming Holiday Spring and Homestead is located in Lake County on CR 48 in Yalaha. The property features 9.64 acres with a fully contained third magnitude spring, Holiday Spring, a main mid-century style home, two additional residential structures, an equipment barn, outdoor brick oven, and a private spring water swimming pool. All of this with canal access to Lake Harris.

OFFERING SUMMARY

Acreage:	9.6 Acres
City:	Yalaha
County:	Lake
Property Type:	Florida Spring, Homesite, Investment Opportunity



Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"> • Land Investment • Waterfront 	Single Family Home (1977) - 2 Bedroom / 2 Bathroom - 2291 Sq Ft Concrete Swimming Pool (1260 Sq Ft) with the ability to fill from the Natural Florida Spring - Holiday Spring
Uplands / Wetlands:	9.2 ± Upland Acres [96%] / 0.4 ± Wetland Acres [4%]	Structures & Year Built: Single Family (1945) - 2 Bedroom / 1 Bathroom - 1160 Sq Ft Single Family (1950) - 1 Bedroom / 2 Bathroom - 1948 Sq Ft Utility Building (1969) - 2340 Sq Ft
Soil Types:	Immokalee Sand [2.55 ± Acres]; Lochloosa Sand [1.8 ± Acres]; Paola Sand 0 to 5 Percent Slopes [3.64 ± Acres]; Wauchula Sand [1.65 ± Acres]	
Taxes & Tax Year:	\$5,803.78 for 2023 [Estimated]	
Zoning / FLU:	FLU: Rural Transition	
Lake Frontage / Water Features:	Holiday Spring is fully contained within the property. Concrete Pool filled with the Natural Spring Water. Canal access to Lake Harris.	
Water Source & Utilities:	Electricity, Well, and Septic Available	
Road Frontage:	500 ± Feet on County Road 48	
Nearest Point of Interest:	Yalaha Bakery, Mission Inn, Cities of Leesburg, Mt. Dora, Tavares, and The Villages, Orlando International Airport, Disney	
Current Use:	Residence, Office, and Rental	
Land Cover:	Rural Residential - One Unit on 2 or more Acres [6.4 ± Acres]; Medium Density 2 to 5 dwelling units/acre [0.2 ± Acres]; Upland Mixed - Coniferous/Hardwood [0.8 ± Acres]; Wetland Forested Mixed [2.2 ± Acres]	



SPRING DESCRIPTION

Holiday Spring is a small circular pool about 5 feet in diameter and 3 feet deep at the upstream end of a shallow pool, narrow, wooded ravine. The water in the pool emanates from a nearly horizontal tubular passage with a submerged opening 3 feet wide and 2 feet high. The passage slopes gently downward in blue-green clay to the southeast. Flow from the pool is northward down a gently meandering run 0.25 miles to Lake Harris.

The run is 6-8 feet wide in most places. Spring sand boils are common at various locations in the sandy bottom of the run all the way to Lake Harris. Depth of the run varies from a few inches to a foot or two. A few hundred feet down the run from the head of the spring flow can be diverted through a concrete swimming pool on the west side of the run



The owner uses the spring water to fill a private swimming pool (located a few hundred feet downstream), for domestic use, and for irrigation. There is also a private well on site that taps the aquifer from which the spring emanates.



LAND DESCRIPTION

The property features 9.46 Acres with 500 ± FT of frontage on CR 48 with canal access to Lake Harris and the Chain of Lakes. An irrigation system is in place that supplied a former fernery that could now be utilized for a small garden or orchard (Active 8-inch production well with two active pumps permitted by the SJRWMD).

The Yalaha Bakery is directly across the street from the entrance and Mission Inn is 1.5 ± miles to the Southeast. Publix, gas stations, and nearby restaurants are a short 4 ± minute drive at the intersection of CR 48 and US 27. Nearby cities include Howie in the Hills, Leesburg, Tavares, Mt. Dora, Clermont, The Villages, and Orlando. Orlando International Airport is approximately one hour drive from the property.



Land Photos





DESCRIPTION

The homestead includes three residential structures, an equipment barn, an outdoor brick oven, and a private spring water swimming pool with a spacious deck. The spring water swimming pool is one of a kind and offers the opportunity to utilize the spring in a unique way that is classic to Old Florida properties. The structures on site can be utilized for the homestead or as income-generating uses such as Air BnB or rental site.

1977 Mid-Century Single Family Home w/Spring Water Swimming Pool
2291 Sq Ft, 2 Bedrooms, 3 Bathrooms, Central A/C, Garage, Outdoor Patio/Porch



1945 Residential Building

1160 Sq Ft, 2 Bedrooms 1 Bathroom, Central A/C, Fireplace, Porch, Carport

1950 Residential/Office Building

1948 Sq Ft, Two-Story, 1 Bedroom, 2 Bathrooms, 1 Half Bathroom

1969 Equipment Barn 2340 SF

Outdoor Brick Oven

Canal Access to Lake Harris



Structures



Main House Photos



Main House Photos



Additional Home/Office



Additional Home/Office



Additional Home



Location



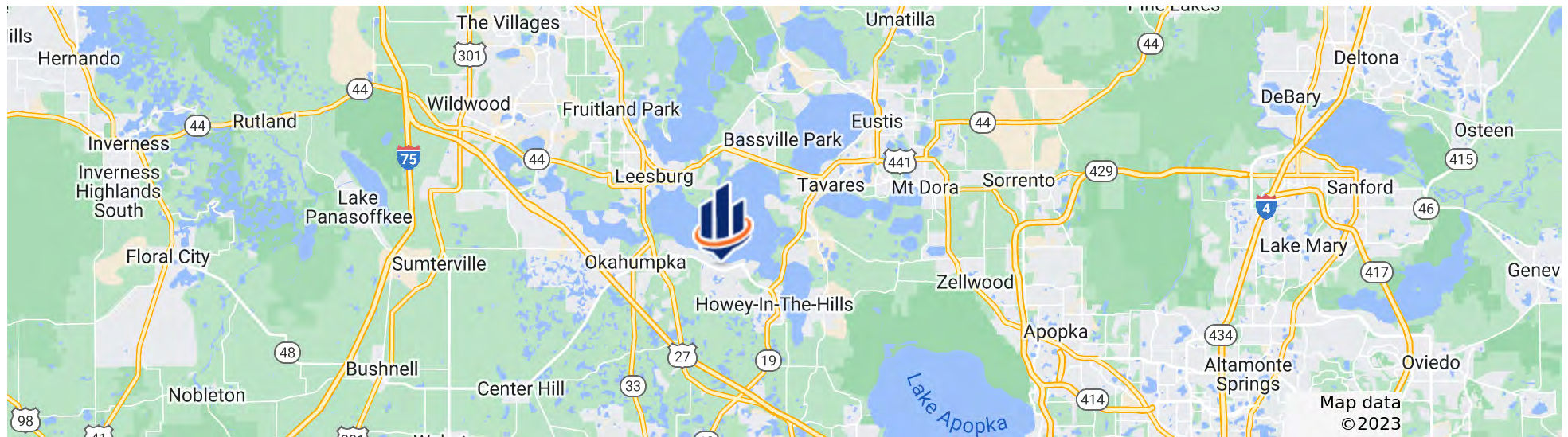
LOCATION & DRIVING DIRECTIONS

Parcel: 16-20-25-0003-000-01900; 16-20-25-0003-000-03100

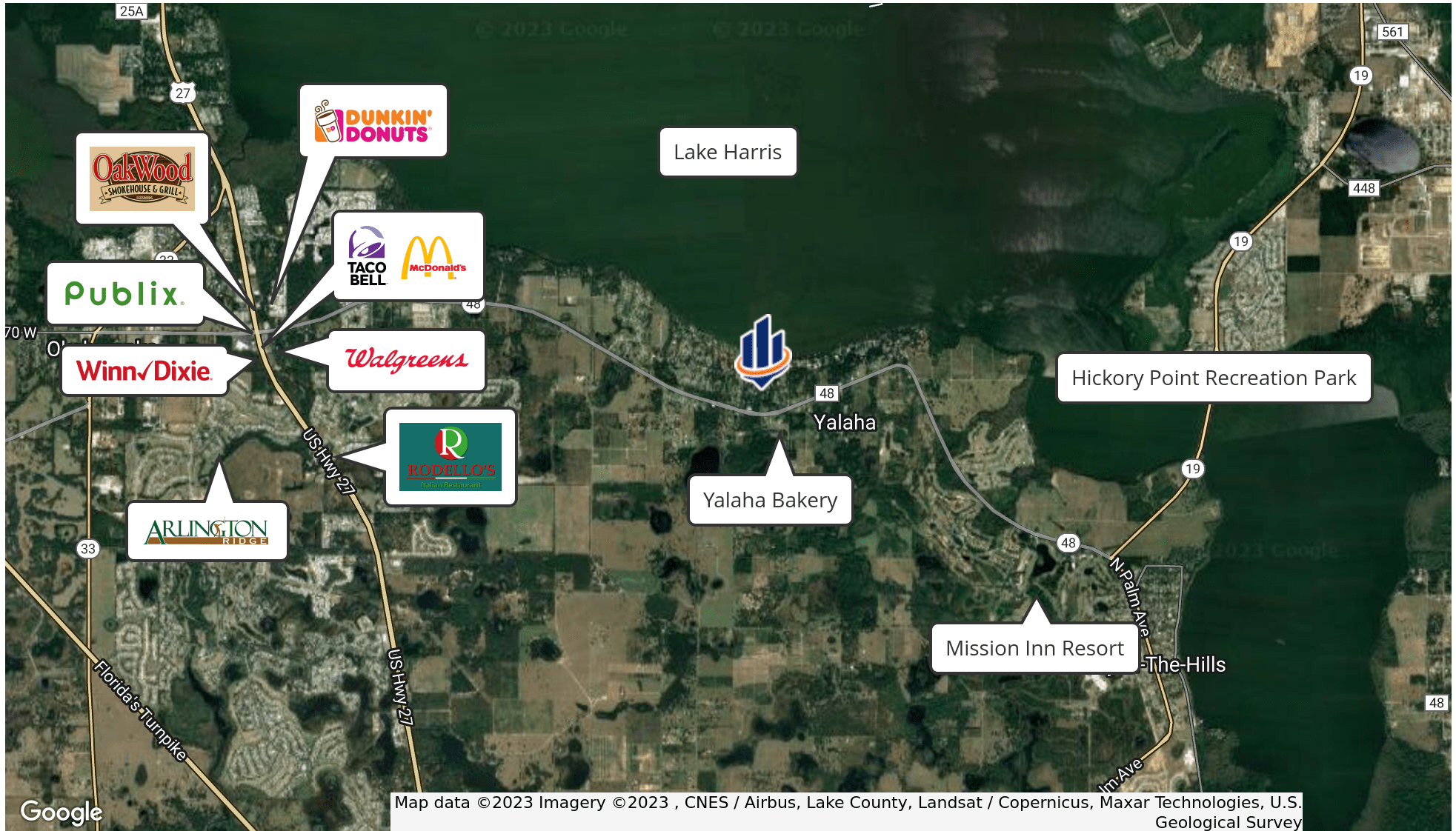
GPS: 28.7412559, -81.8180628

Driving Directions: Contact Listing Agents

Showing Instructions: Contact Listing Agents



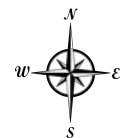
Surrounding Area



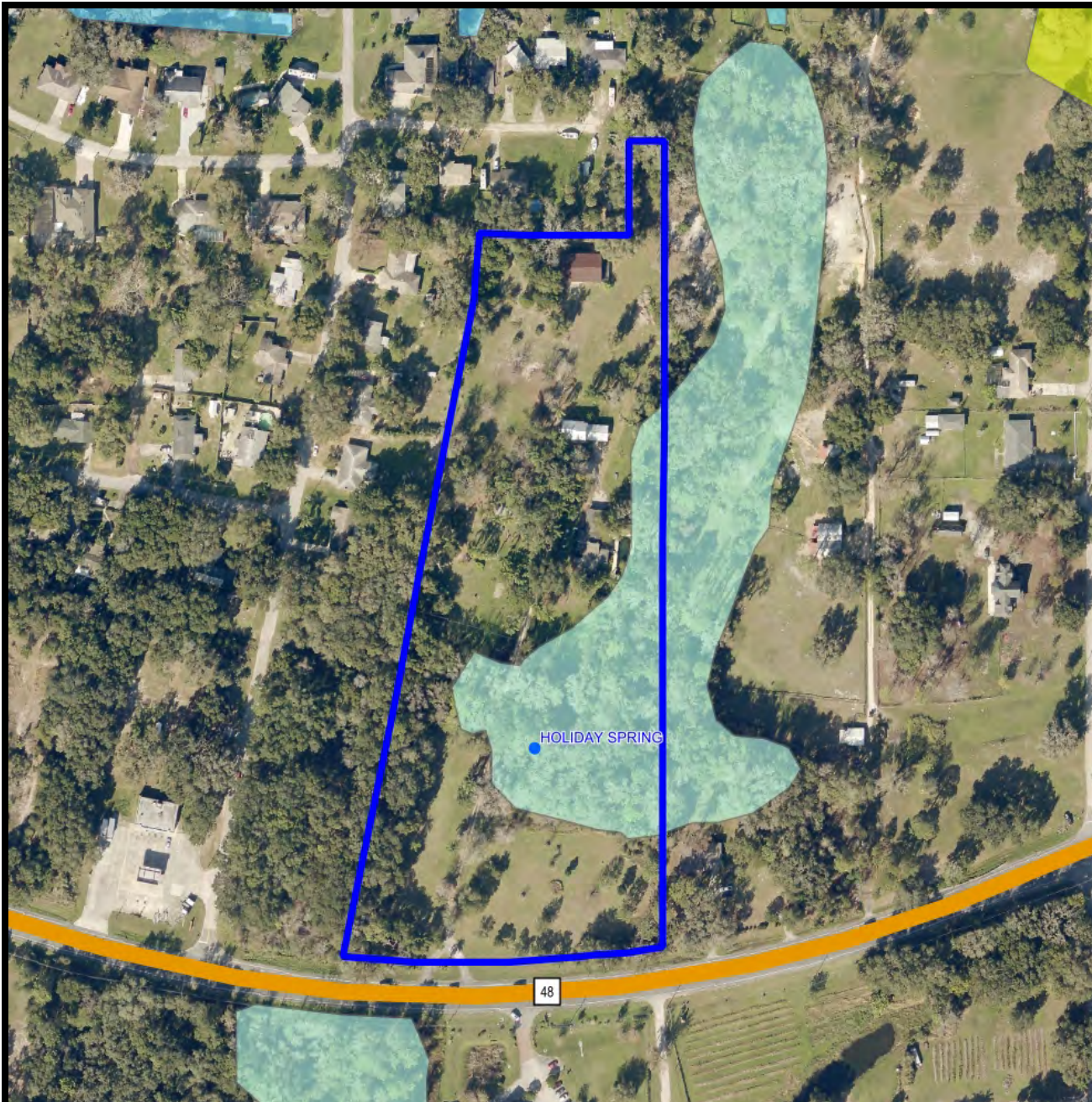


Site Location

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Magnitude 1
- Magnitude 2
- Magnitude 3
- Existing Wells
- Abandoned, Capped, Dismantled and Plugged Wells
- Existing Surface Water Withdrawal
- Water
- Water
- Water
- Water
- Water
- Water

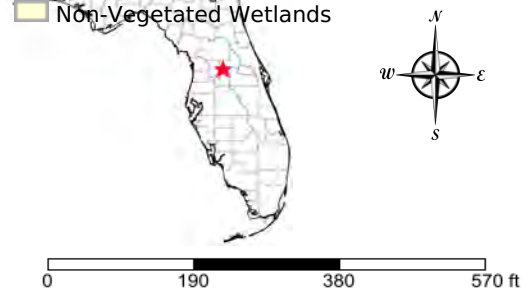


© 2021 SVNIC. SVN | Saunders Ralston Dantzler Real Estate® is a registered trademark licensed to SVN Shared Value Network®. Any information displayed should be verified and is not guaranteed to be accurate by SVN Saunders Ralston Dantzler. You may not copy or use this material without written consent from SVN Saunders Ralston Dantzler.

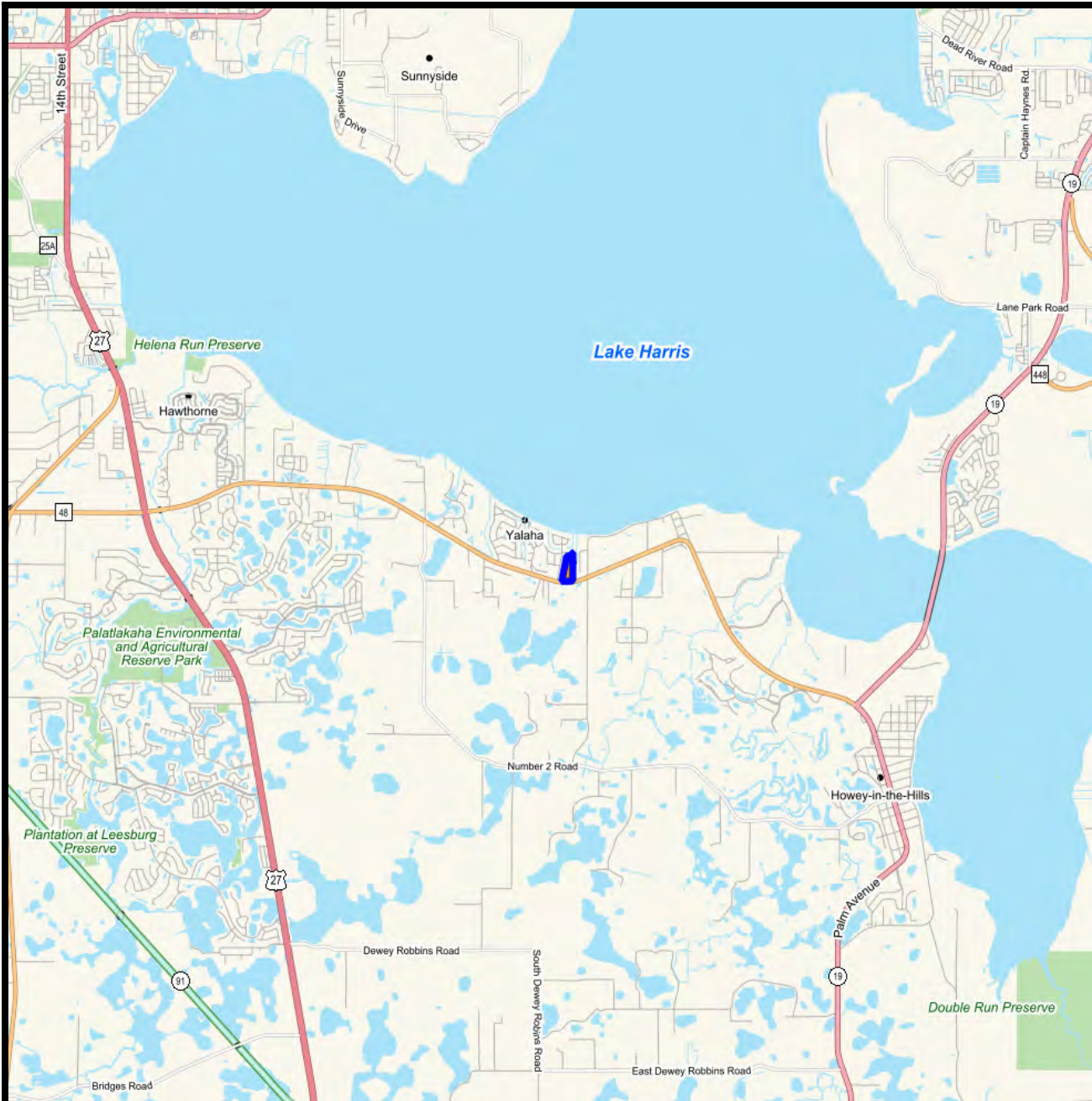


Wetlands

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Magnitude 1
- Magnitude 2
- Magnitude 3
- Managed Lands FNAI
- Water Labels
- Water Labels
- Water Labels
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

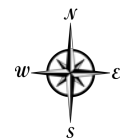


© 2021 SVNIC. SVN | Saunders Ralston Dantzler Real Estate® is a registered trademark licensed to SVN Shared Value Network®. Any information displayed should be verified and is not guaranteed to be accurate by SVN Saunders Ralston Dantzler. You may not copy or use this material without written consent from SVN Saunders Ralston Dantzler.



Vicinity

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Water Labels
- Water Labels
- Water Labels



© 2021 SVNIC. SVN | Saunders Ralston Dantzler Real Estate® is a registered trademark licensed to SVN Shared Value Network®. Any information displayed should be verified and is not guaranteed to be accurate by SVN Saunders Ralston Dantzler. You may not copy or use this material without written consent from SVN Saunders Ralston Dantzler.



JEREMIAH THOMPSON

Senior Advisor

jeremiah.thompson@svn.com

Direct: 863.648.1528 | Cell: 352.255.3670

PROFESSIONAL BACKGROUND

Jeremiah Thompson is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Jeremiah specializes in Florida land and conservation easements. He is a lifelong enthusiast of wildlife and natural resources and enjoys helping landowners achieve their goals. Jeremiah believes in putting his client's needs above all else and providing first-class customer service.

Jeremiah is a fourth-generation Floridan and earned a bachelor's degree in Political Science and Geography from Florida State University where he also played football for the Seminoles.

Working several years as a Senior Acquisition Agent at the Florida Division of State Lands, Jeremiah has negotiated many deals that placed thousands of acres of land in conservation for the state of Florida. His experience includes small residential tracts to large acreage properties and conservation easements.

Jeremiah has been practicing real estate for nearly a decade and holds a Florida Real Estate Broker's License. He also participates in many conservation groups throughout the state focused on protecting Florida's natural resources.

Specialty:

- Agricultural Land
- Conservation Easements
- Ranchland, Recreational Land, Pastureland
- Springs
- Timberland
- Waterfront Properties

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
Lakeland, FL 33801



TYLER DAVIS, ALC

CFO/ Advisor

tyler.davis@svn.com

Direct: 863.877.2829 | Cell: 205.441.8538

FL #SL3444746

PROFESSIONAL BACKGROUND

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

Tyler Davis brings a wealth of financial knowledge to the team, having spent over five years working at PwC, one of the largest professional services firms in the world. While there, Tyler provided tax planning and consulting services to some of the largest public and private companies in the country. Tyler joined SVN Saunders Ralston Dantzler in May of 2019, where he specializes in development land brokerage and investments. Tyler was named an SVN Partner's Circle award recipient in 2022, which goes to the top 50 global advisors at SVN. Additionally, Tyler was an RLI APEX award recipient for 2022.

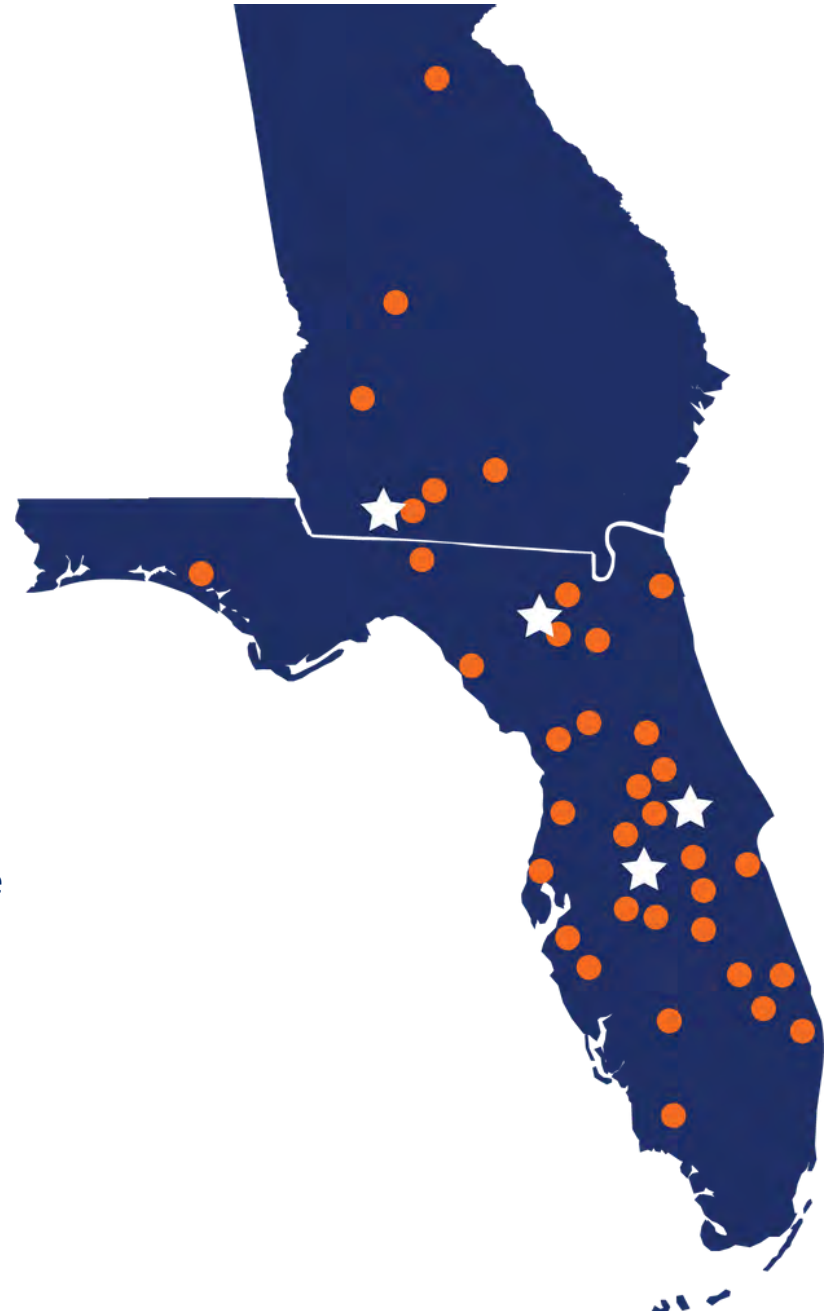
Tyler is a native of Carrollton, GA. He graduated summa cum laude with his bachelor's degree in Accounting from Samford University and received his Master of Tax Accounting degree from The University of Alabama where he was awarded a Graduate Council Fellowship. Tyler passed the CPA exam in 2014 prior to beginning his career at PwC.

Tyler became an Accredited Land Consultant [ALC] in 2022. In addition, Tyler is a licensed Florida Real Estate agent, serves as Vice President of the Florida Chapter of the REALTORS Land Institute, is a member of The Lakeland Rotary Club, and is on the Board of Directors for the Friends of Bonnet Springs Park.

SVN | Saunders Ralston Dantzler
1723 Bartow Rd
Lakeland, FL 33801

Advisor & Office **LOCATIONS**

Our company includes over 80 advisors who are highly credentialed with specialized leadership in organizations across the real estate industry including 14 Certified Commercial Investment Member (CCIM) designees and 13 Accredited Land Consultants (ALC) among many other notable certifications. With offices in Florida and Georgia, we offer increased value to our clients on both sides of the state line.





For more information visit SVNsaunders.com

HEADQUARTERS

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
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 \$4 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 property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located in Florida and Georgia, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

