



LAKE COUNTY RANCH LAND 153

COWBOY RD
GROVELAND, FL 34736

Jim Allen
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Property Overview



Sale Price

\$1,836,000

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:	\$12,000
City:	Groveland
County:	Lake
Property Type:	Ranch Recreation

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Equestrian
- Farms & Nurseries Properties
- Hunting & Recreation Properties
- Mitigation
- Ranch
- Sod

Uplands / Wetlands:

121/32

Soil Types:

- 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

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



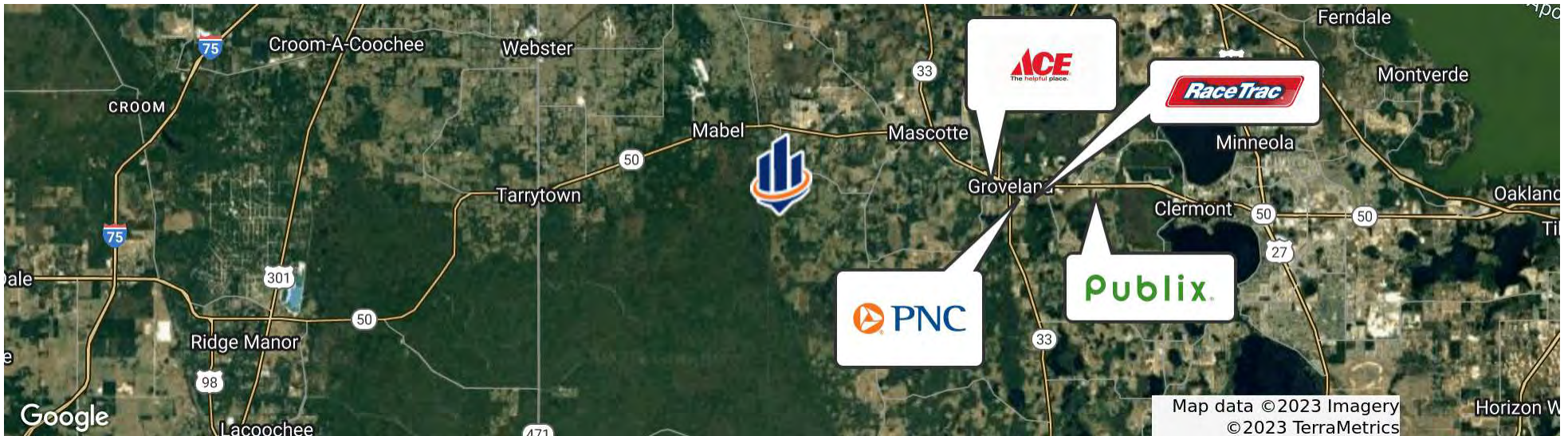
LOCATION & DRIVING DIRECTIONS

Parcel: 31-22-24-0002-000-00600 31-22-24-0002-000-00200 29-22-24-0003-000-01100

GPS: 28.5447012, -81.9494648








Driving Directions: Lake Erie Rd 5mi, Right on South Bay Lake Rd 5.5mi, Left on Sloans Ridge Rd 1.6mi, Left on Crawford Rd 1.2mi, Left on Chatham Rd

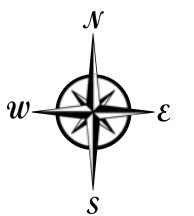
Showing Instructions: Contact Listing Agent - Jim Allen 863-738-3636





Lake County 153

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



0 330 660 990 ft

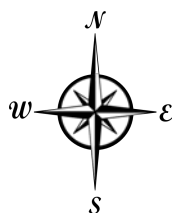




Lake County 153 Soils

- 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
TOTAL = 153.201532879572 acres	



Additional Photos





LAKE COUNTY FLORIDA

Founded	1887	Density	385.2 [2019]
County Seat	Tavares	Population	367,118 [2019]
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. It was created in 1887 from portions of Sumter and Orange counties and named for the many lakes contained within its borders. In the 1800s, the two main industries in the area were growing cotton and breeding cattle. In the latter part of the 19th century, people started to grow citrus trees. Throughout the 1940s and 50s, citrus production increased and grew into the area's leading industry. Today, Lake County is the 18th largest county in Florida, tripling in size in the past 15 years. It is centrally positioned with access to US Hwy 27, I-75, Florida Turnpike, and the new Florida 429 Beltway, an ideal location for industrial distribution, warehousing, and manufacturing. The Wellness Way area [7 miles south of Clermont], is also an area of significant economic growth



JIM ALLEN

Senior Advisor

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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
- Cattle Operations
- Land Development
- Land Management

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
Lakeland, FL 33801



For more information visit www.SVNsaunders.com

HEADQUARTERS

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863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

218 W Jackson Street, Suite 203
Thomasville, Georgia 31792
229.299.8600

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