



# LAKE COUNTY RANCH LAND 110

BAY LAKE RD  
GROVELAND, FL 34736

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Sale Price **\$1,320,000**

## OFFERING SUMMARY

Acreage: 110 Acres  
Price / Acre: \$12,000  
City: Groveland  
County: Lake  
Property Type: Ranch/Recreation

## PROPERTY OVERVIEW

Nice pasture in Western Lake County. This land is situated far enough out to be quiet and secluded but close enough to town to get to what you need within minutes. This property features a new barn and cowpens constructed in 2021 as well as new perimeter and cross fencing and a new 4" well. Good access of newly paved Bay Lake Road. Adjacent to properties encumbered with conservation easements and it's location in the heart of the Green Swamp Area of Critical Concern make this a prime candidate to sell a conservation easement or stay protected from future development. Plenty of wildlife, good grazing and location make this ranch desirable.



## SPECIFICATIONS & FEATURES

	<ul style="list-style-type: none"> <li>• Conservation Easement</li> <li>• Equestrian</li> <li>• Farms &amp; Nurseries Properties</li> <li>• Ranch</li> </ul>
Land Types:	
Uplands / Wetlands:	80/30
	<ul style="list-style-type: none"> <li>• Seffner Sand</li> <li>• Ona Fine Sand</li> <li>• Anclote &amp; Myakka Soils</li> <li>• Myakka Sand</li> </ul>
Soil Types:	
Taxes & Tax Year:	\$433.00 for 2023
Zoning / FLU:	Agriculture/ Green Swamp Rural 1du/5ac
Lake Frontage / Water Features:	Small pond
Road Frontage:	1380' Bay Lake Road
Fencing:	Perimeter & Cross Fenced
Current Use:	Grazing
Grass Types:	Argentine Bahia
Potential Recreational / Alt Uses:	Hunting/Farming/Sod
Land Cover:	Improved Pasture with Cypress Pond & scattered oak woods
Structures & Year Built:	Covered cowpens built 2021
Main Infrastructure:	Covered Cowpens built 2021, Perimeter & Cross fencing
Game Populations Information:	Deer, Turkey



## LOCATION & DRIVING DIRECTIONS

Parcel: 01-22-24-3100-035-00000  
28-23-24-0002-000-00700  
28-23-24-0002-000-02100

GPS: 28.4582973, -81.9144982

Driving Directions:

- From SR 50 & FL33: South on FL33 6.5 miles, Right on Lake Erie Road 5 miles, Left on South Bay Lake Road 1.5 miles
- Property is on your left.

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





Lake County 110 Aerial

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





# 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 focused on sports and wellness.





**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.

With a solid background in Florida agriculture, he brings years of experience with cattle operation management and land management, which includes controlled burning, mowing, and hay production.

Jim has held offices in the Polk County Cattlemen's Association and the Coastal Conservation Association Polk Chapter.

**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](http://www.SVNSaunders.com)

**HEADQUARTERS**

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**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**

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