

# LAKE COUNTY RANCH LAND 110

BAY LAKE RD GROVELAND, FL 34736

Jim Allen C: 863.738.3636 james.allen@svn.com

SVN | SAUNDERS RALSTON DANTZLER | 1723 BARTOW RD, LAKELAND, FL 33801

LAND FOR SALE

### Property Overview





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





### **SPECIFICATIONS & FEATURES**

#### Conservation Easement Equestrian Land Types: Farms & Nurseries Properties Ranch Uplands / Wetlands: 80/30 Seffner Sand Ona Fine Sand Soil Types: • Anclote & Myakka Soils Myakka Sand Taxes & Tax Year: \$433.00 for 2023 Agriculture/ Green Swamp Zoning / FLU: Rural 1du/5ac Lake Frontage / Water Small pond Features: Road Frontage: 1380' Bay Lake Road Perimeter & Cross Fenced Fencing: Current Use: Grazing Argentine Bahia Grass Types: Potential Recreational / Alt Hunting/Farming/Sod Uses: Improved Pasture with Cypress Pond & scattered oak Land Cover: woods Structures & Year Built: Covered cowpens built 2021 Covered Cowpens built 2021, Perimeter & Cross fencing Main Infrastructure: Game Populations Deer, Turkey Information:

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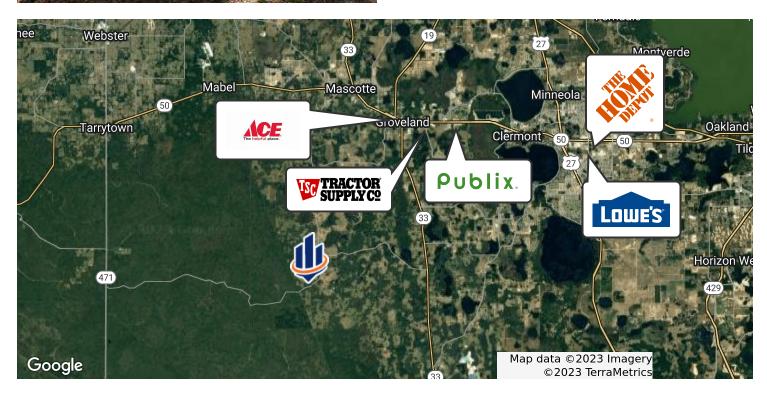
### Location





### LOCATION & DRIVING DIRECTIONS

|   | Parcel:               | 01-22-24-3100-035-00000<br>28-23-24-0002-000-00700<br>28-23-24-0002-000-02100                                                                              |
|---|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | GPS:                  | 28.4582973, -81.9144982                                                                                                                                    |
|   | Driving Directions:   | <ul> <li>From SR 50 &amp; FL33: South<br/>on FL33 6.5 miles, Right on<br/>Lake Erie Road 5 miles,<br/>Left on South Bay Lake<br/>Road 1.5 miles</li> </ul> |
| 4 |                       | • Property is on your left.                                                                                                                                |
|   | Showing Instructions: | Contact Listing Agent - Jim<br>Allen 863-738-3636                                                                                                          |
|   |                       |                                                                                                                                                            |



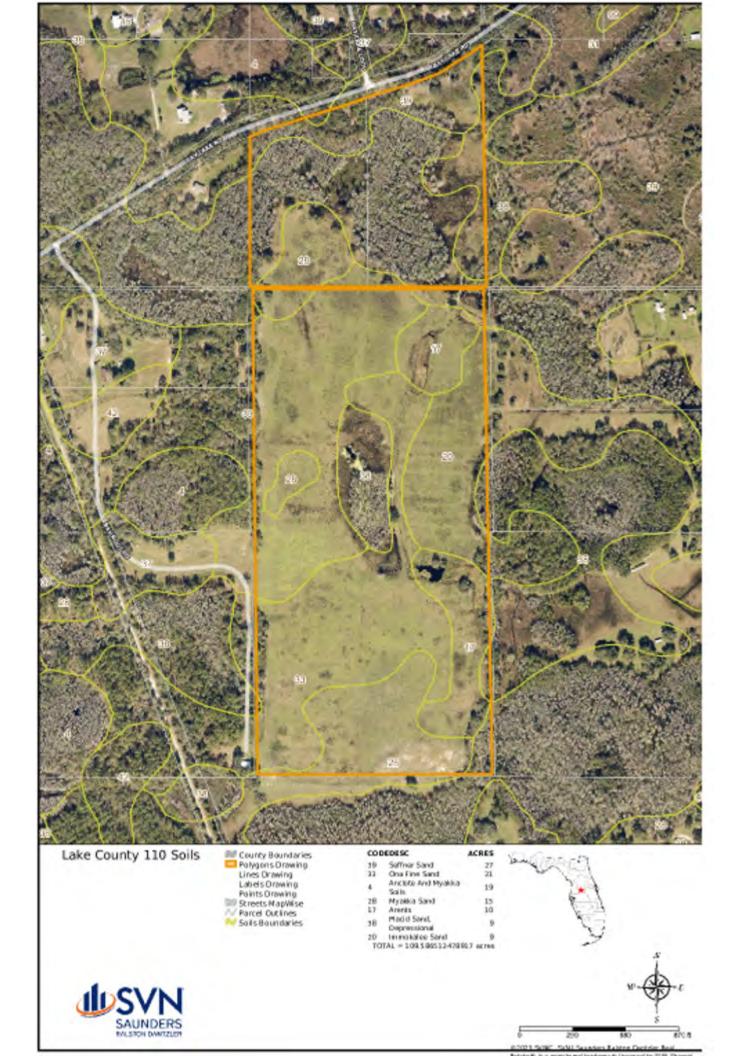
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County Boundaries Polygons Drawing Lines Drawing Labels Drawing Points Drawing Streets NapWise V Parcel Outlines

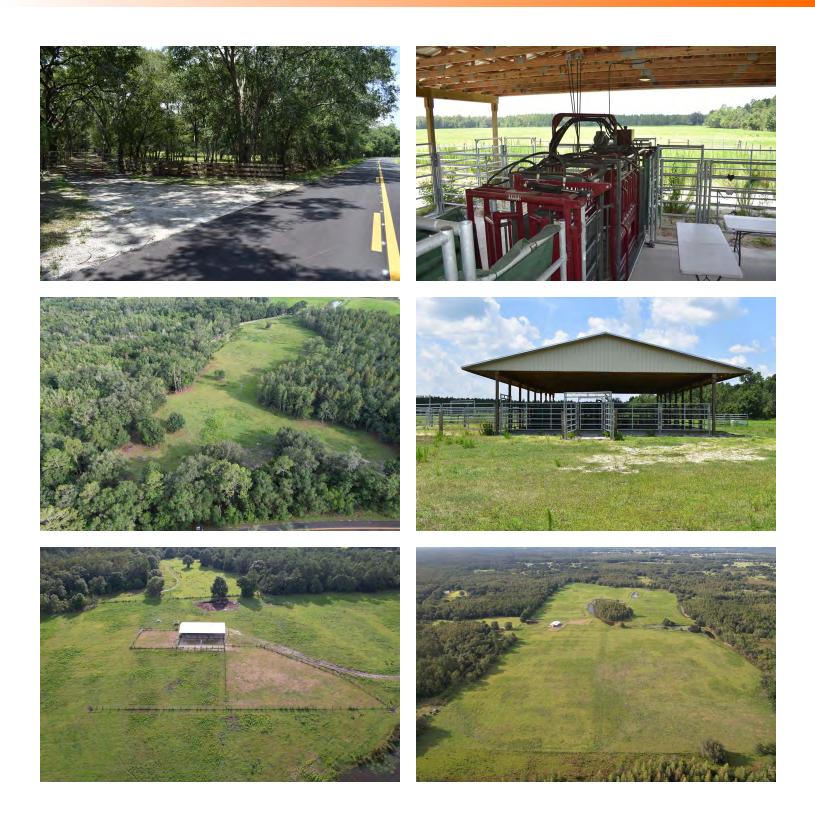






### Additional Photos





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### County





### 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.



### Advisor Biography





### **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

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For more information visit www.SVNsaunders.com

**HEADOUARTERS** 

1723 Bartow Rd Lakeland, FL 33801 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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