



# 20-ACRE FARM GETAWAY

14068 COUNTY ROAD 719  
WEBSTER, FL 33597

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# Property Overview



**Sale Price** **\$995,000**

## OFFERING SUMMARY

**Acreage:** **20 Acres**  
**Price / Acre:** \$49,750  
**City:** Webster  
**County:** Sumter  
**Property Type:** Equestrian, Farms & Nurseries Properties, Ranch

## PROPERTY OVERVIEW

Discover a prime investment opportunity in the Webster area with this exceptional property and can be split in half creating another 10-acre homesite or split the land and sell a 10 acre tract.. This farm is located in the sought-after Webster/Groveland, and Sumter/Lake County area. With its strategic position and expansive grounds, this property embodies an attractive prospect for investors seeking to capitalize on the area's growth and potential. 'The Villages®' has now garnered more acreage and will not be too far away in the near future. Embrace the possibilities and elevate your portfolio with this promising investment opportunity in the heart of Central Florida.

Nestled near the charming town of Webster, FL, the area surrounding the property offers a blend of rural tranquility and accessibility. Nearby, visitors can explore the renowned Webster Westside Flea Market and the Cattle Stock Sale, a vibrant hub for local vendors and a popular weekend destination. For nature enthusiasts, several pristine State Forests combined totaling 58,000 acres. Withlacoochee State Forest/Richloam offers hiking trails, hunting and serene picnic spots, this is contiguous to the Green Swamp Wilderness Preserve with easy access to Colt Creek State Park.



## SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"> <li>• Equestrian</li> <li>• Farms &amp; Nurseries Properties</li> <li>• Hunting &amp; Recreation Properties</li> <li>• Ranch</li> </ul>	Structures & Year Built:	<ul style="list-style-type: none"> <li>• Residence 1956 - 1900 sqft. [2420 Gross sqft.] Renovated</li> <li>• Block and Metal Roof Barn with Efficiency Apartment - 3600 sqft. Concrete Floor Garage/Car Port - 900 sqft. Horse Barn - 900 sqft. Chicken Coop Horse Wash Rack</li> </ul>
Uplands / Wetlands:	99% Uplands	Wells Information:	2 Wells
Soil Types:	<ul style="list-style-type: none"> <li>• Tavares Fine Sand</li> <li>• 0 To 5 Percent Slopes Eugallie Fine Sand</li> </ul>		
Taxes & Tax Year:	\$2021 - 2023 Year Unincorporated Sumter County		
Zoning / FLU:	A10C - 1 du/10 acre - General Agricultural with Conventional Housing		
Water Source & Utilities:	2 Wells and Septic		
Road Frontage:	1200		
Nearest Point of Interest:	Webster - Cattle Auction and Flea Market		
Fencing:	Field Fence and Barbed Wire		
Current Use:	Private Residence Horse Farm		
Grass Types:	Bahia		
Potential Recreational / Alt Uses:	Direct access to the Withlacoochee State Forest Richloam Forest 58,000 acres Green Swamp Wilderness Preserve Colt Creek State Park		
Land Cover:	Bahia Grass Scattered Oaks		

# Location



## LOCATION & DRIVING DIRECTIONS

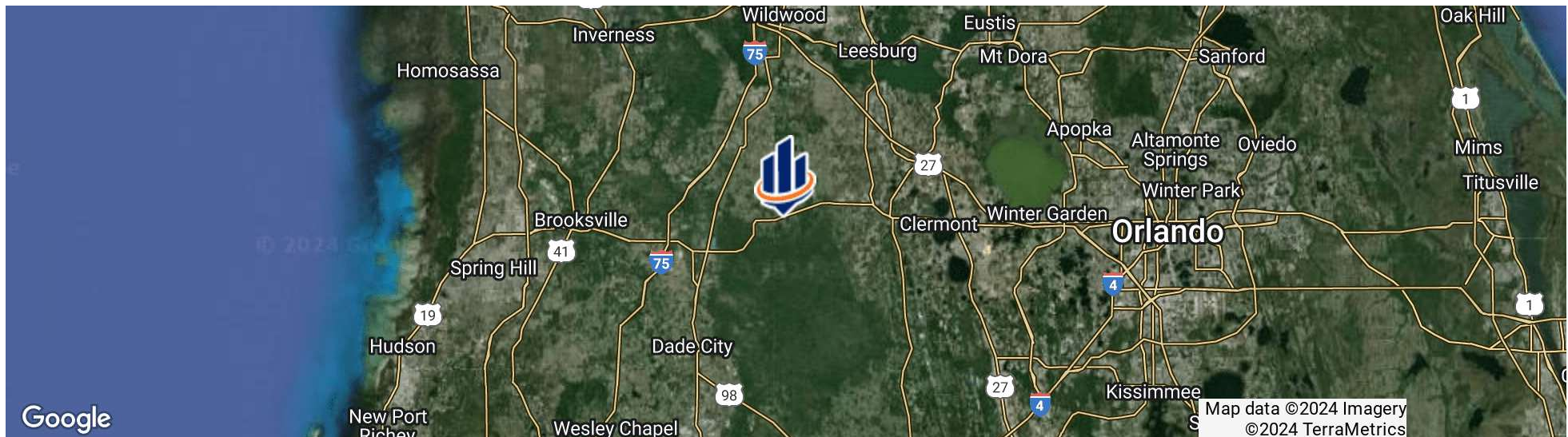
Parcel: T29-006

GPS: 28.5506394, -82.0354074

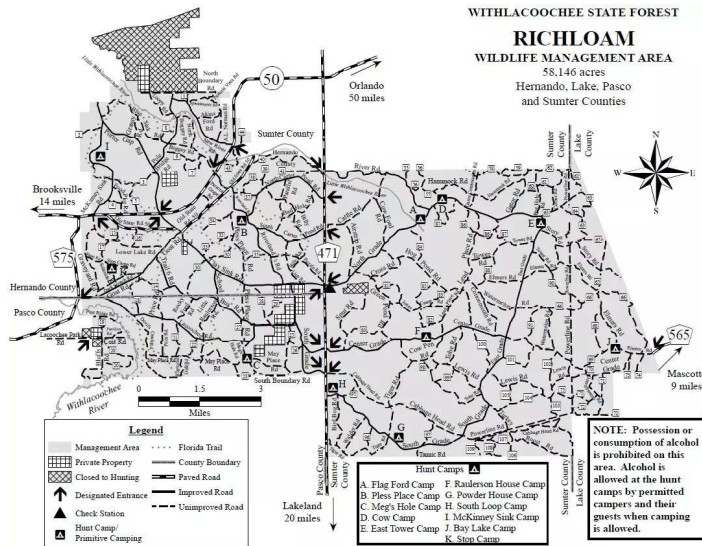
Driving Directions:

- Turn right onto CR 772 and immediately left onto CR 719
- Farm on the right in one mile

Showing Instructions: Call List Agent, must accompany.



# Richloom Wildlife Management Area



## RICHLOAM WILDLIFE MANAGEMENT AREA

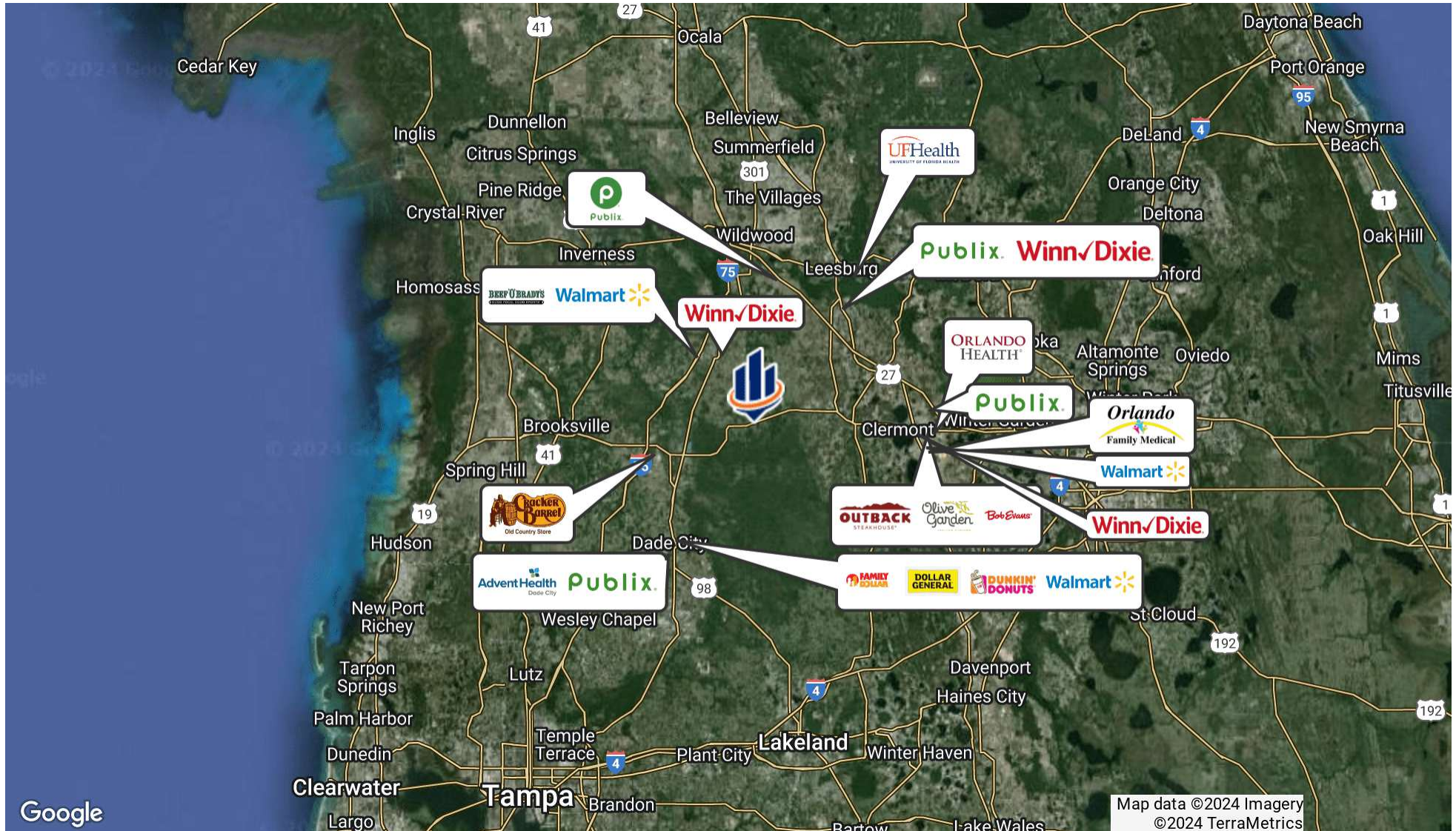
This property is adjacent to the The Richloom Wildlife Management Area (WMA), part of the greater Withlacoochee State Forest.

The Richloom WMA is a significant conservation area located in Central Florida, primarily within Sumter, Hernando, Lake, and Pasco counties. Covering over 58,000 acres, this WMA is managed by the Florida Fish and Wildlife Conservation Commission (FWC). The area features a diverse mix of ecosystems, including pine flatwoods, hardwood hammocks, and cypress swamps, providing critical habitats for a wide variety of wildlife.

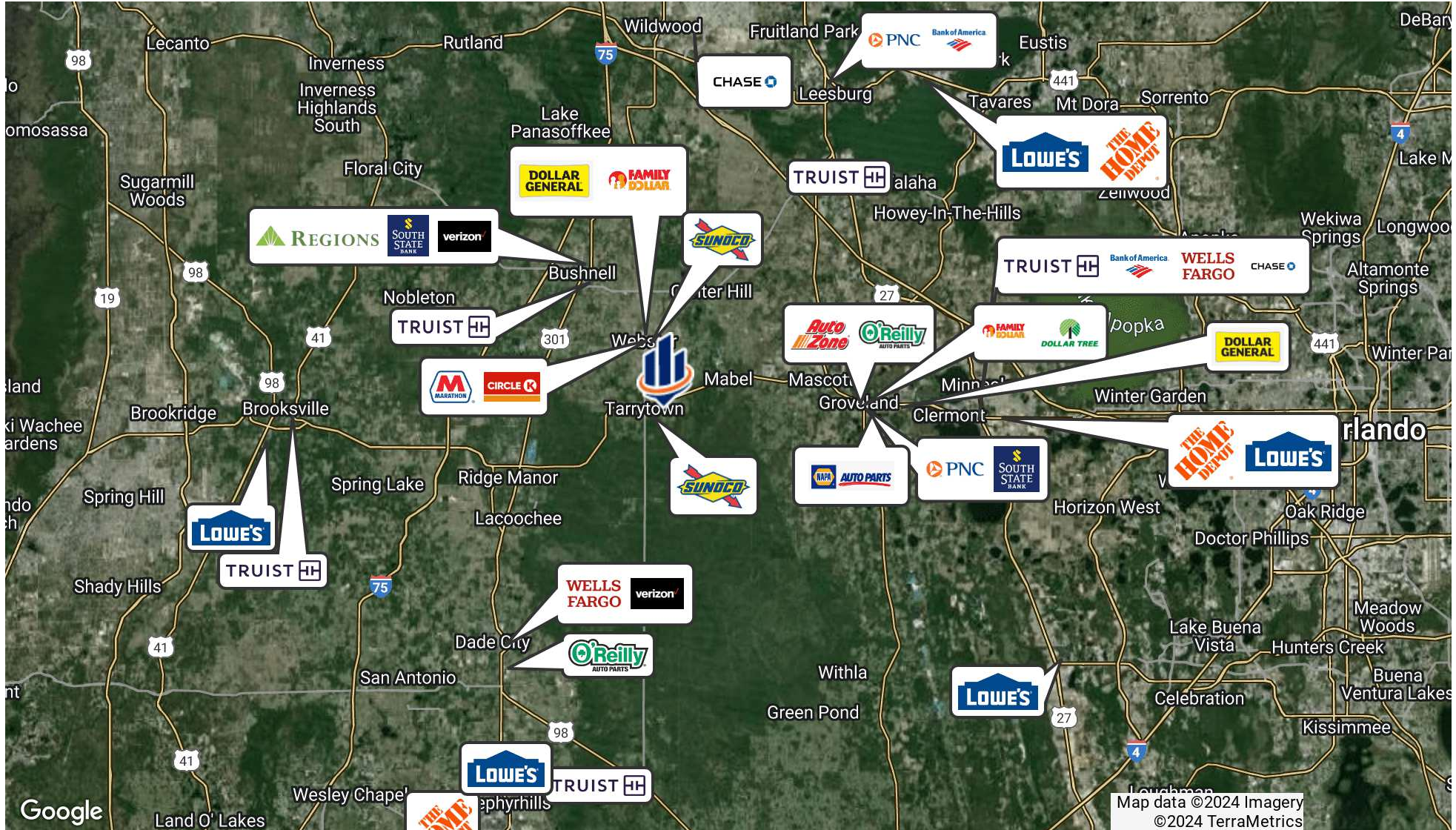
Richloom WMA offers numerous recreational opportunities such as hunting, fishing, hiking, birdwatching, and horseback riding. The area is also notable for its historical significance, with remnants of early 20th-century turpentine camps and old railroad grades. The management practices in Richloom focus on maintaining the natural habitats and supporting the native wildlife populations, making it a vital area for both conservation and outdoor activities.



# Retailer Map



# Retailer Map







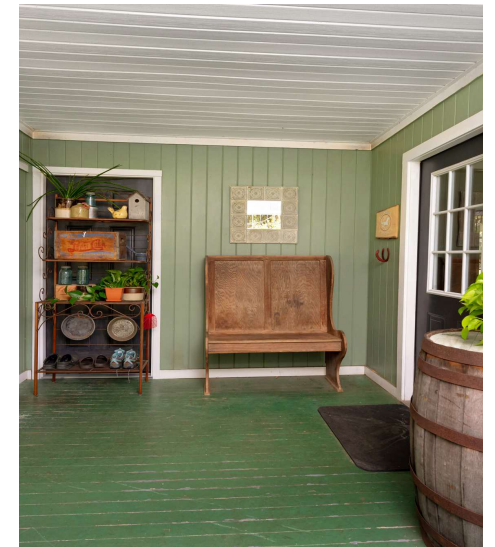
# Home Interior Photos



# Home Interior Photos



# Additional Photos



# Barn Photos



# Additional Photos





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