



The Villages®



CR-470 and I-75 Land Investment

41 Cr 527n, Lake Panasoffkee, Florida 33538

58,157 ±
Cars/Day



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PROPERTY OVERVIEW



Sale Price

\$11,000,000

Offering Summary

Acreage:	177 Acres
Price / Acre:	\$62,147
State:	Florida
City:	Lake Panasoffkee
County:	Sumter
Property Type:	Development Land, Ranches and Pastureland

Property Overview

CR-470 and I-75 Land Investment is one of the last few remaining privately owned tracts of this size in this particular part of Sumter County. The subject property boast 4,170 ± feet on CR-470 and 605 ± feet on CR-527N. The property has been historically used for sod, cattle, and hay productions. The ranch has been owned by the same family for generations and this is the first time it has been offered for sale in over 100 years.

In addition to extensive road frontage, the property is predominantly uplands and has tremendous proximity to I-75. With heavy population growth back to the east of 301, the area surrounding the subject property has experienced industrial and commercial growth along CR-470. The vast majority of this property sits within a joint planning area with the City of Bushnell.

While the seller prefers to move the property as a whole, logical proposals from buyers in regards to subdivision of a portion of the property will be considered.

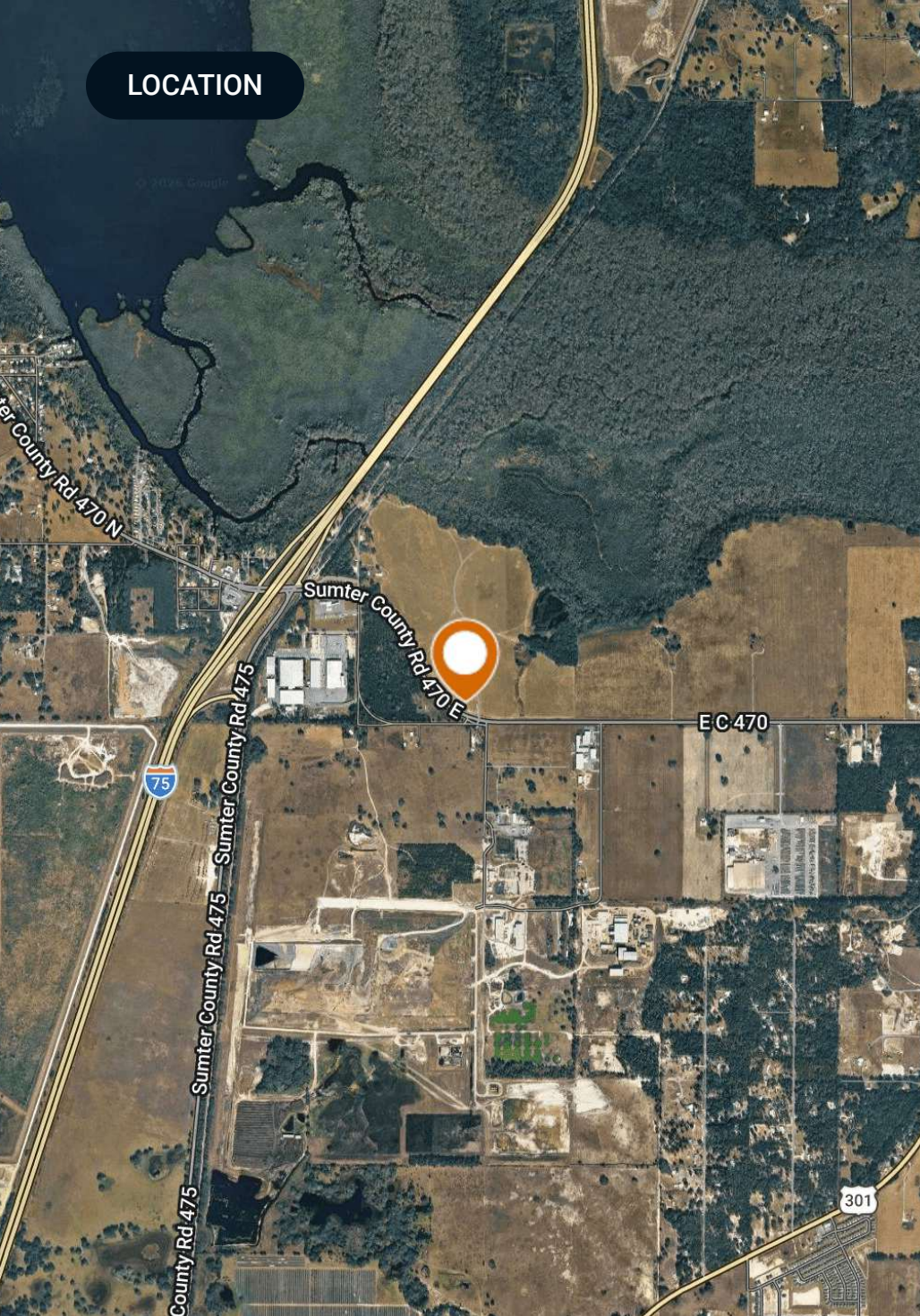
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	90% uplands/ 10% wetlands
Taxes & Tax Year:	2025- \$614.70
Zoning / FLU:	J-15-001 Zoning: RR1, RR5C, & A10C FLU: Industrial J10-009 Zoning: A10C FLU: Agr
Lake Frontage / Water Features:	Multiple internal ponds
Water Source & Utilities:	City of Bushnell water and sewer along portions of CR 470 & CR
Road Frontage:	4,170 ± feet on CR 470 and 605 ± feet on CR 527N
Nearest Point of Interest:	I-75, The Florida Turnpike, and The Villages.
Fencing:	Barbed wire fence
Current Use:	Agricultural use- hay production
Structures & Year Built:	1180 ± square foot home built in 1935 Multiple other agricultural structures and barns

LOCATION



Location & Driving Directions

Parcel: J15-001 & J10-009

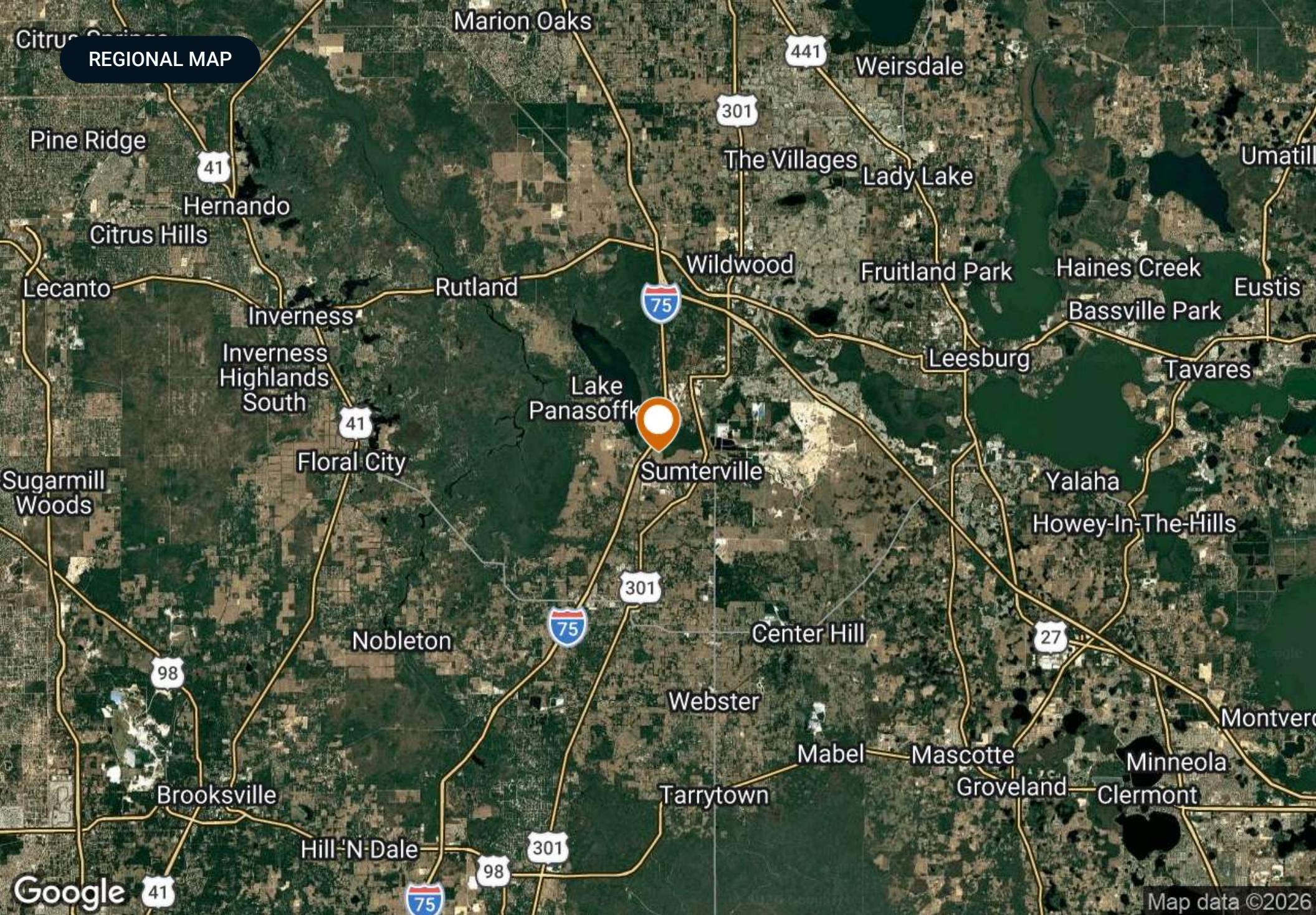
GPS: 28.7513717, -82.0926414

**Driving
Directions:**

- From the intersection of Highway 301 and CR 470 go east for 1.5 miles
- The subject property will start on the north side of CR 470 and run all the way to CR 527N.

**Showing
Instructions:**

Please contact the listing agents to set up a time to view the property. Showings are done by appointment only.



REGIONAL MAP

PROPERTY OUTLINE



CR 470 and I-75 Land Investment

Polygon



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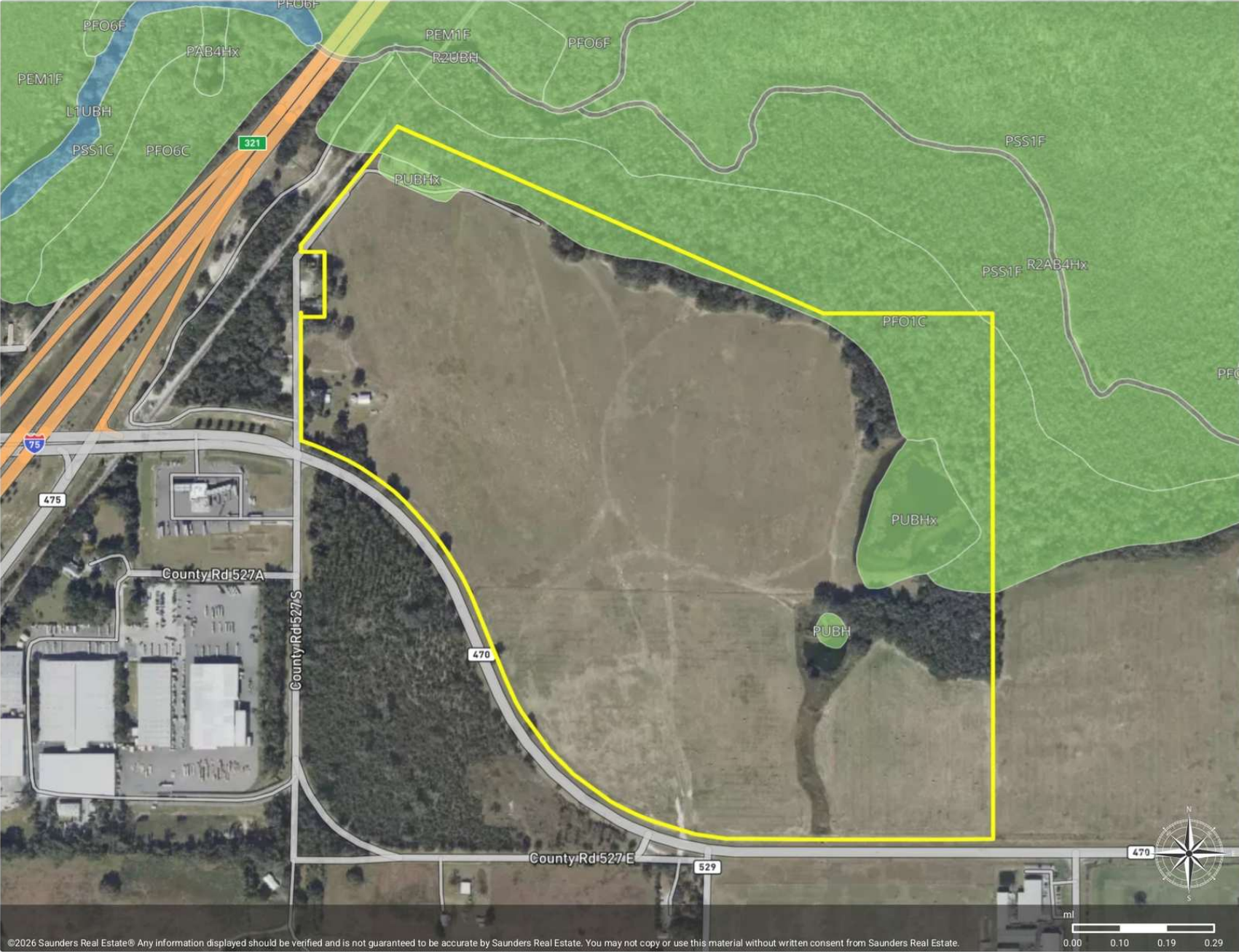
WETLANDS



Wetlands NWI

- ▭ Polygon
- ▭ Wetlands NWI: Palustrine

CODE	DESCRIPTION	ACRES
PFO1C	Freshwater Forested/Shrub Wetland	16.30
PUBHx	Freshwater Pond	7.00
PUBH	Freshwater Pond	0.43
PSS1F	Freshwater Forested/Shrub Wetland	0.05
TOTAL UPLAND		152.61
TOTAL WETLAND		23.78
TOTAL		176.39



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SOILS



Soils

- Polygon
- Soils

MUID	COMPONENT NAME	ACRES
13	Tavares	62.10
4	Candler	41.15
15	Adamsville	33.92
32	Pompano	29.48
49	Terra Ceia	8.06
41	Everglades	1.68
TOTAL		176.39



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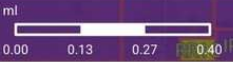
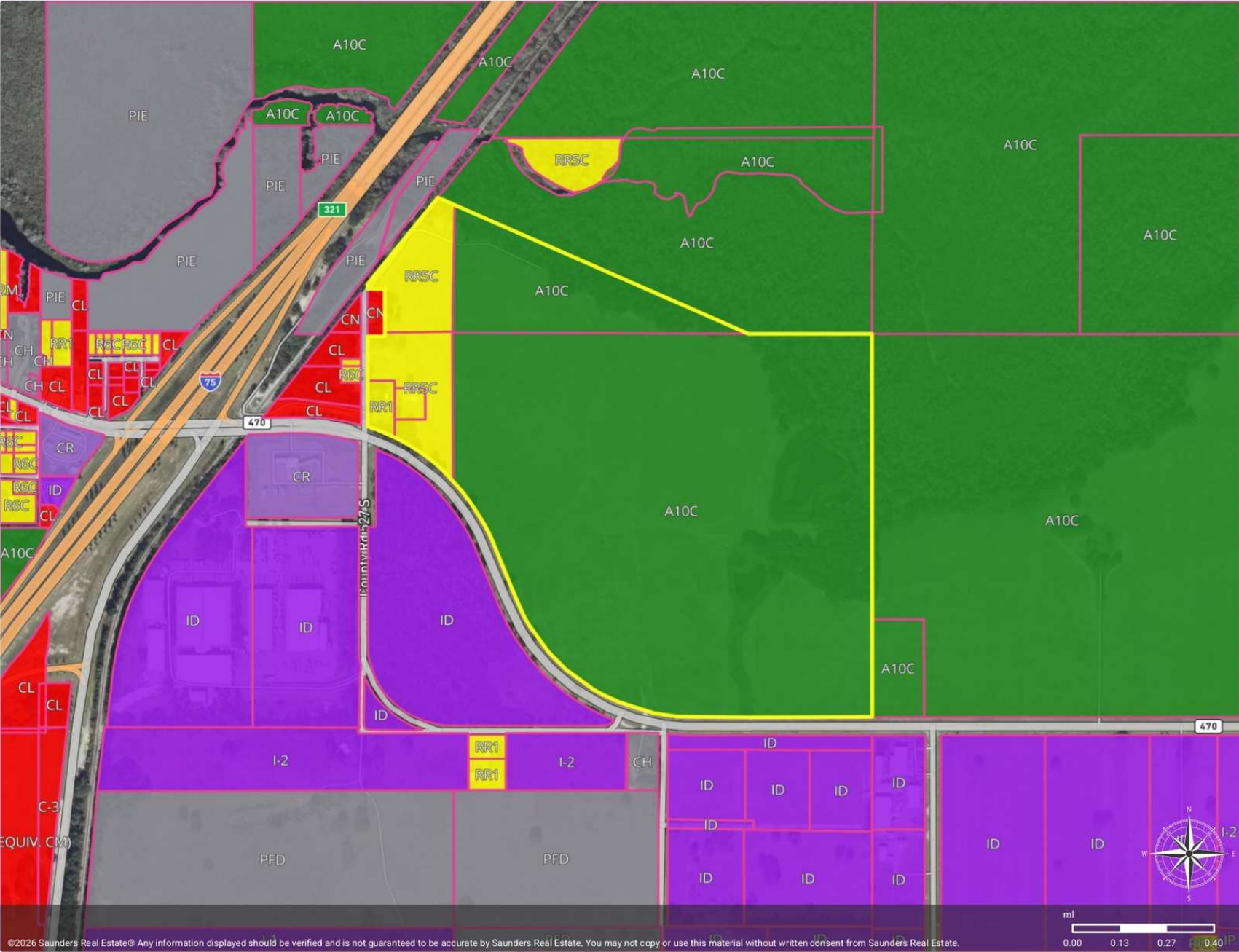
ZONING



CR 470 and I-75 Land Investment : Zoning

- Polygon
- CR 470 and I-75 Land Investment : Zoning: Agricultural
- CR 470 and I-75 Land Investment : Zoning: Commercial
- CR 470 and I-75 Land Investment : Zoning: Residential

CODE	DESCRIPTION	ACRES
A10C		159.14
RR5C		14.94
RR1		2.29
TOTAL		176.37



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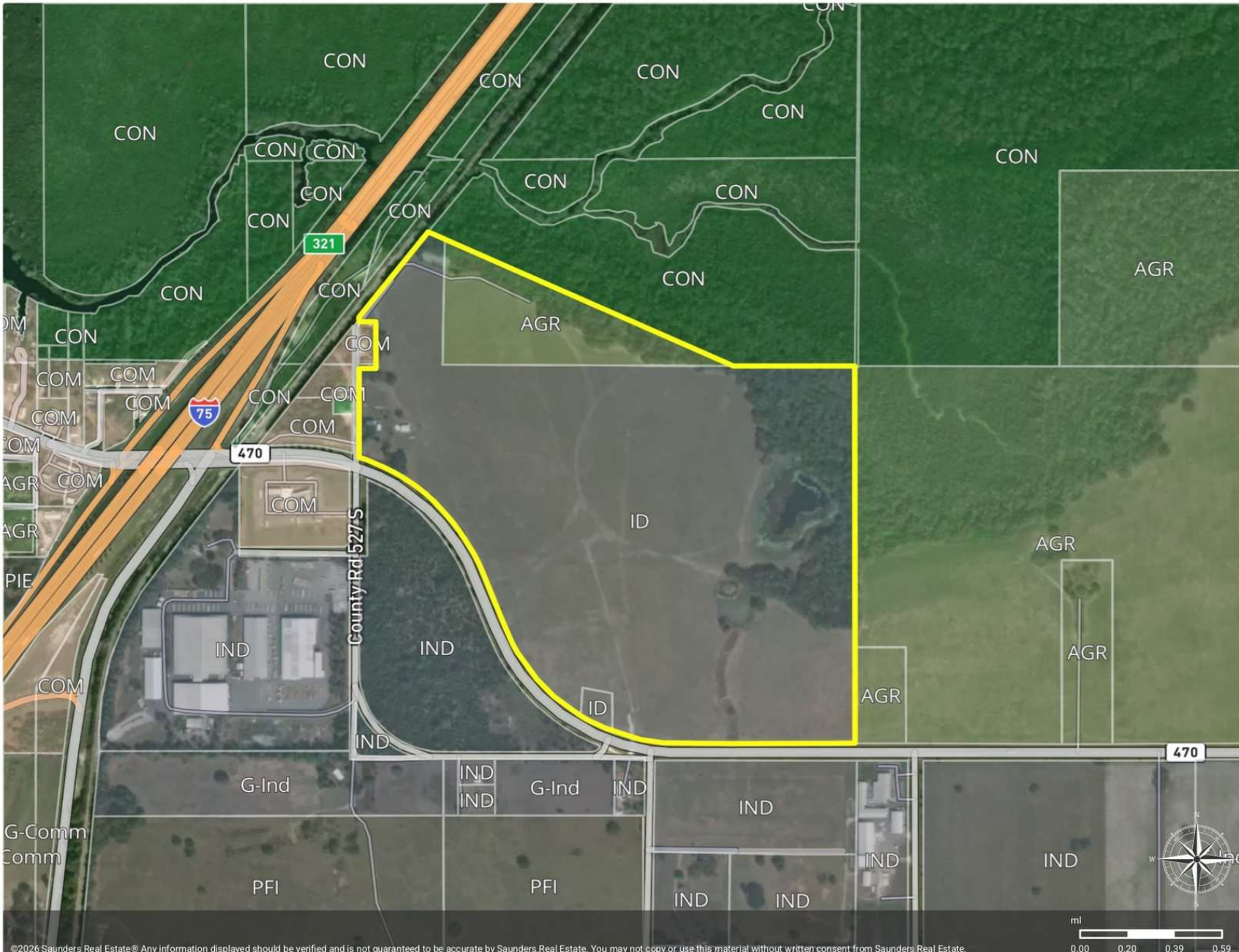
FUTURE LAND USE



CR 470 and I-75 Land Investment : Future Land Use

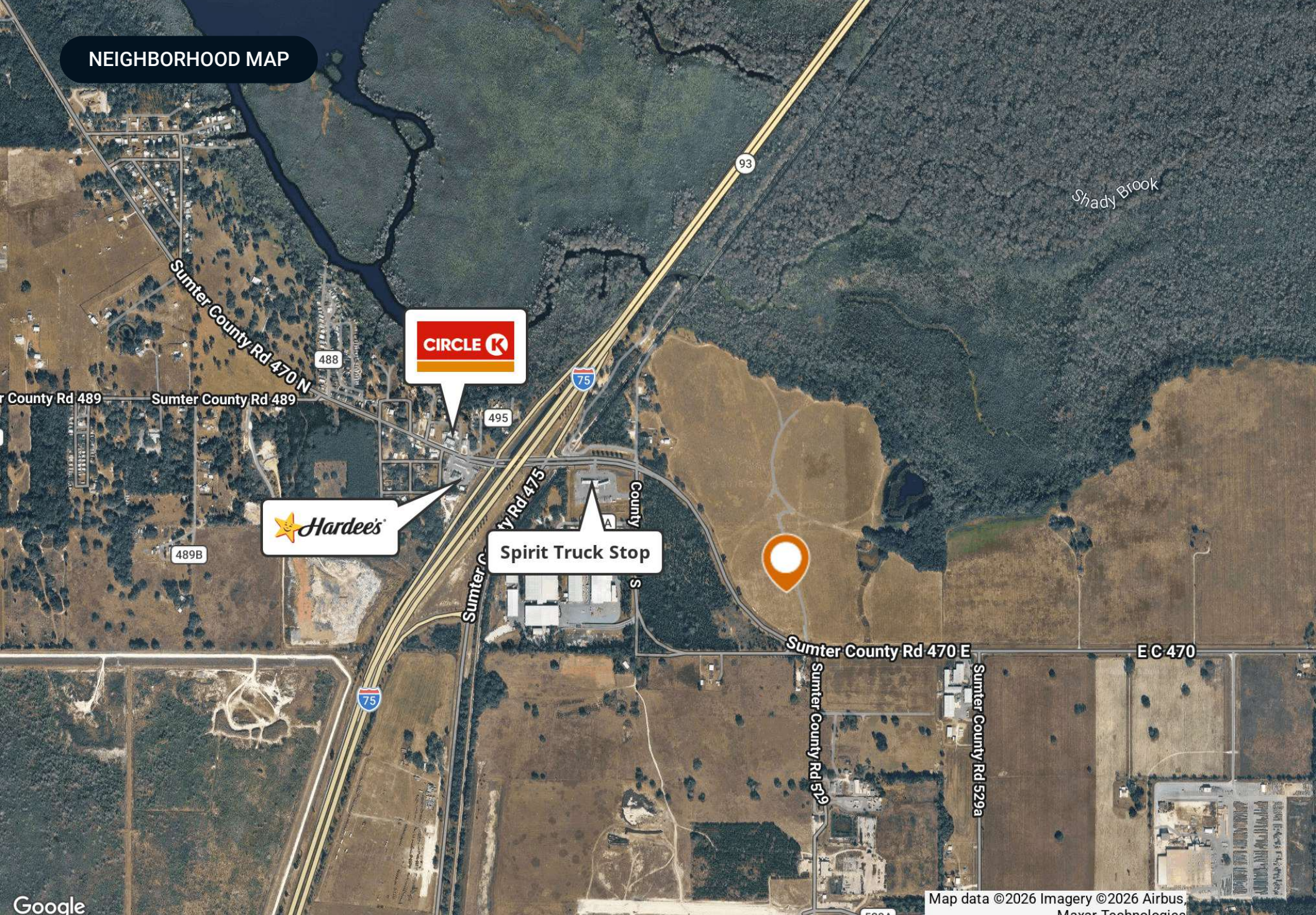
- Polygon
- CR 470 and I-75 Land Investment : Future Land Use: Conservation
- CR 470 and I-75 Land Investment : Future Land Use: Industrial
- CR 470 and I-75 Land Investment : Future Land Use: Agricultural

CODE	DESCRIPTION	ACRES
ID		157.83
AGR		18.52
CON		0.08
TOTAL		176.37



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NEIGHBORHOOD MAP



CIRCLE K

Hardee's

Spirit Truck Stop

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MARKET AREA MAP





Sumter County Rd 470 E











ADDITIONAL PHOTOS

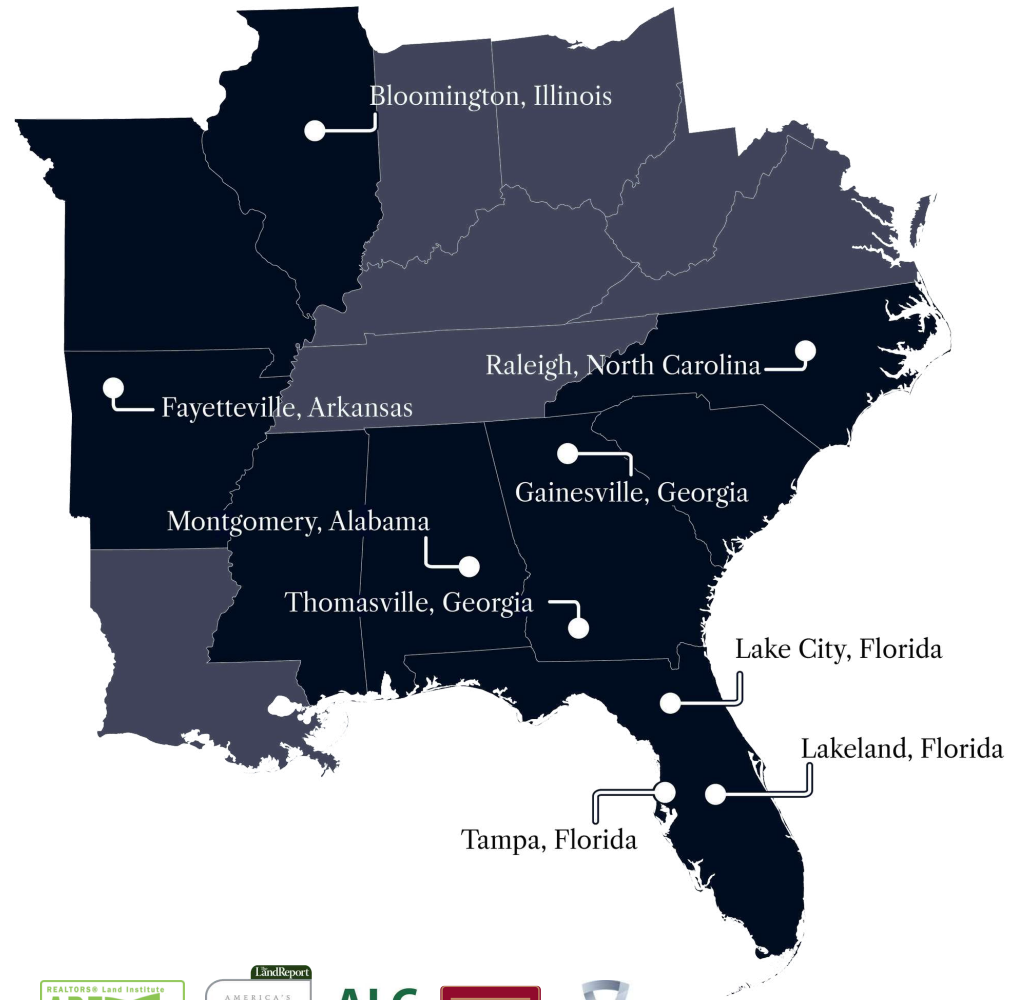


ADDITIONAL PHOTOS





At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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