



CROSBY &  
ASSOCIATES, INC.

# For Sale

## RANCH & RECREATIONAL LAND

537± Acres of Lakeside Pasture in Sebring, Florida

NEW  
LISTING

Price: \$2,385,000



*photos coming soon*

*The Property* Native Florida on northwest shore of Lake Istokpoga. It includes oak hammocks, wildlife including turkey, hogs, birds of prey, duck, and deer. The property is currently used for cattle grazing and hunting, and features a beautiful rolling landscape down to the lake.

*Lake Istokpoga* Offers some of the best fishing in the Southeastern U.S. The 27,692 acre lake has quality black crappie (speck) fishing and on of the highest largemouth bass catch rates in the state.

- Fenced with Cross Fence
- Paved Road Access
- 1,950 feet of Lake Frontage
- 250+ Ac of Uplands
- Well Drilled for Future Homestead
- 2014 Taxes:\$850

Offered By

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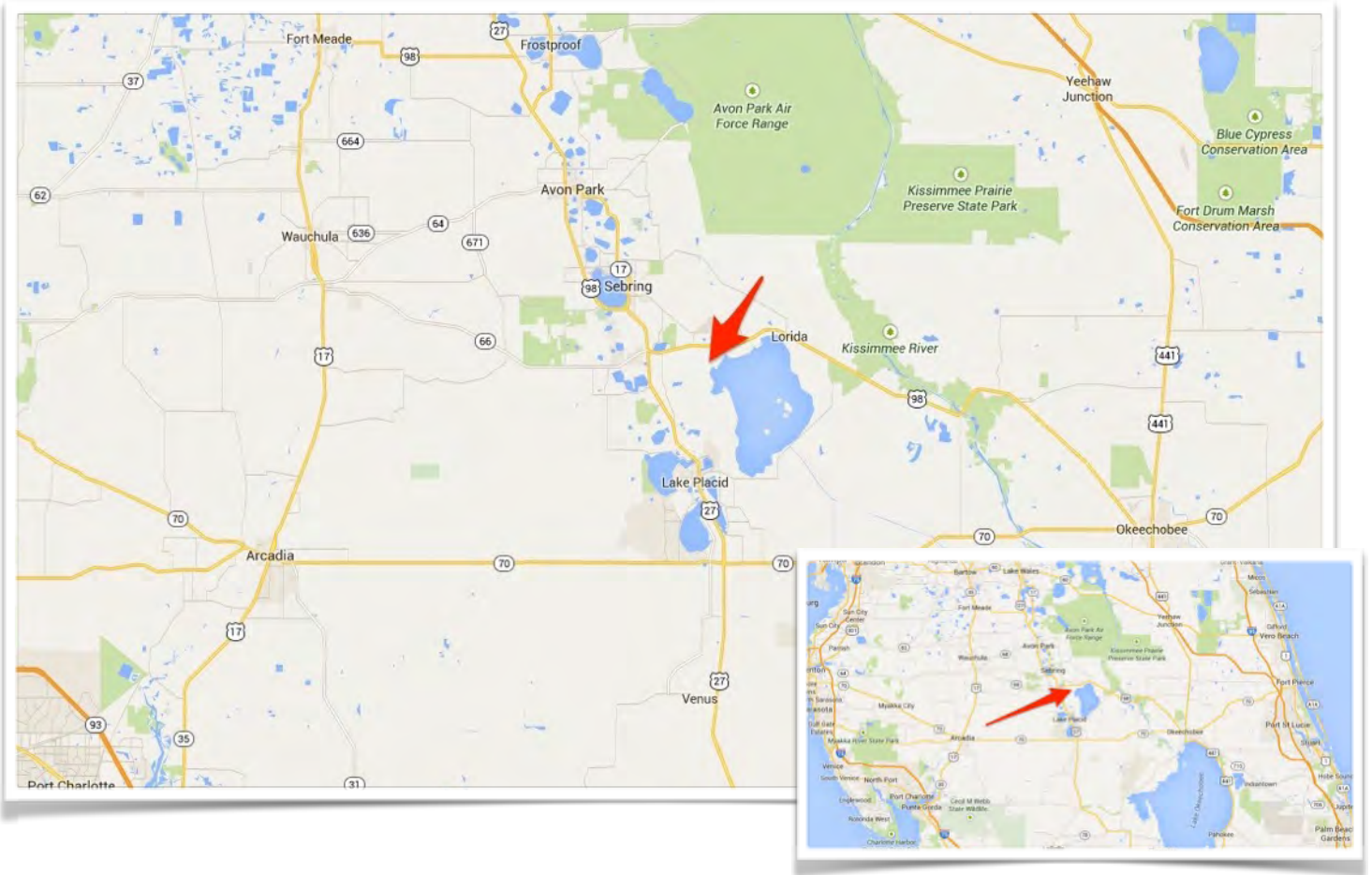
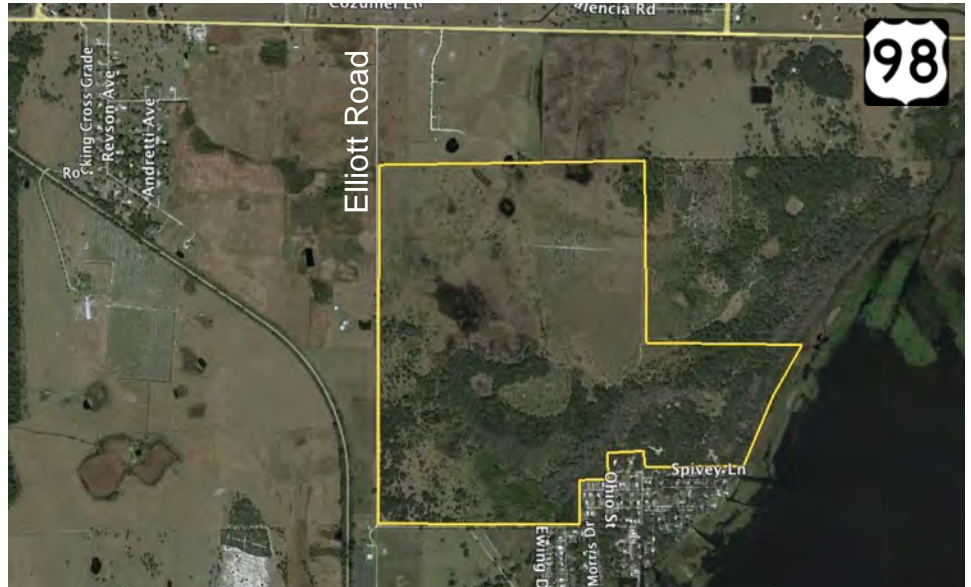
## DIRECTIONS

From Hwy 17/27, go east on US 98 7.7 miles. Turn South onto Elliott Road.

From US Hwy 441 and 68/98, turn west onto US Hwy 68/98. Travel about 36 miles and turn south onto Elliott Road.

## COORDINATES

27°25'29.77" N  
80°20'50.09" W



*All information contained herein has been obtained from sources deemed reliable. However, Crosby & Associates, Inc. or any agent thereof cannot guarantee this information. We are not responsible for errors, omissions, prior sale, change in price, easements, zoning changes or withdrawal of property from the market without notice.*

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