

# GREEN SWAMP PRESERVE 7

*LAKE COUNTY*

111 ± ACRES TOTAL





## SPECIFICATIONS & FEATURES

**Acreage:** 111 ± acres

**Sale Price:** \$172,100

**Site Address:** Van Fleet Trail, Unincorporated Lake County, FL

**County:** Lake

**Water & Utilities:** No electricity on site, well/septic

**Soil Types:** Primarily Myakka Sand and Swamp

**Uplands/Wetlands:** 49% uplands

**Zoning/FLU:** Conservation

**Current Use:** State (SWFWMD)

**Potential Uses:** Hunting, camping, walking, trail riding

Only accessible by foot or non-motorized vehicle on the Van Fleet Trail, property would be an excellent recreational piece for the avid hunter. It has been owned by SWFWMD for years and is surrounded by other conservation properties supporting abundant game populations. The property is subject to conservation easement and can have one dwelling unit. The property consist of scattered pines, cypress heads, and palmetto and gallberry flats. This provides deer and other game with plenty of natural bedding areas as well as cover.



## LOCATION & DRIVING DIRECTIONS

**Parcel IDs:** 042424000100000100

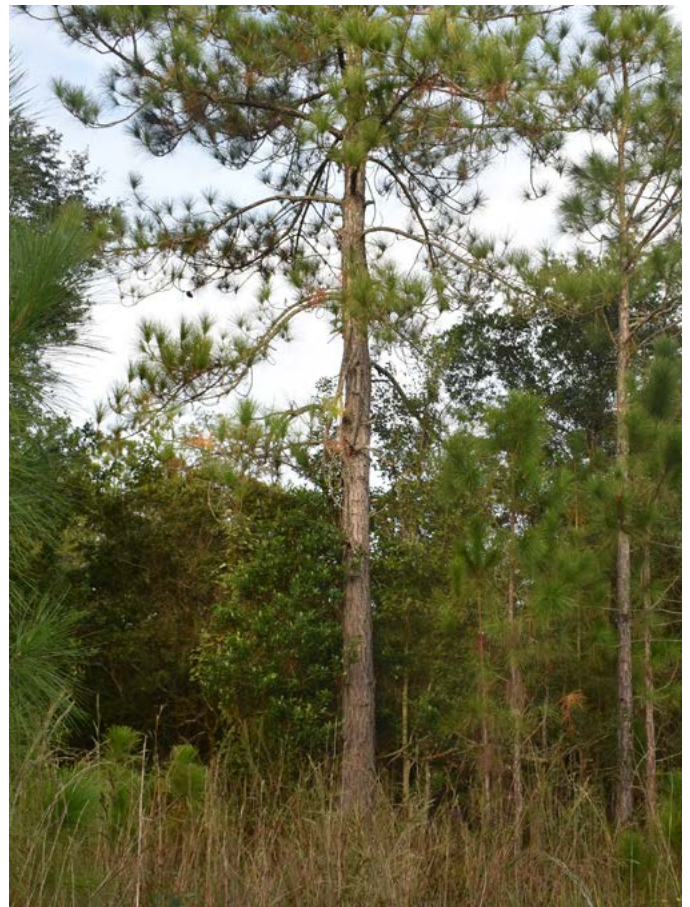
**GPS Location:** 28.430971, -81.908433

**Driving Directions:**

- From SR 33, turn left on Lake Erie Road, continue on for 5 miles
- Take a left on Bay Lake Road, continue on for about 2 miles and park at the Van Fleet Trail public parking
- Continue on foot for approximately 1.6 miles and the property lies on your left

**Showing Instructions:** Contact the listing agents for more information and showing instructions.

Accessible by Foot or Non-Motorized Vehicle Great Hunting with Abundant Game Populations







114 N. Tennessee Ave.  
3rd Floor  
Lakeland, FL 33801

**111 ± Acres • Excellent recreational piece for the avid hunter!**  
Surrounded by other conservation properties supporting abundant game populations  
Property is subject to conservation easement and can have one dwelling unit

## SREland.com/GS7

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