

LAKE PANASOFFKEE IRRIGATED FARMLAND

LAKE PANASOFFKEE, FL | SUMTER COUNTY

197.3 ± AC





SPECIFICATIONS & FEATURES

Acreage: 197.3 ± AC

Sale Price: \$1,550,000

Price per Acre: \$7,856

Equipment in the Sale: Valley 8000 Series - Full circle 6 tower pivot that irrigates 136 AC

Site Address: County Road 489 and County Road 482 N, Lake Panasoffkee, FL 33538

County: Sumter County

Predominant Soil Types: Tavares Fine Sand, Lake Fine Sand, and Astatula Fine Sand

Uplands/Wetlands: 100% uplands

Irrigation/Wells:

- 8" well with and electric pump that runs the center pivot irrigation
- 4" well that is capped

Water Use Permits: SWFWMD permit #20281 good through 6/26/2022

Fencing: Fenced on three sides

Current Use: Agriculture

Lake Panasoffkee Irrigated Farmland is cleared, flat land ready for farm use. This property is perfect for a sod farm and a great agricultural tract. Lake Panasoffkee Irrigated Farmland is in a good location for future residential development. The sale price includes a Valley 8000 Series, full circle six tower pivot that irrigates 136 acres. This farmland also has an 8-inch well with an electric pump that runs the center pivot irrigation and a capped 4-inch well.

FLU/ Zoning:

- R2C zoning on the eastern 73.7 AC allows 2DU/1AC
- RR5C zoning on the western 123.6 AC allows 1DU/5AC

Utilities:

- Electricity on site
- Public water adjacent to the NE corner of the property
- Sewer may be coming near the property on County Road 470 in the future if a local funding initiative is successful.

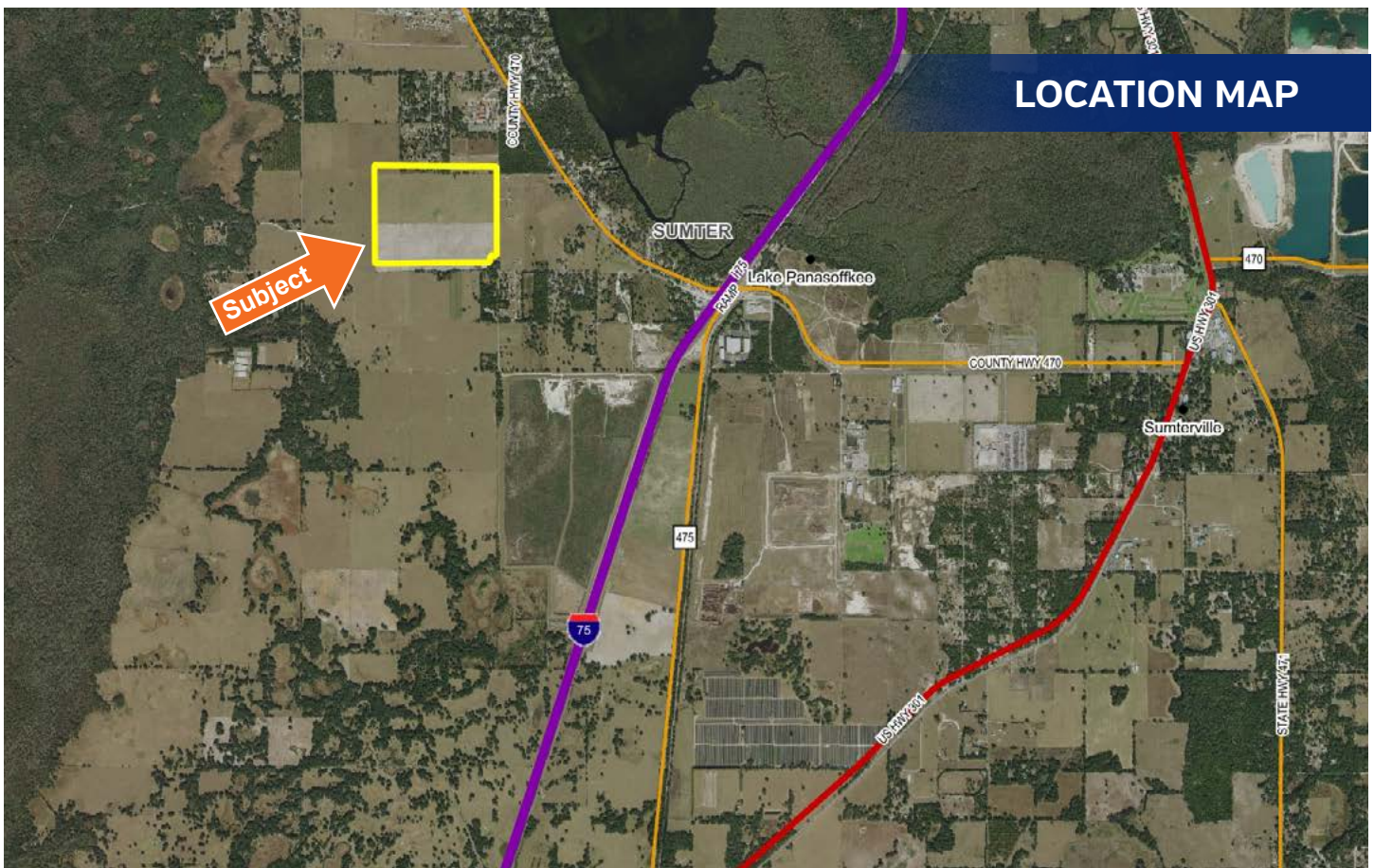
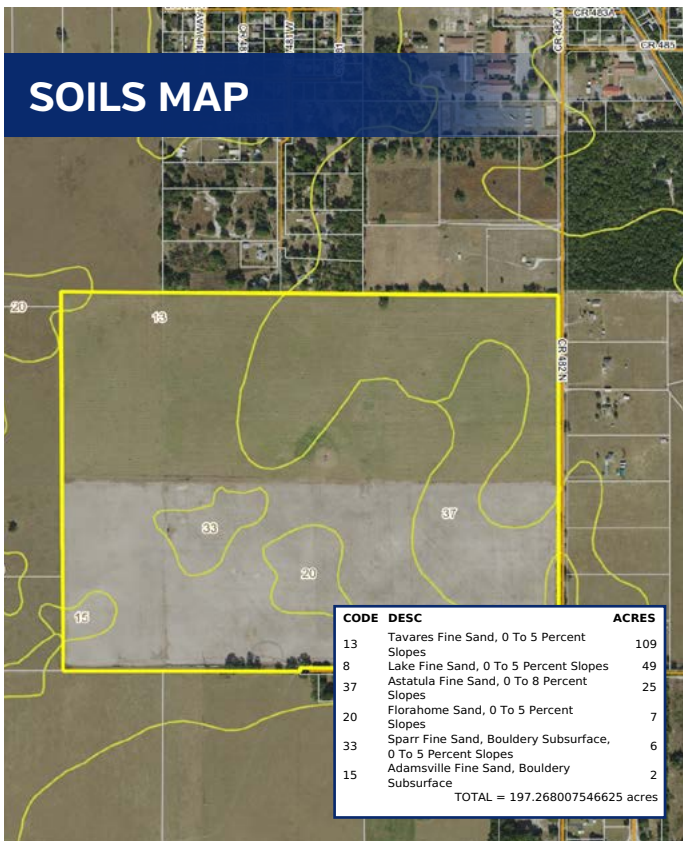
LOCATION & DRIVING DIRECTIONS

Parcel IDs: #J08-081 and Alt Key # 61921

Driving Directions:

- From I-75 take exit 321 and go west about 1/2 mile
- Take a left on County Road 489 and proceed about 8/10 of a mile to County Road 482 North
- Turn right (north) and go about 200 feet and the property is on the left

Showing Instructions: Contact the listing advisors, Clay Taylor, 863.224.0835 and David Hitchcock, 863.557.0082.





1723 Bartow Rd | Lakeland, Florida 33801

197.3 ± AC • Nice cleared, flat land ready for farm use
Agricultural tract perfect for a sod farm with residential development potential
Sale price includes a Valley 8000 Series, full circle six tower pivot

Visit SVNsaunders.com and search for: **Lake Panasoffkee**

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