

WEBSTER HAYFIELD

WEBSTER, FL | SUMTER COUNTY

39 ± AC





SPECIFICATIONS & FEATURES

Acreage: 39 ± AC

Sale Price: \$480,480

Price per Acre: \$12,320

Site Address: 2940 CR 776, Webster, FL 33597

County: Sumter

Road Frontage:

- 1,300 ± FT on HWY 471
- 1,300 ± FT on CR 774
- 1,300 ± FT on CR 776

Predominant Soil Types: Seffner Fine Sand, Sparr Fine Sand, and Adamsville Fine Sand

Uplands/Wetlands: 96% uplands (only 1.5 AC of wetlands)

Water Source: Electricity available

Game Populations: White tail deer and turkey

Structures: Old homestead and barn located on site (non-useable)

Taxes: \$227.87 (2020)

Webster Hayfield is just outside Webster's city limits and consists of 28 acres of beautiful pasture currently utilized as a hayfield. This property offers nearly 11-acres of beautiful oak trees and complements the property's picturesque views. The future land use allows division of the 39 acres into multiple homesites if desired. The density would allow two 10 acre homesites and one 19 acre homesite, creating a great layout for a family compound. Ample road frontage creates an ease of access to this tract (or each homesite), with paved road frontage on three sides of the property, totaling nearly 3,900 feet of frontage. The property is only one hour from Tampa or Orlando.

Zoning: Zoning: A10C

Future Land Use: Agricultural

Fencing: Perimeter fenced

Current Use: Currently utilized as a 28 ± AC hayfield



LOCATION & DRIVING DIRECTIONS

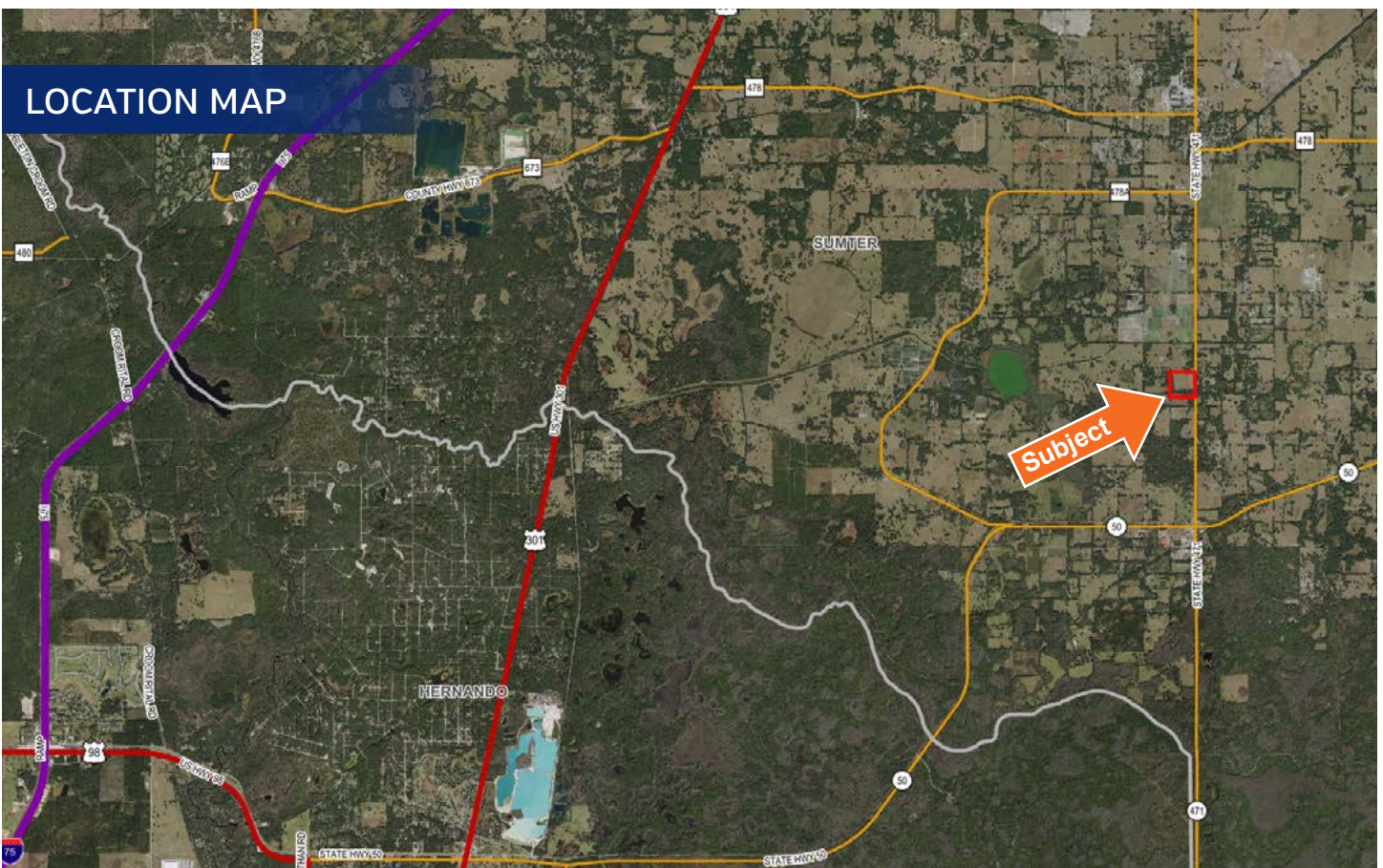
Parcel IDs: S13-005

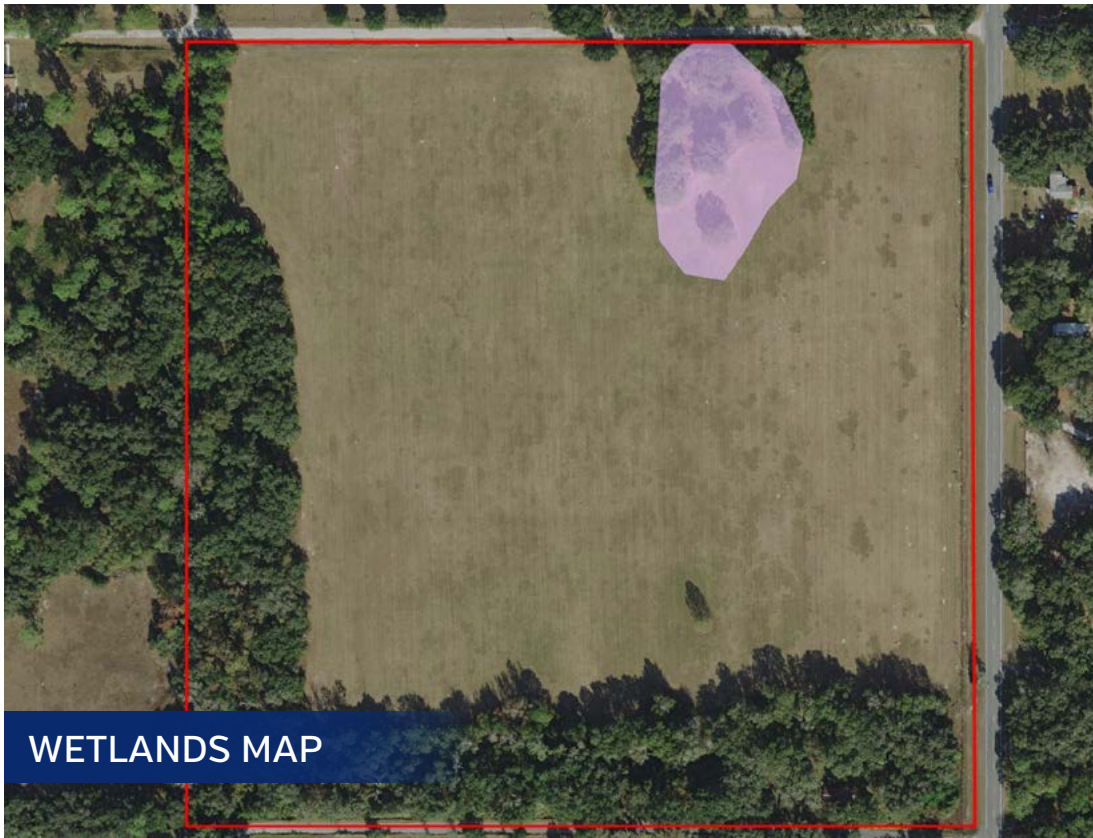
GPS Location: 28.57569, -82.05495

Driving Directions:

- From I-4, take US Hwy 98 north, turn right onto Hwy 471 North
- Travel for 22.5 miles and the property will be located on your left

Showing Instructions: Contact the listing advisor, Dusty Calderon, 407.908.9525.

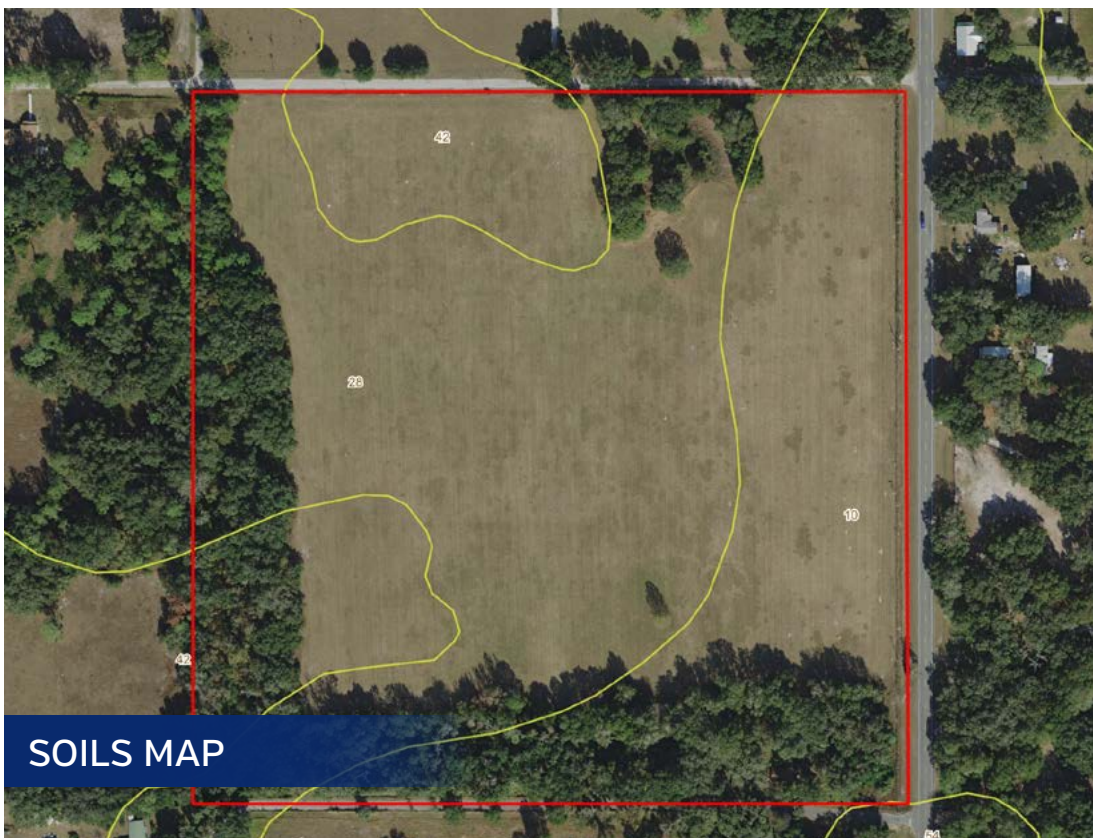




Wetlands Map

- Incorporated City
- Incorporated City
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

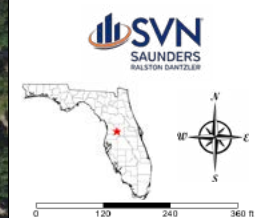
CODE	DESC	ACRES
6430	Wet Prairies	1.6
TOTAL WETLANDS		1.6
TOTAL UPLANDS		37.0
TOTAL ACRES		38.6



Soils Map

- Incorporated City
- Incorporated City
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Soils Boundaries

CODE	DESC	ACRES
28	Seffner Fine Sand	20
10	Sparr Fine Sand, 0 To 5 Percent Slopes	12
42	Adamsville Fine Sand	7
54	Monteocha Fine Sand, Depressional	0
TOTAL = 38.6224855275977 acres		











1723 Bartow Rd | Lakeland, Florida 33801

39 ± AC • 28-acres of beautiful pasture and 11-acres of beautiful oak trees
Future land use allows for the property to be subdivided into multiple homesites

Visit SVNsaunders.com and search for: **Webster Hayfield**

Dusty Calderon, 407.908.9525 | dustyc@gmail.com



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