

SOUTH LAKE COUNTY ACREAGE

GROVELAND, FL | LAKE COUNTY

8.88 ± AC





SPECIFICATIONS & FEATURES

Acreage: 8.88 ± AC

Sale Price: \$299,999

Price per Acre: \$33,783.67

Site Address: Edgewood Boys Ranch Road,
Groveland, FL 34711

County: Lake County

Road Frontage:

- 635 ± FT on State Road 33
- 635 ± FT on Edgewood Boys Ranch Road

Predominant Soil Types: Tavares Sand, Kendrick Sand, and Pompano Sand

Uplands/Wetlands: All uplands

Water Source: Power along State Road 33

Game Populations: Various wildlife

Zoning/FLU: Green Swamp Rural with 1DU/5AC

Taxes: \$49.32 (2020)

Potential Recreational Uses: Homesite and recreational acreage

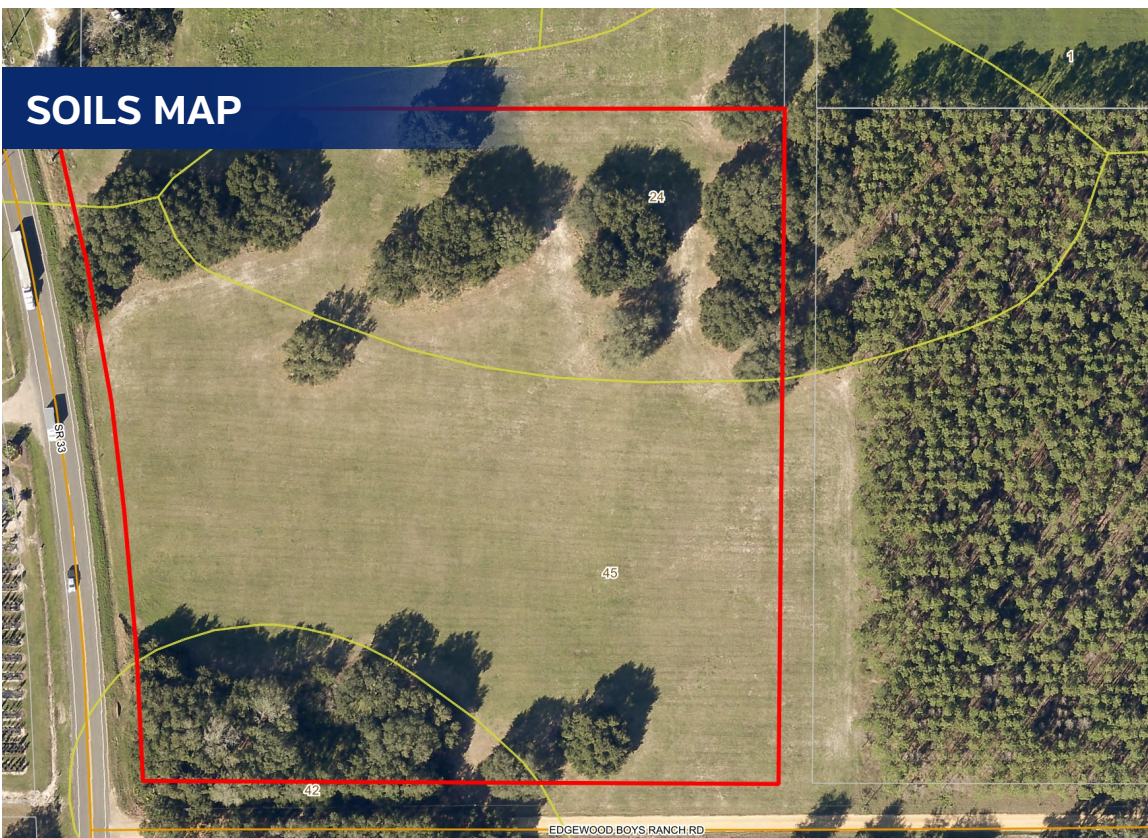
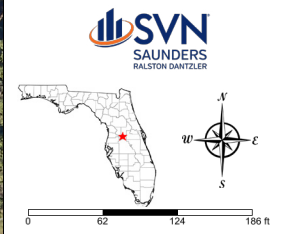
South Lake County Acreage is an excellent place to build a homesite with plenty of recreational acreage as well. This property is all high and dry and is scattered with live oaks throughout. The subject property can easily be accessed off State Road 33 and Edgewood Boys Ranch Road. The tract is currently being used for hay production and has been meticulously maintained. This property sits only 15 minutes to Downtown Clermont, 21 minutes to the Florida Turnpike, 40 minutes to I-75, and 45 minutes to Orlando.





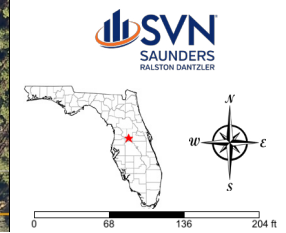
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

| CODE | DESC | ACRES |
|------|----------------|-------|
| | TOTAL WETLANDS | 0.0 |
| | TOTAL UPLANDS | 8.9 |
| | TOTAL ACRES | 8.9 |



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Soils Boundaries

| CODE | DESC | ACRES |
|---------|--------------------------------------|------------------------|
| 45 | Tavares Sand, 0 To 5 Percent Slopes | 5 |
| 24 | Kendrick Sand, 0 To 5 Percent Slopes | 3 |
| 42 | Pompano Sand | 1 |
| 17 | Arents | 0 |
| TOTAL = | | 8.87420937057374 acres |





LOCATION & DRIVING DIRECTIONS

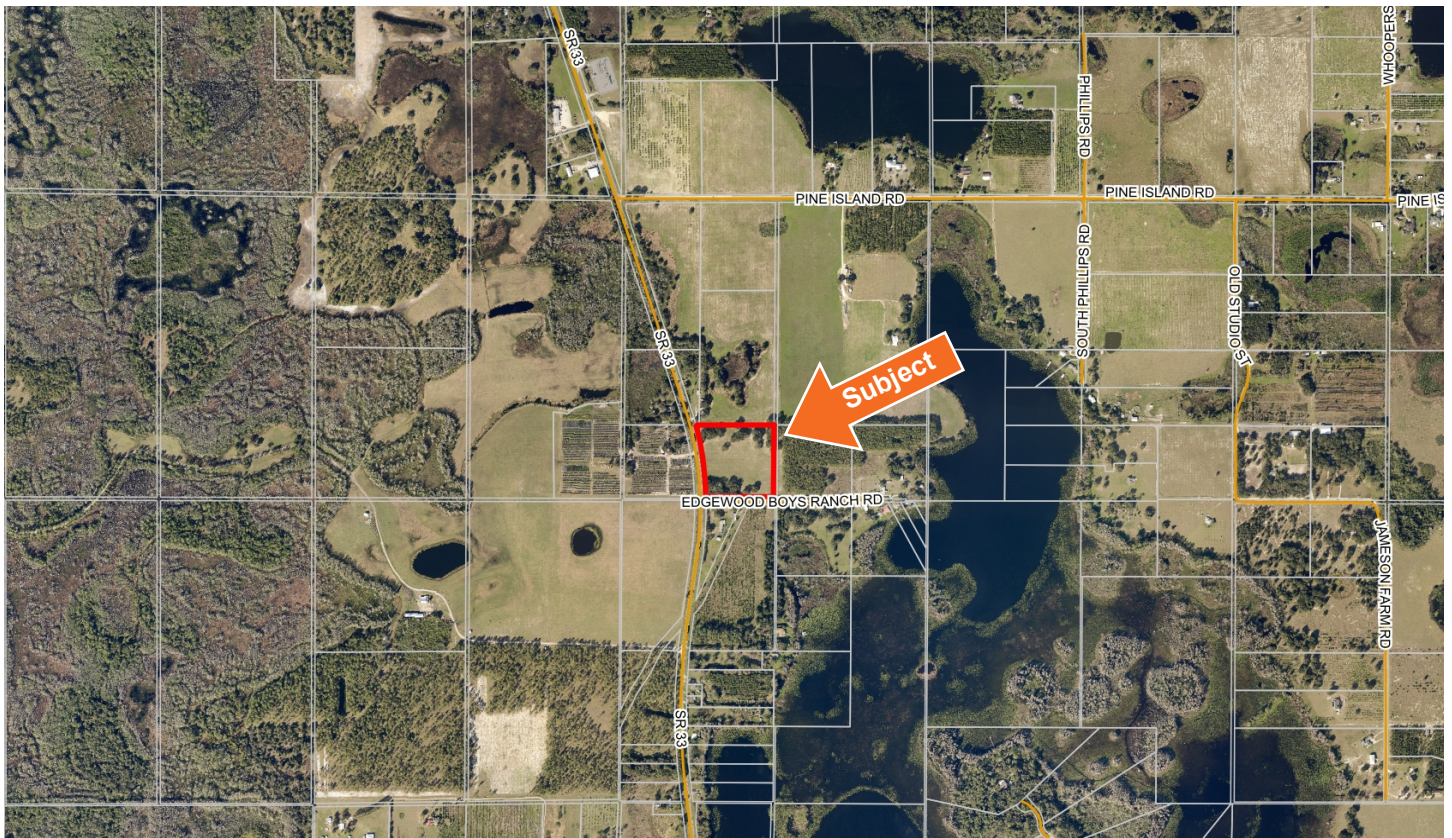
Parcel IDs: 012224600003100000

GPS Location: 28.500832,
-81.836845

Driving Directions:

- From SR 50 in Groveland head South on SR 33 for 4.1 miles
- The subject property will be on the left at the corner of SR 33 and Edgewood Boys Ranch Road

Showing Instructions: Contact the listing advisor, Zeb Griffin, 352-630-7547.









1723 Bartow Rd | Lakeland, Florida 33801

8.88 ± AC • Excellent place to build a homesite
High and dry and scattered throughout with stately live oaks
Easily accessed off State Road 33

Visit SVNsaunders.com and search for: **South Lake County**

Zeb Griffin, 352.630.7547 | zeb.griffin@svn.com



HEADQUARTERS

1723 Bartow Rd
Lakeland, Florida 33801
863.648.1528

NORTH FLORIDA

356 NW Lake City Ave
Lake City, Florida 32055
386.438.5896

GEORGIA

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

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