



DIAMOND BAR RANCH

1,282 ± ACRES | LAKE COUNTY, FLORIDA | RANCH RECREATION & CONSERVATION

TRISH LEISNER | SENIOR ADVISOR | 321.320.5730 | TRISH.LEISNER@SVN.COM



SALE PRICE

\$6,967,000

OFFERING SUMMARY

ACREAGE:	1,282 ± Acres
PRICE / ACRE:	\$5,434
CITY:	Groveland
COUNTY:	Lake
PROPERTY TYPE:	Agricultural/Green Swamp Core - Rural

PROPERTY OVERVIEW

Cattle Ranch in South Lake County. This 1,282 ± acre ranch is loaded with cattle, lush pastures, woods, water, and wildlife. The property is located directly on Bay Lake Road, with almost 1.25 ± miles of road frontage. The homestead includes a 2,990 square foot block, ranch house featuring three (3) bedrooms and three (3) bathrooms on 30 ± acres and an additional ranch house is located on a 12 ± acre parcel. Both homes are located on Bay Lake Road. The remainder of the land has a FLDEP Green Swamp Conservation Easements/Land Protection Agreement. The property is well known as the Partin Ranch and Diamond Bar Ranch.

This protected property is located in the Green Swamp Area of Critical Concern and was entered into the Land Protection Agreement on May 28, 1998, with the Green Swamp Land Authority, benefiting the Southwest Water Management District. This property is recognized for its intrinsic water resource and ecological and environmental resource values. This agreement protects the property from future development, which could cause environmental damage.







PROPERTY HIGHLIGHTS

- Allowable Uses: Land Protection Agreement, Para 2.5. Restrictions apply. All information relating to the LPA must be verified against the entire document for correctness and reliability.
- Existing Agricultural Areas: Areas currently improved or reserved for agricultural activities or cattle operations as established by a baseline inventory can continue to be used for these activities or be converted to other agricultural activities. Native range land must remain as natural lands.
- Other agricultural activities are permitted but shall be in accordance with the Best Management Practices (BMP's). These permitted activities do not include commercial chicken, pork and dairy farming operations.
- Silviculture: Upland Harvesting and Pine Plantation Harvesting
- Cattle Operation
- Sod Operation
- Restrictions apply. Refer to LPA dated May 28, 1998.



SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none"> • Conservation Easement • Land Other • Ranch
UPLANDS/WETLANDS:	583.8 ± AC/697.4 ± AC
TAXES & TAX YEAR:	\$7,358 [2022]
ZONING / FLU:	A
LAKE FRONTAGE / WATER FEATURES:	Ponds
WATER SOURCE & UTILITIES:	Well, Septic, SECO Electric
ROAD FRONTAGE:	1.25 ± Miles
NEAREST POINT OF INTEREST:	Richloam Wildlife Management Area [WMA] is one of seven large tracts of land that make up the Withlacoochee State Forest. The Richloam Tract, consisting of more than 58,000 acres, is located in Hernando, Pasco, Sumter, and Lake counties.
FENCING:	Wire for cattle
CURRENT USE:	Cattle Ranch
GRASS TYPES:	Bahia
STRUCTURES & YEAR BUILT:	<ul style="list-style-type: none"> •2,990±SF Main Ranch House-1980 •1,030±SF Ranch Hand House -1959 •840 ± SF Manuf. - 1983 •2,880 ±SF Barn •5000 ±SF Machine Barn - 1971 •Many Pole Barns and Sheds



LOCATION & DRIVING DIRECTIONS

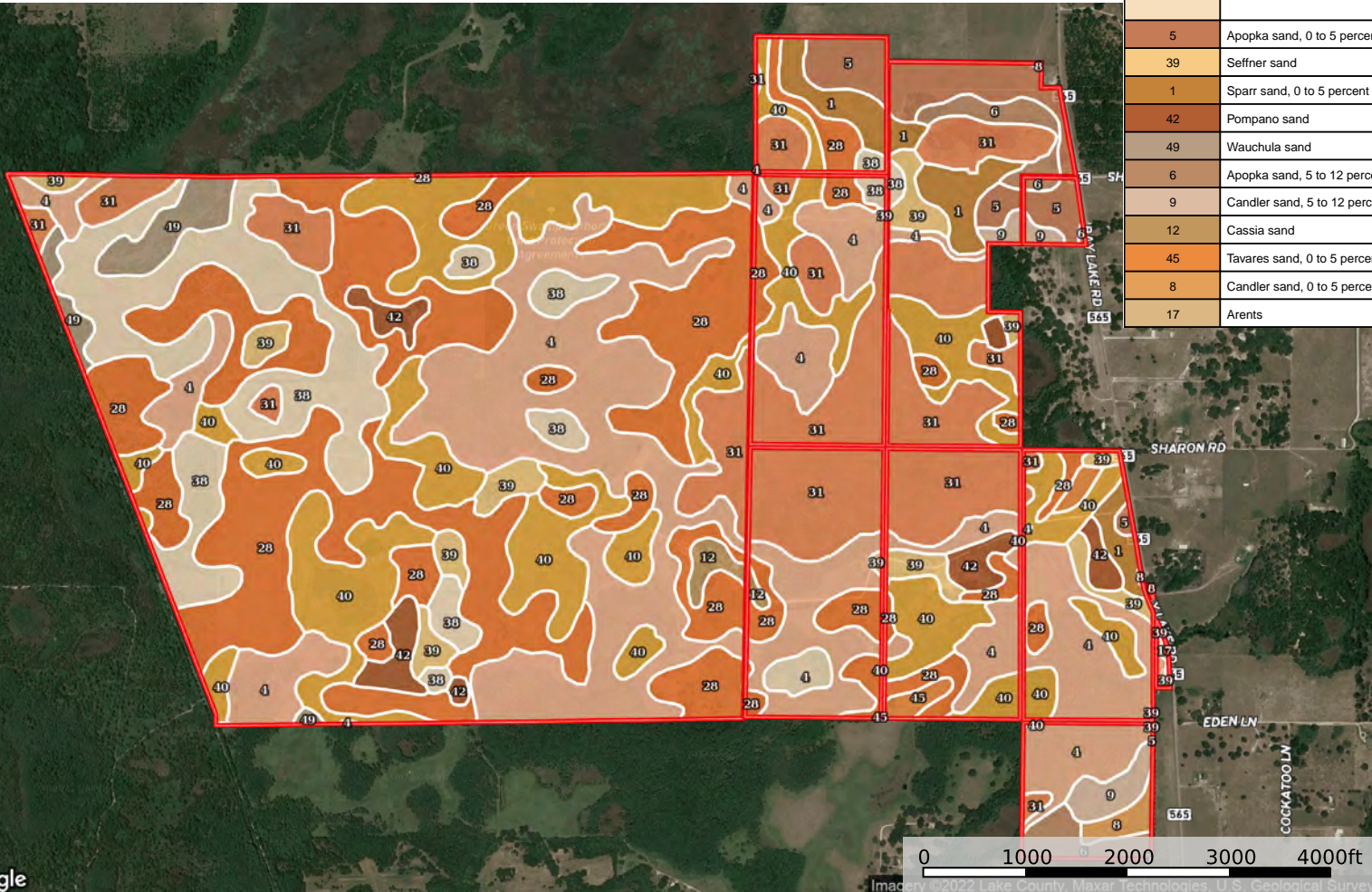
PARCEL:	Multiple Parcels [15]
GPS:	28.508935, -81.9169261
DRIVING DIRECTIONS:	<ul style="list-style-type: none"> • Mascotte Hwy 50 • South on Bay Lake Rd [CR 565] 5.7 miles • Gate on Right.
SHOWING INSTRUCTIONS:	Contact Trish Leisner [352-267-6216]

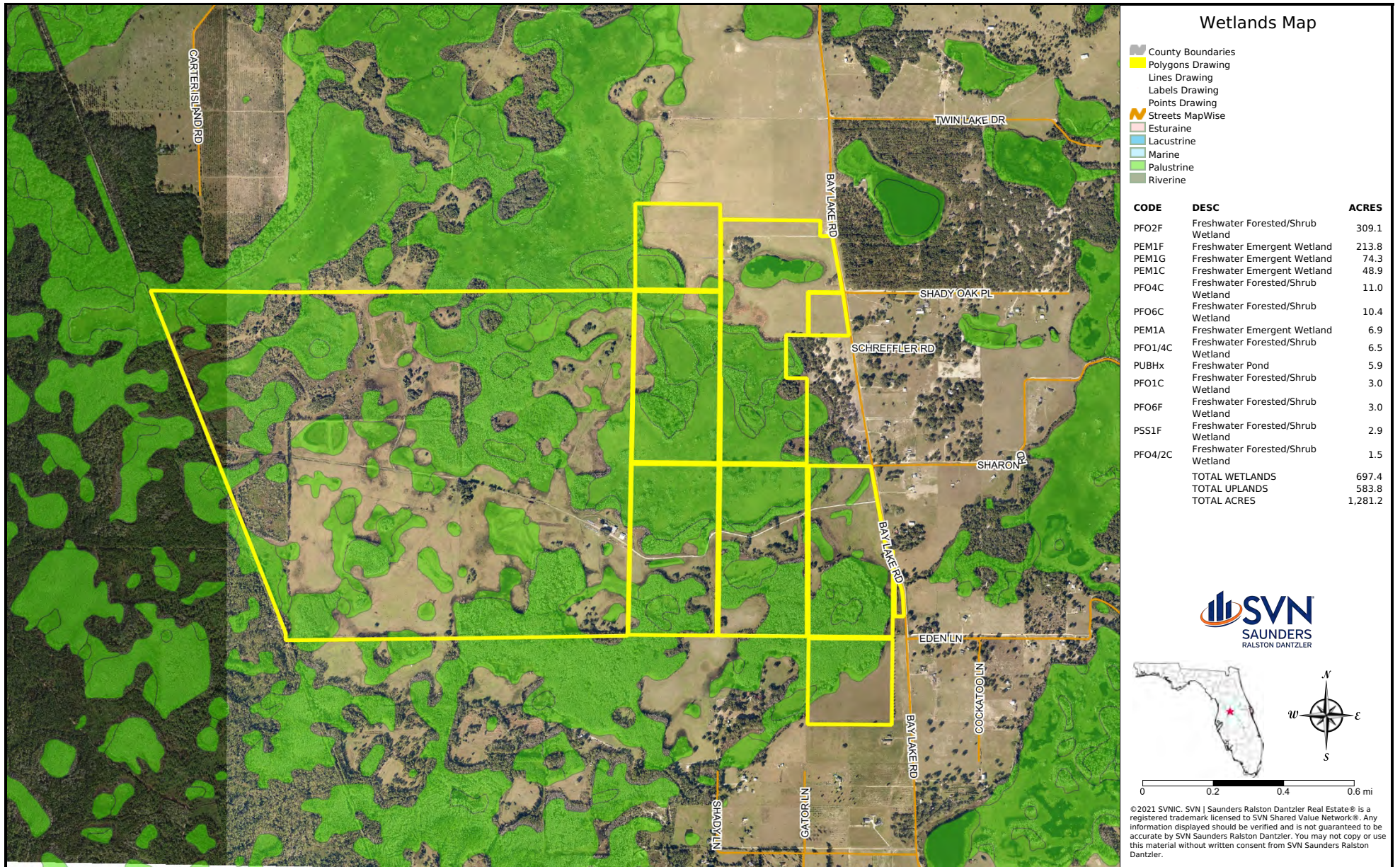




SOILS REPORT

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
28	Myakka-Myakka, wet, sands, 0 to 2 percent slopes	307.19	23.94	0	32	4w
4	Anclole and Myakka soils	290.38	22.63	0	10	7w
40	Placid and Myakka sands, depressional	207.19	16.15	0	4	7w
31	Ocoee mucky peat	174.49	13.6	0	21	3w
38	Placid sand, frequently ponded, 0 to 2 percent slopes	116.95	9.12	0	4	3w
5	Apopka sand, 0 to 5 percent slopes	36.53	2.85	0	22	3s
39	Seffner sand	34.03	2.65	0	34	3w
1	Sparr sand, 0 to 5 percent slopes	28.06	2.19	0	36	3w
42	Pompano sand	23.82	1.86	0	27	4w
49	Wauchula sand	18.91	1.47	0	42	3w
6	Apopka sand, 5 to 12 percent slopes	18.67	1.46	0	22	4s
9	Candler sand, 5 to 12 percent slopes	10.96	0.85	0	18	6s
12	Cassia sand	5.41	0.42	0	29	6s
45	Tavares sand, 0 to 5 percent slopes	5.36	0.42	0	26	3s
8	Candler sand, 0 to 5 percent slopes	4.78	0.37	0	19	4s
17	Arents	0.28	0.02	0	45	-







LAKE COUNTY

FLORIDA

FOUNDED	1887	DENSITY	385.2 (2019)
COUNTY SEAT	Tavares	POPULATION	367,118 (2019)
AREA	953 sq mi	WEBSITE	lakecountyfl.gov

Lake County is part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area and its largest city is Clermont. It was created in 1887 from portions of Sumter and Orange counties and named for the many lakes contained within its borders. In the 1800s, the two main industries in the area were growing cotton and breeding cattle. In the latter part of the 19th century, people started to grow citrus trees. Throughout the 1940s and 50s, citrus production increased and grew into the area's leading industry. Today, Lake County is the 18th largest county in Florida, tripling in size in the past 15 years. It is centrally positioned with access to US Hwy 27, I-75, Florida Turnpike, and the new Florida 429 Beltway, an ideal location for industrial distribution, warehousing, and manufacturing. The Wellness Way area (7 miles south of Clermont), is also an area of significant economic growth focused on sports and wellness.



TRISH LEISNER, CCIM

Senior Advisor

trish.leisner@svn.com

Direct: 863.648.1528 | Cell: 352.267.6216

FL #BK3185853

PROFESSIONAL BACKGROUND

Trish Leisner, CCIM, is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. Trish is a seasoned real estate professional with more than 30 years of experience in the industry. In 2021, she joined our brokerage to expand her commercial services offerings through our marketing strategies, advisor team, and the SVN® international network.

Trish is the founder and broker of Realteam Realty, Inc. Opened in 2011, the firm is in downtown Clermont, just west of Orlando in Central Florida. Her brokerage team provides services in commercial, land, farms, residential.

Trish works across four fast-growing central Florida counties: Lake, Orange, Sumter, and Polk. She is a valuable source of expertise for properties in this part of the state.

Trish is originally from Maryland's Chesapeake Bay, moving to Florida 20 years ago. Her varied professional and business background includes:

- Small Area Planner - Anne Arundel County, MD 1998
- Owned two retail stores for 15 years.
- Owned, developed, and managed commercial properties in Maryland and Florida
- Worked in multiple Nuclear Power Stations in Quality Control (1980-1985)
- Farmer and rancher

Like many in our brokerage, Trish loves to be outdoors. She grew up water skiing, snow skiing, and owning horses - jumpers and dressage. She competed in endurance horse racing for several years. For 25 years, Trish was an avid offshore fisherman, traveling up and down the Coast from MD to the Bahamas, fishing many Big Game Tournaments. Today, Trish enjoys time with her husband at their retreat in Wyoming. She still has many horses and a working farm.

DISCIPLINES

- Commercial CCIM and residential broker
- Land
- Farms
- Commercial
- Market analysis

SVN | Saunders Ralston Dantzler
1723 Bartow Rd
Lakeland, FL 33801



1723 Bartow Rd
Lakeland, Florida 33801
863.648.1528

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

356 NW Lake City Ave
Lake City, Florida 32055
386.438.5896

www.SVNSaunders.com

All SVN® Offices Independently Owned & Operated | 2022 All Right Reserved

©2021 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit SVNSaunders.com.

