



LAKE COUNTY RANCH LAND 170

Address Not Disclosed, Groveland, FL

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PROPERTY OVERVIEW



Sale Price	\$2,533,000
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PROPERTY OVERVIEW

Great opportunity to own a secluded and well managed and highly improved pasture in Western Lake County. New Covered cowpens and good perimeter and interior fencing is ideally suited for intensive or rotational grazing. This Ranch is also located in the Green Swamp Area of Critical Concern making it a good candidate for selling a conservation easement.

OFFERING SUMMARY

Acreage:	170 Acres
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Price / Acre:	\$14,900
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City:	Groveland
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County:	Lake
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Property Type:	Land: Conservation Easement, Equestrian, Farms & Nurseries Properties, Mitigation, Ranch
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Video:	View Here
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SPECIFICATIONS & FEATURES



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Conservation Easement• Equestrian• Farms & Nurseries Properties• Hunting & Recreation Properties• Mitigation• Ranch
Uplands / Wetlands:	159/11
Soil Types:	<ul style="list-style-type: none">• Myakka Sand• Placid Sand• Seffner Sand
Taxes & Tax Year:	\$1,287.00 for 2023
Zoning / FLU:	Agriculture/Green Swamp Rural (1du/5ac)
Water Source & Utilities:	Well, Septic
Fencing:	Perimeter & Cross Fenced
Current Use:	Grazing
Grass Types:	Bahia

SPECIFICATIONS & FEATURES



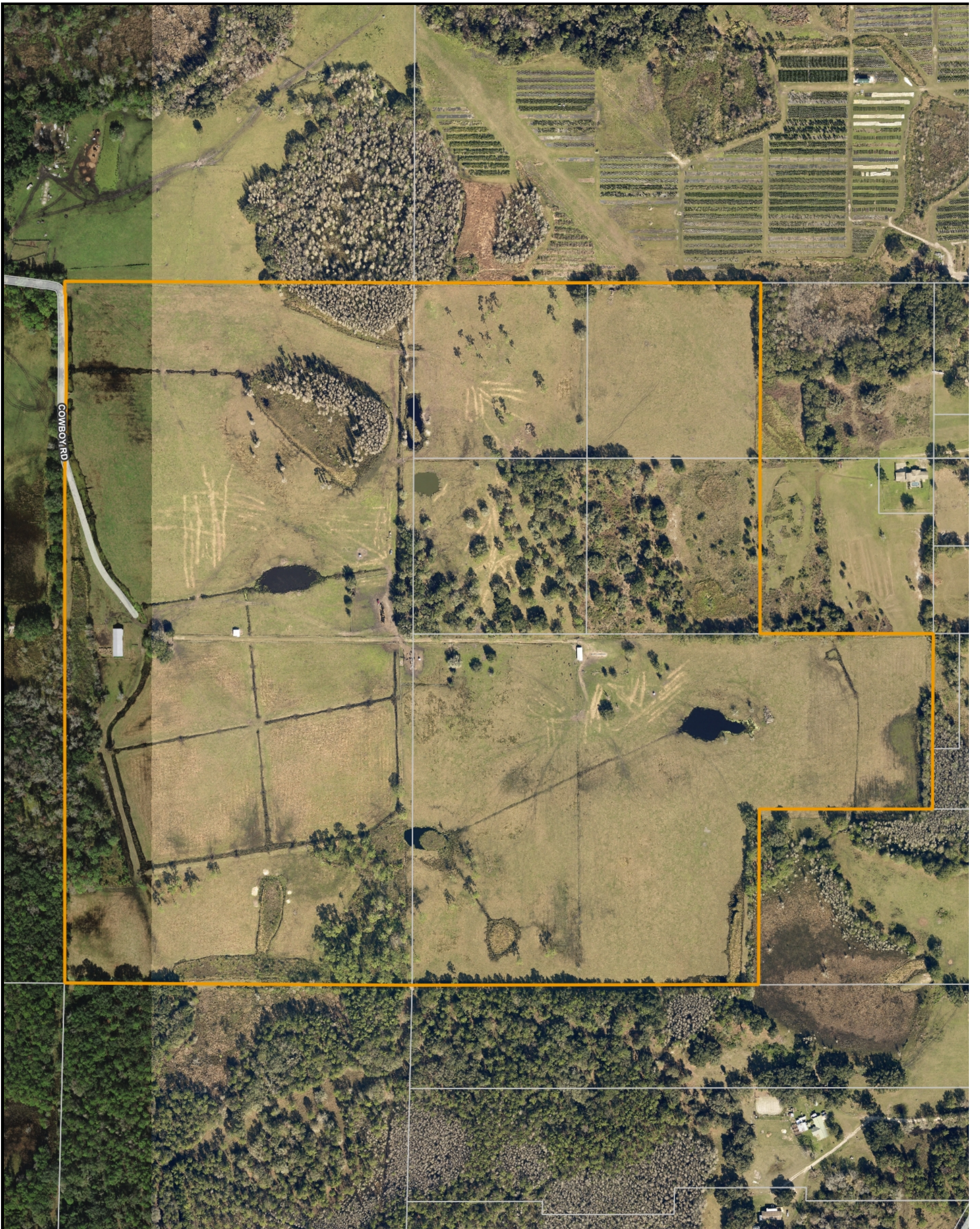
Potential Recreational / Alt Uses:	Hunting/Farming
Land Cover:	Improved Pasture with small Cypress pond and scattered oak woods.
Structures & Year Built:	Covered cowpens - 2021
Main Infrastructure:	New Covered cowpens built in 2021
Game Populations Information:	Deer, Turkey

LOCATION










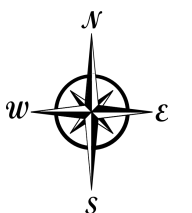
LOCATION & DRIVING DIRECTIONS

Parcel:	29-22-24-0003-000-00902 and more.
GPS:	28.5441735, -81.9414503
Driving Directions:	West on Lake Erie Rd 5mi, Right on S Bay Lake Rd 5.5mi, Left on Sloans Ridge Rd 1.6mi, Left on Crawford Rd 1.2mi Left



Lake County 170

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











0 290 580 870 ft

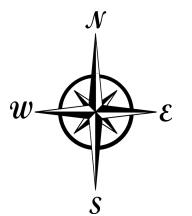
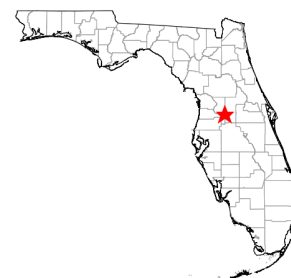




Lake County 170 Soils

-  County Boundaries
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-  Streets MapWise
-  Parcel Outlines
-  Soils Boundaries

CODEDESC	ACRES
28 Myakka Sand	113
38 Placid Sand, Depressional	22
39 Seffner Sand	20
42 Pompano Sand	12
32 Oklawaha Muck	4
40 Placid And Myakka Sands, Depressional	0
TOTAL = 170.595250975438 acres	



0 280 560 840 ft



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



JIM ALLEN

Senior Advisor

jimmy@saundersrealestate.com

Direct: **863.738.3636** | Cell: **863.738.3636**

PROFESSIONAL BACKGROUND

Jim Allen is an Advisor at Saunders Real Estate.

He has a strong background in agriculture, cattle, citrus, land management, and land development. Before joining Saunders Real Estate, Jim was a land manager for a development company. He manages cattle for local producers and manages his own cattle operation as well.

In addition, Jim is a commercial pilot with multi-engine, instrument, and seaplane ratings. He flies and manages several planes on a contract basis.

He is a livestock appraiser and farm equipment appraiser, certified by the International Society of Agricultural Appraisers. In addition, he is a Florida Crop Insurance salesman and is also licensed for pesticide applications.

With a solid background in Florida agriculture, he brings years of experience with cattle operation management and land management, which includes controlled burning, mowing, and hay production.

Jim has held offices in the Polk County Cattlemen's Association and the Coastal Conservation Association Polk Chapter.

DISCIPLINES



For more information visit www.saundersrealestate.com

HEADQUARTERS

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