



LAKE COUNTY RANCH & TIMBER

7014 Calvin Lee Road , Groveland, FL 34736

Jim Allen
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PROPERTY OVERVIEW



Sale Price **\$6,168,000**

OFFERING SUMMARY

Acreage:	1,028 Acres
Price / Acre:	\$6,000
City:	Groveland
County:	Lake
Property Type:	Farms & Nurseries Properties, Ranch, Sod, Timberland

PROPERTY OVERVIEW

Located in Southeast Lake County at 7014 Calvin Lee Road, just south of Groveland, this diverse ranch property offers a mix of high-elevation ridges, open pasture, and lowland marsh areas, creating both scenic appeal and agricultural productivity. Portions of the land were previously in timber production and have been converted to improved pasture and hayfields, making it ideal for livestock operations.

Key improvements include a new covered cattle pen, a 96' x 80' hay barn capable of storing 1,000 round bales, feed storage tanks, and strong perimeter and cross-fencing. A well-developed internal road network ensures smooth access throughout the property.

Beyond its ranching potential, this land is also a prime recreational retreat, with abundant deer and turkey making it an excellent hunting property. Additionally, the front barn presents a unique agribusiness opportunity, offering the potential for business ventures and equestrian activities. Its location south of Groveland, in an area experiencing steady growth, adds to its long-term investment value in Central Florida.



SPECIFICATIONS & FEATURES

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Land Types:	<ul style="list-style-type: none"> • Farms & Nurseries Properties • Hunting & Recreation Properties • Ranch • Sod • Timberland
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Uplands / Wetlands:	671± / 334±
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Soil Types:	<ul style="list-style-type: none"> • Predominately Myakka Sand • Ellzey Sand • Tavares Sand • Candler Sand
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Taxes & Tax Year:	\$21,258 - 2024
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Zoning / FLU:	Agriculture
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Water Source & Utilities:	Well/SECO
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Road Frontage:	170' Calvin Lee Road
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Fencing:	Perimeter and Cross fenced
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Current Use:	Ranch
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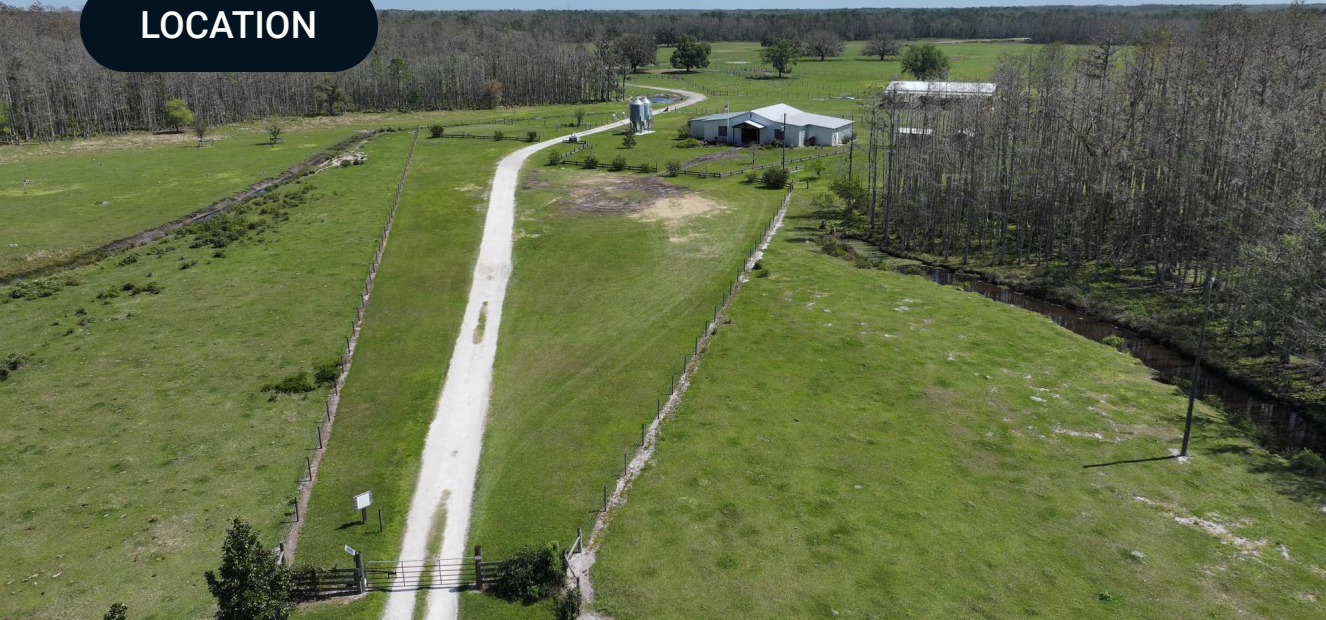
Grass Types:	Bahia, Tifton 44, Native
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Potential Recreational / Alt Uses:	Agri-Tourism, Hunting, Equestrian, Timber
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Land Cover:	Improved Pasture, Native Hardwoods, Cypress Swamp, Pine Timber
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Structures & Year Built:	<ul style="list-style-type: none"> • Barn 2019 • Barn 2024 • Various Outbuildings • Covered Cowpens 2024
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LOCATION



LOCATION & DRIVING DIRECTIONS

Parcel: Contact Listing Agent

GPS: 28.4502321, -81.8957875000

Driving Directions: Contact Listing Agent

Showing Instructions: Contact Listing Agent



LOCATION MAP

South Bay Lake Rd

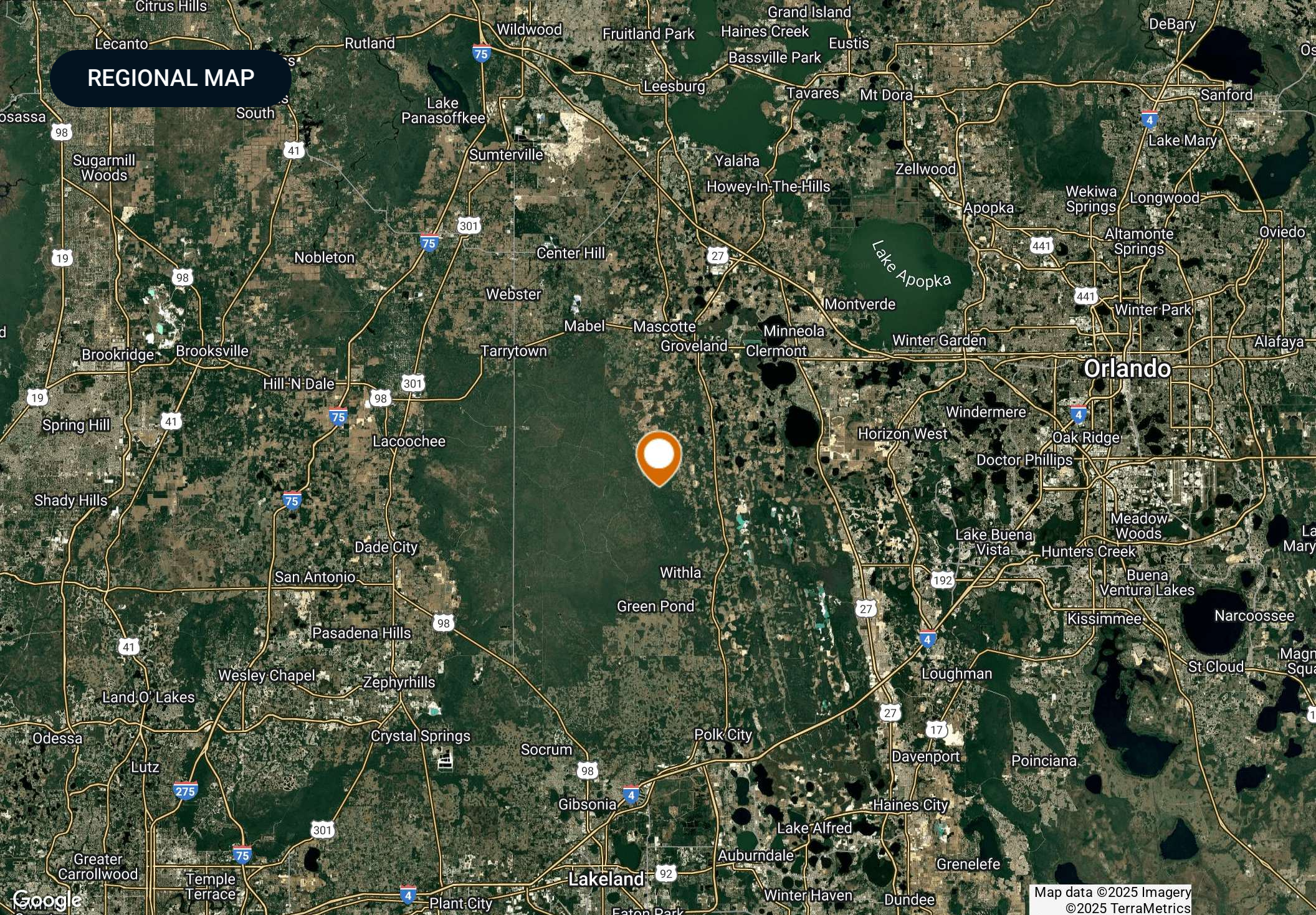


Google

Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies



REGIONAL MAP





ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



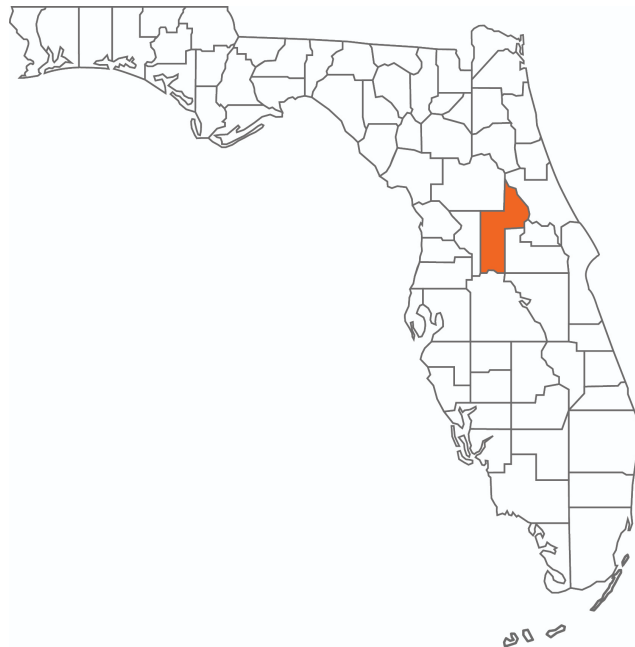
ADDITIONAL PHOTOS



COUNTY



LAKE COUNTY FLORIDA



Founded	1887	Density	385.2 (2019)
County Seat	Tavares	Population	416,179 (2023)
Area	953 sq mi	Website	lakecountyfl.gov

Lake County, part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area, was created in 1887 from portions of Sumter and Orange counties. During the 1800s, growing cotton and breeding cattle were the two main industries driving the economy. In the latter part of the 19th century, citrus tree cultivation gained momentum and eventually became the region's leading industry during the 1940s and 50s.

With its Central Florida positioning, Lake County boasts great access to US Hwy 27, I-75, the Florida Turnpike, and the new Florida 429 Beltway. This strategic location makes the area ideal for industrial distribution, warehousing, and manufacturing. Additionally, the Wellness Way area, situated just 7 miles south of Clermont, is an area of significant economic growth focused on sports and wellness.

ADVISOR BIOGRAPHY



JIM ALLEN

Senior Advisor

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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.

Saunders Real Estate
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For more information visit www.saundersrealestate.com

HEADQUARTERS

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