

Center Hill 411 Acres

Center Hill, Florida • Sumter County

411 +/- Acres

*Beautiful Hammock Lands
Mixed with Open Pastures*



Investment Opportunity!

Ideal for Hunting, Homesite, Sportsman, Recreation



SAUNDERS
REAL ESTATE

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Property Details

Property Description: Beautiful hammock lands are mixed with open pastures and located inside the urban service area of Center Hill FL. The area surrounding the property has many active limerock mining operations. There are seven active mines within eleven miles from the property and one as close as two miles.

Total Acreage: 411 acres

Price: \$1,230,000 - (under \$3,000 per acre)

Bring Offers!

Property Address: 6956 East CR 478, Center Hill, FL 33597, Sumter County

Nearest Intersection: 1 mile north of the intersection of CR 478 and CR 707

Current Use of Land: Agriculture, cattle

Zoning or Future Land Use Map Designation & Density:
411 acres are inside the Center Hill Urban Service District

Uses: Cattle, recreation, hunting, homesite, campground

Road Frontage: 1000 +/- ft. on CR 478

Land Cover: Approximately 45% improved and 55% natural oaks and scrub

Fencing: Cross fenced; will require replacing some of the perimeter fence

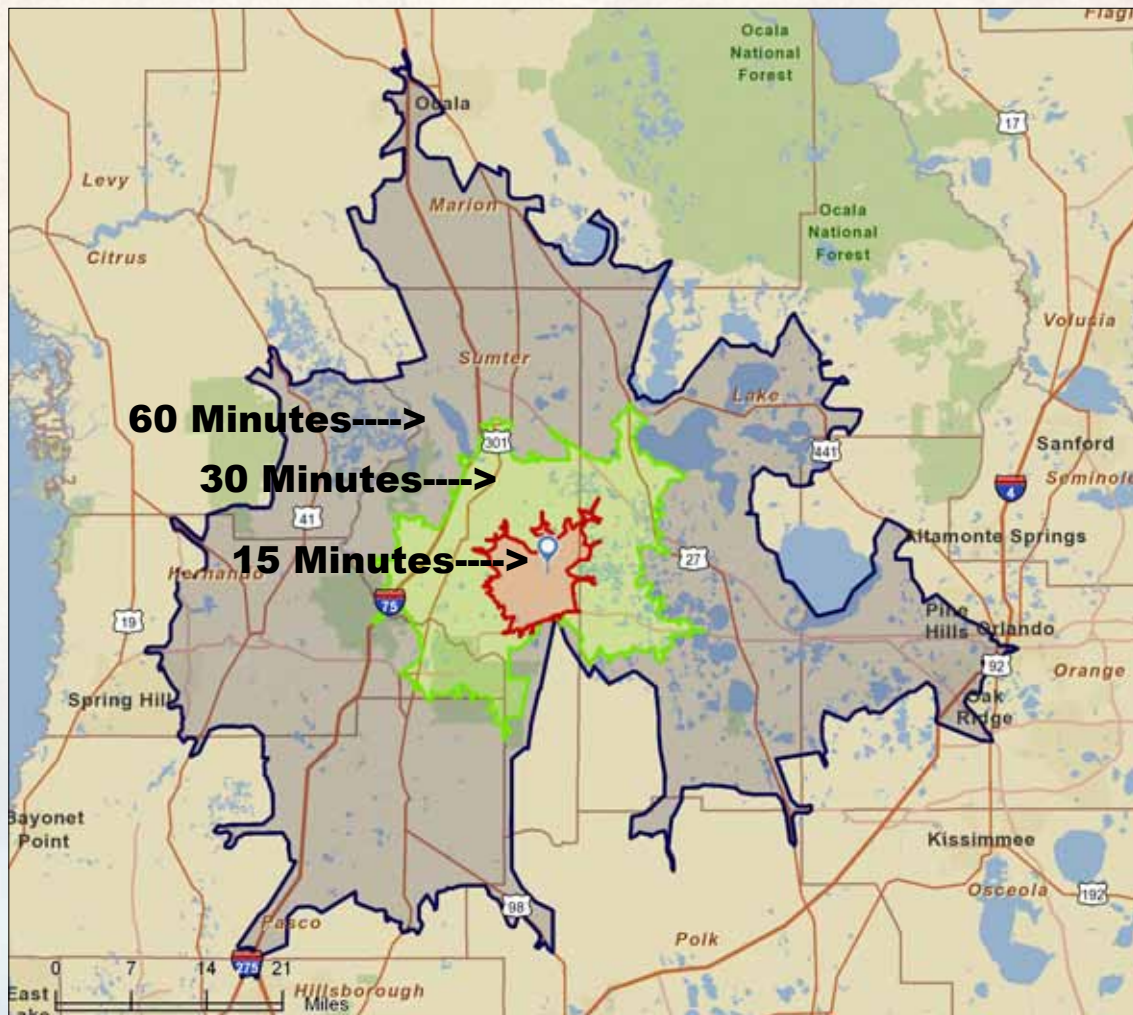
Uplands/Wetlands: Approximately 86% uplands 14% wetlands

Recreation, Hunting, Cattle, Campground



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Drive Time Map



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Aerial Map

GPS Coordinates

28°37'25.14"N 81°59'49.61"W

Parcel IDs

Q33=019, Q34=006

Section - Township - Range

33- 21S - 23E and 34- 21S - 23E

Located in a rural area with natural hammocks, open pasture, and slightly rolling hills. It is approximately two miles south of the city of Center Hill, FL, four miles from the city of Webster, and is east of the 235-acre Florida Grande Motor Coach Ranch.

Sumter County, FL had a population of 93,420, according to the 2010 Census, which was up 75% from the 2000 Census.

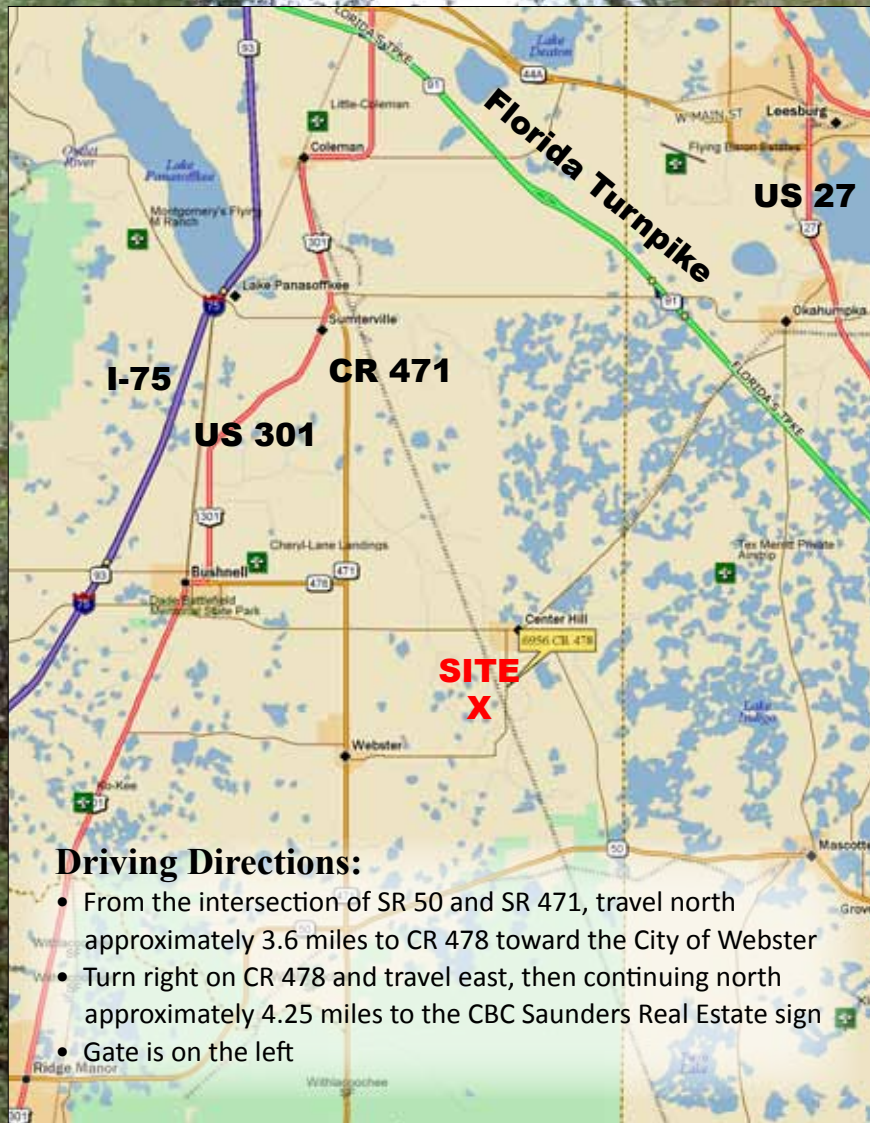
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Soils Map



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
9	Paisley fine sand, bouldery subsurface	50.8	12.1%
21	EauGallie fine sand, bouldery subsurface	192.2	45.8%
25	Kanapaha sand, bouldery subsurface	10.1	2.4%
26	Wabasso fine sand, bouldery subsurface	1.9	0.5%
27	Sumterville fine sand, bouldery subsurface, 0 to 5 percent slopes	7.6	1.8%
33	Sparr fine sand, bouldery subsurface, 0 to 5 percent slopes	20.6	4.9%
36	Floridana mucky fine sand, depressional	56.3	13.4%
39	Mabel fine sand, bouldery subsurface, 0 to 5 percent slopes	0.1	0.0%
46	Ft. Green fine sand, bouldery subsurface	60.6	14.4%
47	Okeelanta muck, frequently flooded	17.1	4.1%
58	Paisley fine sand, depressional	2.1	0.5%
Totals for Area of Interest		419.5	100.0%



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