



# UMATILLA 338 ACRES

*UMATILLA, FL | LAKE COUNTY*

338 ± ACRES TOTAL



## SPECIFICATIONS & FEATURES

**Acreage:** 338 ± acres

**Sale Price:** \$1,640,000

**Price Per Acre:** \$4,852

**Site Address:** 38318 Simmons Lane, Umatilla, FL 32784

**County:** Lake

**Lake Frontage:** 1,200 feet of frontage on Lake Dalhousie

**Road Frontage:** 1,700 feet of paved road frontage on Wygul Road

**Soil Types:** Myakka and Placid Sand, Immokalee Sand, Astatula Sand

**Uplands/Wetlands:** 174 acres of upland

**Zoning/FLU:** Rural (1 unit per 5 acres)

**Current Use:** Cattle

**Fencing:** Perimeter fencing

There is 338 acres with beautiful rolling pasture including lakefront on Lake Dalhousie. Stunning views of the lake and pasture area. The property adjoins the prestigious Lake Dalhousie Estates subdivision.

**General Points of Interest:** Very close to shopping and dining in Umatilla, Mount Dora, and Eustis.

**Potential Uses:** Personal estate/ranch and farm. Potential residential development for 67 single family lots with 10 of those being waterfront lots.

**Plats or Engineering Information:** Preliminary plat for 67 single family residential lots (expired). See page 7 for plat map

**Land Cover:** Pasture and wooded

Prime pasture land  
previously planned for  
residential development

# LOCATION & DRIVING DIRECTIONS

**Parcel IDs:**

- 21-18-27-002000-000500
- 21-18-27-000300-003000
- 22-18-27-000200-004100
- 21-18-27-000100-002400

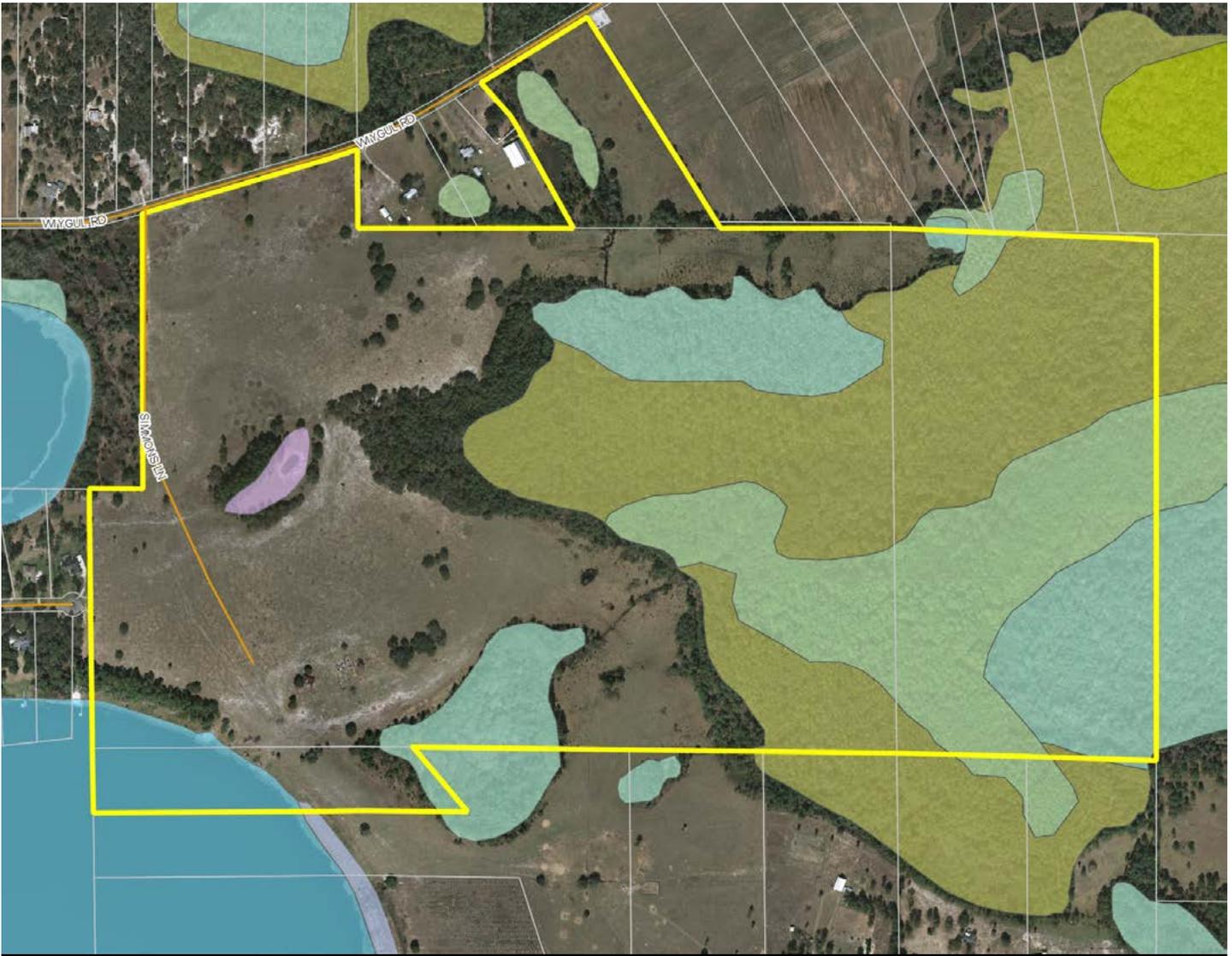
**Driving Direction:**

- From SR 19 in Umatilla, turn east on to CR 450A and go 2.7 miles to CR 44A
- Turn left (north) and go 8/10 mile to Wiygul Road
- Turn right (east) and go another 8/10 mile and the property is on the right

**Showing Instructions:** Contact listing agents Clay Taylor, ALC (863.774.3532) or David Hitchcock, ALC, CCIM (863.272.7155)

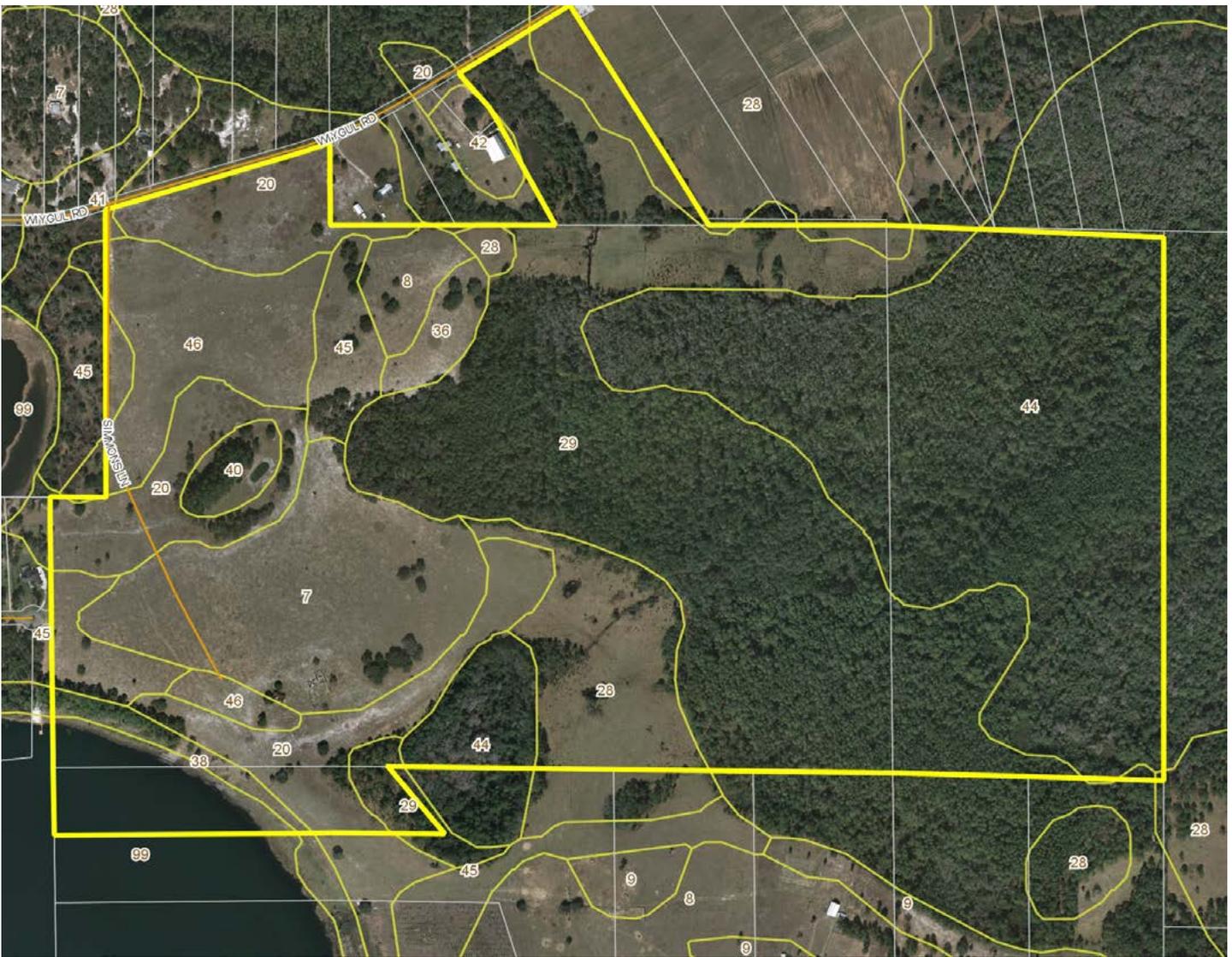


# WETLANDS MAP



|                             | CODE | DESC                            | ACRES        |
|-----------------------------|------|---------------------------------|--------------|
| Streets MapWise             |      |                                 |              |
| County Boundaries           |      |                                 |              |
| Polygons Drawing            |      |                                 |              |
| Lines Drawing               |      |                                 |              |
| Labels Drawing              |      |                                 |              |
| Points Drawing              |      |                                 |              |
| Parcel Outlines             |      |                                 |              |
| Water                       |      |                                 |              |
| Wetland Hardwoods           |      |                                 |              |
| Bay Swamps                  |      |                                 |              |
| Mangrove Swamps             |      |                                 |              |
| Shrub Swamps                |      |                                 |              |
| Bottomland Hardwood Forest  |      |                                 |              |
| Mixed Wetland Hardwoods     |      |                                 |              |
| Wetlands Coniferous Forest  |      |                                 |              |
| Cypress                     |      |                                 |              |
| Pond Pine                   |      |                                 |              |
| Wetlands Forested Mixed     |      |                                 |              |
| Freshwater Marshes          |      |                                 |              |
| Saltwater Marshes           |      |                                 |              |
| Wet Prairies                |      |                                 |              |
| Emergent Aquatic Vegetation |      |                                 |              |
| Mixed Scrub-Shrub Wetlands  |      |                                 |              |
| Non-Vegetated Wetlands      |      |                                 |              |
|                             |      | <b>CODE DESC</b>                | <b>ACRES</b> |
|                             |      | 6250: Hydric Pine Flatwoods     | 76.6         |
|                             |      | 6110: Bay Swamps                | 42.4         |
|                             |      | 6300: Wetland Forested Mixed    | 42.0         |
|                             |      | 5200: Lakes                     | 9.0          |
|                             |      | 6460: Mixed Scrub-Shrub Wetland | 3.4          |
|                             |      | 6430: Wet Prairies              | 1.9          |
|                             |      | 6410: Freshwater Marshes        | .1           |
|                             |      | <b>TOTAL WETLANDS</b>           | <b>175.4</b> |
|                             |      | <b>TOTAL UPLANDS</b>            | <b>174.1</b> |
|                             |      | <b>TOTAL ACRES</b>              | <b>349.5</b> |

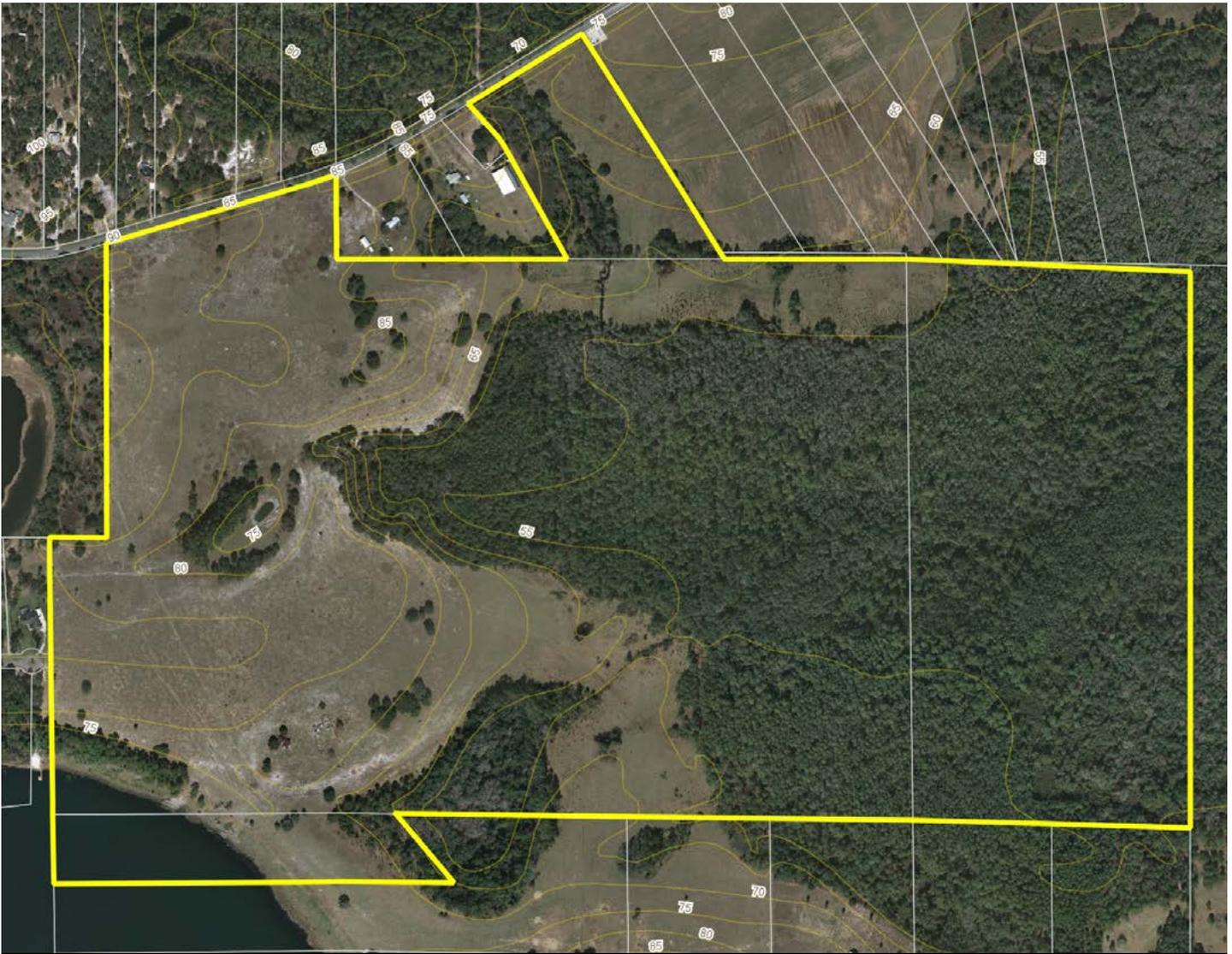
# SOIL MAP



M Streets MapWise  
■ County Boundaries  
■ Polygons Drawing  
— Lines Drawing  
● Labels Drawing  
● Points Drawing  
— Parcel Outlines  
■ Soils Boundaries

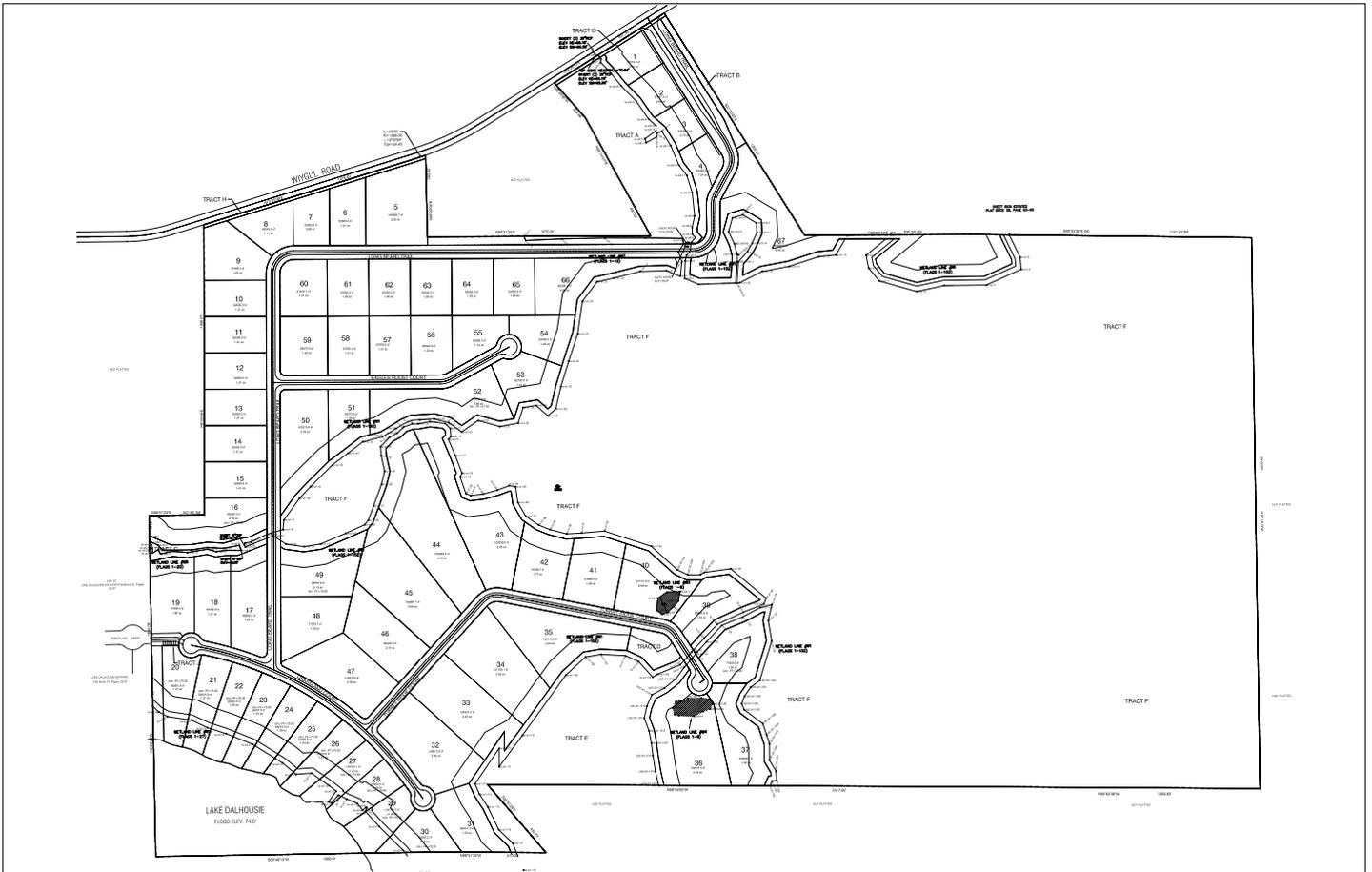
| CODE                                 | DESC  | ACRES |
|--------------------------------------|---|-------|
| 29                                   | Myakka And Placid Sand, 2 To 8 Percent Slopes | 105   |
| 44                                   | Swamp   | 96    |
| 20                                   | Immokalee Sand                                | 35    |
| 7                                    | Astatula Sand, 0 To 5 Percent Slopes          | 33    |
| 28                                   | Myakka Sand                                   | 25    |
| 46                                   | Orsino Sand                                   | 20    |
| 45                                   | Tavares Sand, 0 To 5 Percent Slopes           | 12    |
| 99                                   | Water   | 10    |
| 8                                    | Candler Sand, 0 To 5 Percent Slopes           | 4     |
| 36                                   | Paola Sand, 5 To 12 Percent Slopes            | 4     |
| 40                                   | Placid And Myakka Sands, Depressional         | 3     |
| 38                                   | Placid Sand, Depressional                     | 3     |
| 41                                   | Pomello Sand, 0 To 5 Percent Slopes           | 0     |
| 42                                   | Pompano Sand                                  | 0     |
| <b>TOTAL = 349.53982890691 acres</b> |   |       |

# 5' CONTOURS MAP



-  Toll Roads
-  Interstates
-  US Roads
-  State Roads
-  County Roads
-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Parcel Outlines
-  Five Foot Contours
-  Five Foot Contours2

# PRELIMINARY PLAT LAYOUT





114 N. Tennessee Ave.  
3rd Floor  
Lakeland, FL 33801

**338 ± Acres • Farm or Residential Development Potential**  
Beautiful rolling pasture including lakefront on Lake Dalhousie  
Close to shopping and dining in Umatilla, Mount Dora & Eustis

## SREland.com/Umatilla338

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