

LAKEFRONT RV & MOBILE HOME DEVELOPMENT

SEBRING, FL | HIGHLANDS COUNTY

82 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acres: 82 acres

Wetlands: 2.2 acres of wetlands located on Little Red Water Lake

Asking Price: \$2,460,000

Price per Acre: \$30,000

Lake Frontage: 2,800 FT

Road Frontage: 955 FT on Manatee Dr.

Little Red Water Lake covers 300 acres

Current Use: Citrus Grove

Zoning: Part of North Sebring Area Specific Area Plan
4 Dus/Acre

Water Source: Public water is adjacent to the property, public sewer is 1.5 miles to the south

Location: Close to the Sebring Parkway
The property is in an "Opportunity Zone" which may offer tax incentives for a purchaser.

Lakefront RV and Mobile Home Development is located in a beautiful area of Highlands County. The surrounding area is mainly rural but has easy access to shopping. This tract is near the new Sebring Parkway which gives quick access to US 27. The property also falls within the boundaries of an "Opportunity Zone" which may offer tax incentives for a purchaser. Along with this 82-acre parcel, there is another 66 acres that lies near by that is also available for sale. Both tracts are located on large, recreational lakes which offers fishing, boating and skiing.

Little Red Water Lake



MILE RADIUS



LOCATION & DRIVING DIRECTIONS

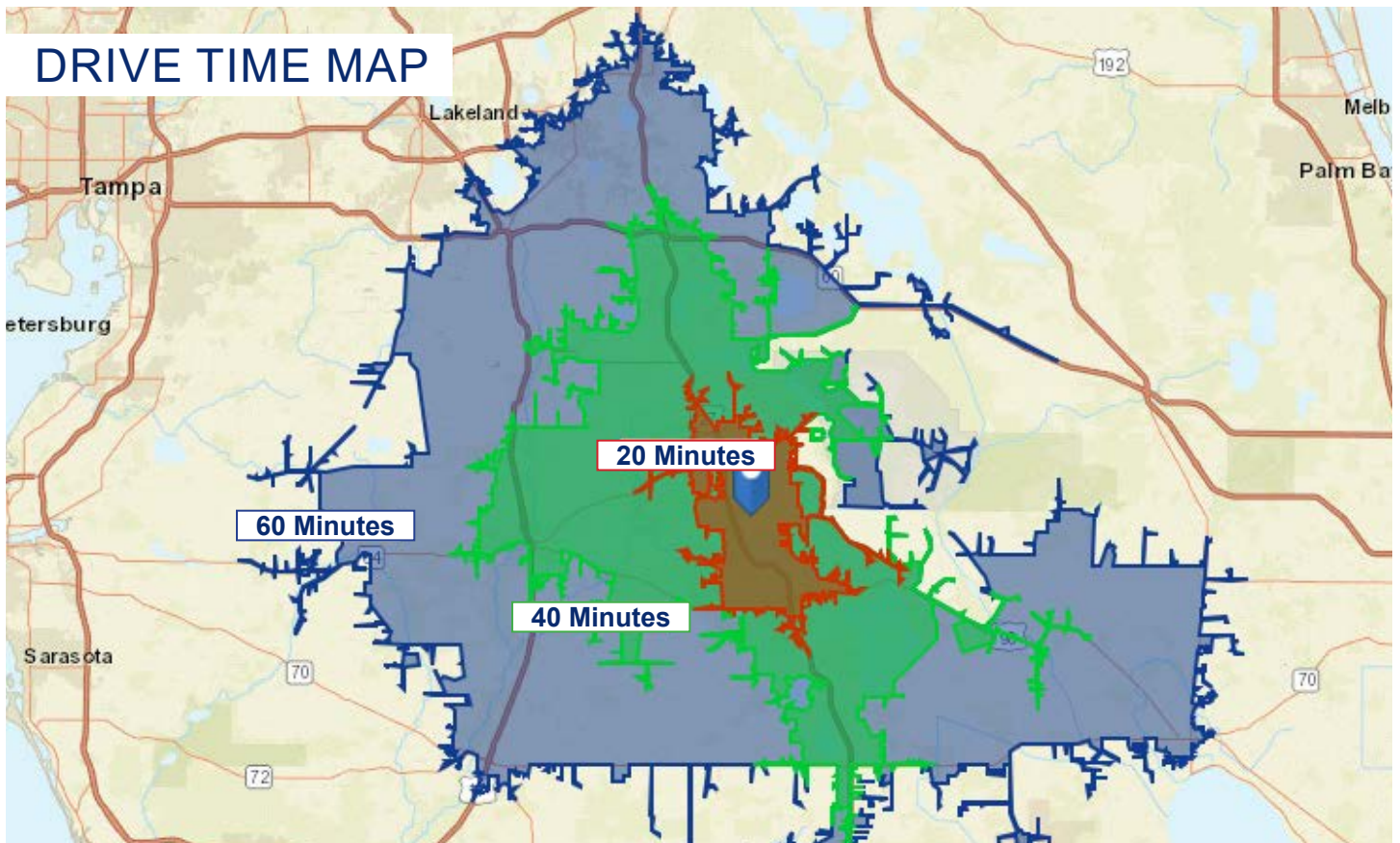
GPS Location: -81.46512, 27.53127

Driving Directions:

- **From US 27 in Sebring** take CR 634/Sebring Parkway 1.3 miles to Scenic Highway
- Go north on Scenic Highway 1.2 miles to Manatee Drive
- Go east on Manatee Drive .6 miles, property will be on the left.

Showing Instructions: Contact David Hitchcock to schedule a showing time.

DRIVE TIME MAP











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

82 ± Acres • Located in a beautiful area of Highlands County
Located near the new Sebring Parkway which gives quick access to US 27

SREland.com/LakefrontRV

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