

# SUMTER COUNTY RANCH & RECREATION

*WEBSTER, FL | SUMTER COUNTY*

37 ± ACRES TOTAL





## SPECIFICATIONS & FEATURES

**Acreage:** 37 ± acres

**Sale Price:** \$314,500

**Price per Acre:** \$8,500

**Site Address:** County Road 707, Webster, FL 33597

**County:** Sumter

**Road Frontage:** 65 FT of paved road frontage on County Road 707

**Predominant Soil Types:** Tavares Fine Sand, Sparr Fine Sand, Pompano Fine Sand, Adamsville Fine Sand, Ft. Green Fine Sand

**Uplands/Wetlands:** 35 ± Acres Uplands & 2 ± Acres Wetlands

**Grass Types:** Native Pasture

**Zoning/FLU:** AGR

**Current Use:** Cattle Ranch

**Water Source:** Two Small Ponds on Premises

**Taxes:**

T08-019: \$25.67

T08-020: \$37.95

T08-021: \$39.32

T08C010: \$193.32

2019 Total Taxes: \$296.26

**Fencing:** Perimeter Fenced

**Potential Recreational/Uses:** Cattle Ranch, Homesite, Recreational Area

**General Points of Interest:** Property consists of 4 individual Parcel ID's, allowing for a future landowner to sell off a 15 acre, 10 acre, and 10.5 acre tract, each having legal access.

Sumter County Ranch and Recreation is a beautiful get-a-way destination that is conveniently located an hour from Orlando and Tampa, and only 40 minutes south of The Villages. This 37 acres consists of about 9 acres of beautiful oak hammocks mixed with a couple small ponds for cattle, and the remaining acreage is made up of native pasture.

This property is an ideal Ranchette style layout, making it a prime set up for a small cattle operation, or home site. Not to mention the property consists of four individual Parcel ID's, creating the opportunity for a future landowner to sell off individual 15, 10, and 10.5 acre parcels, all with appropriate legal access. The subject property is located approximately one mile north of highway 50 and 1.5 miles east of highway 471 - a short 5 minute drive to the city limits of Webster. The adjoining 20 acres to the south is also available for purchase.



## LOCATION & DRIVING DIRECTIONS

**Parcel IDs:** T08-019, T08-020, T08-021, T08C010

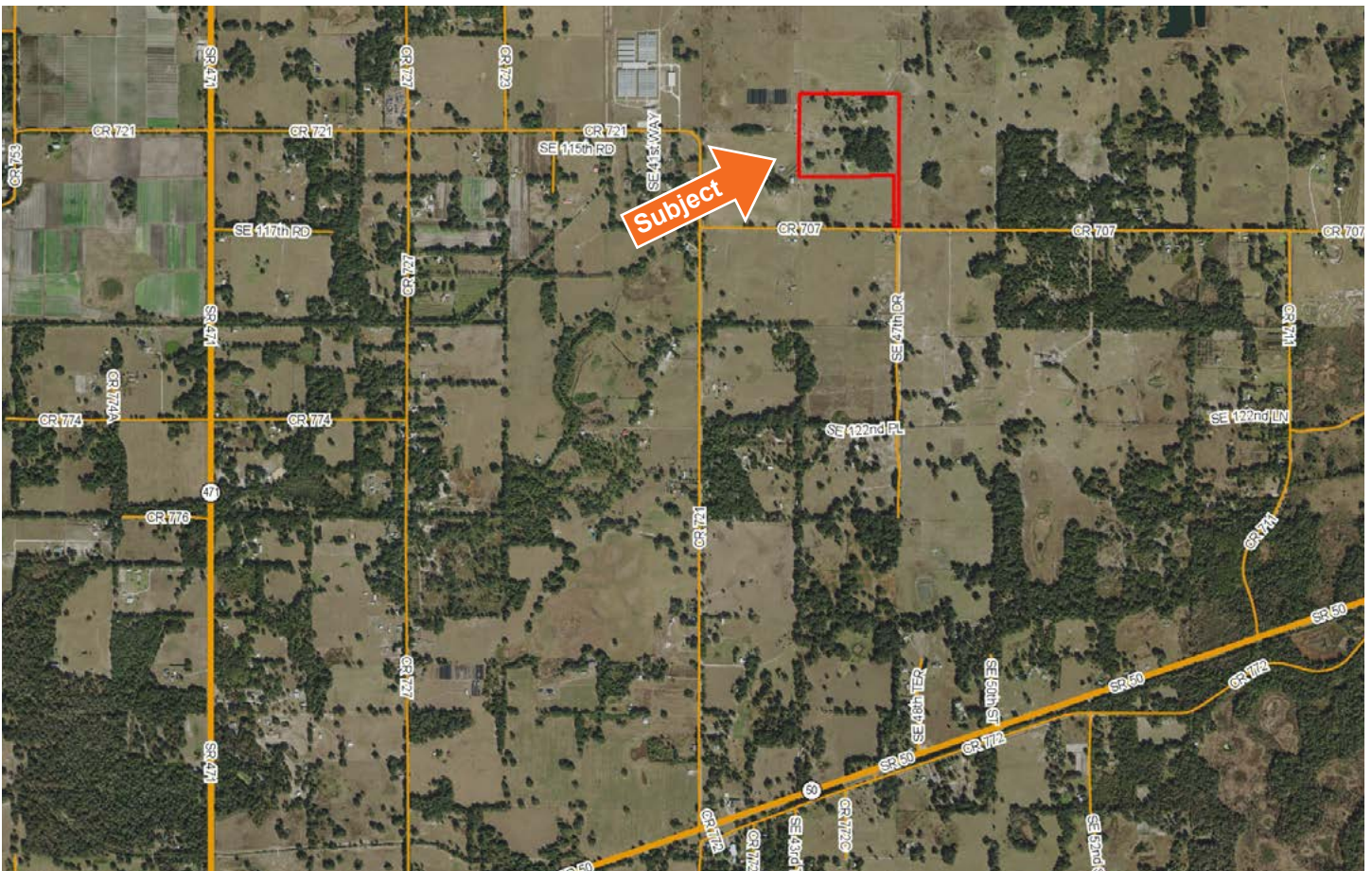
**GPS Location:** 28.58466, -82.02589

**Driving Directions:**

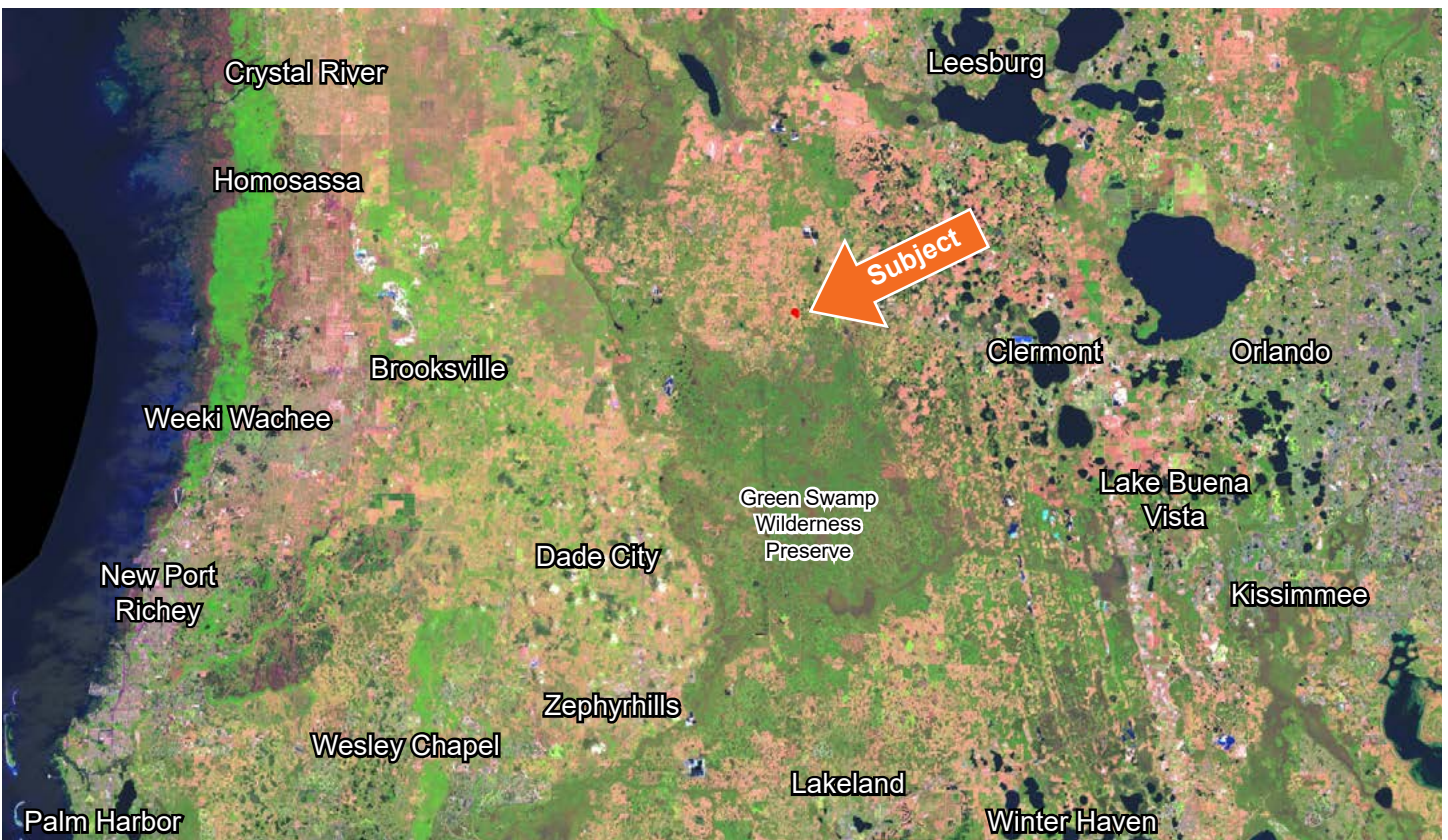
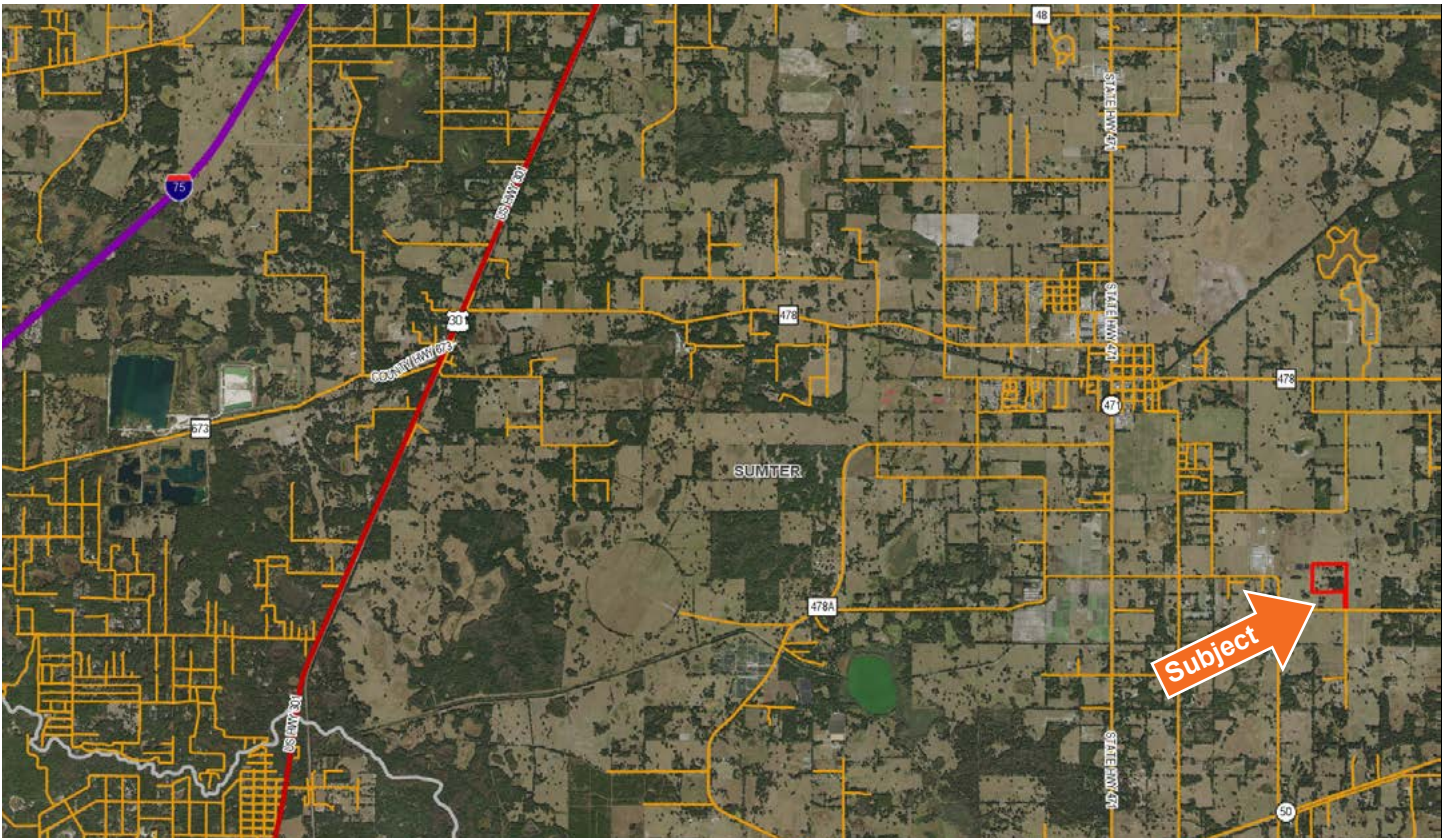
- Take US Highway 98 North from Lakeland
- Turn right onto State Road 471, In 21 miles turn right onto State Road 50
- In 1.3 miles turn left onto County Road 721
- In 1.6 miles turn right onto County Road 707
- In 0.5 a mile the property will be on your left.

**Showing Instructions:** Contact Keat Waldron for more information 863.225.1231.

65 FT paved road frontage  
on County Road 707





















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

**37 ± Acres • Ideal Ranchette set up for a small cattle operation or home site**  
9 acres of beautiful oak hammocks, 28 acres of pasture with a couple small ponds  
Located an hour from Orlando and Tampa and 40 minutes south of The Villages

Visit [SVNsaunders.com](http://SVNsaunders.com) and search for: Sumter County

Keat Waldron, 863.225.1231 | [keat.waldron@svn.com](mailto:keat.waldron@svn.com)



**LAKELAND OFFICE:**  
114 N. Tennessee Ave. 3rd Floor  
Lakeland, FL 33801  
863.648.1528 - Main Office

**LAKE CITY OFFICE:**  
356 NW Lake City Avenue  
Lake City, FL 32055  
386.438.5896

©2020 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated  
SVN | Saunders Ralston Dantzler Real Estate is regarded as an authority on all types of Florida land  
and conservation easements, transacting over \$2.9 billion in sales since 1996. Offering land, forestry,  
and conservation easement real estate services through Saunders Ralston Dantzler Real Estate and  
the Saunders Real Estate Forestry Group, the Saunders team of land professionals offers advisory and  
transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,  
FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients  
through our commercial real estate brokerage, Saunders Ralston Dantzler Real Estate.



052920-A