

SOUTH LAKE COUNTY RECREATIONAL TRACT

CLERMONT, FL | LAKE COUNTY

94 ± AC

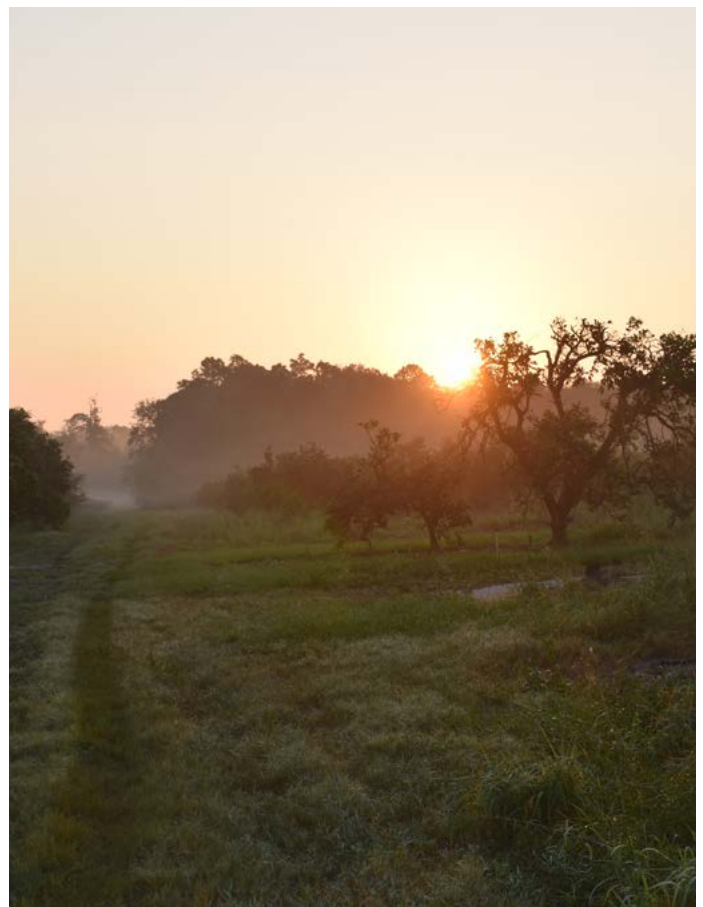




This property is 94 ± acres located in south Clermont, with roughly 14 ± acres of citrus grove on-site. The Navel trees vary among age and production levels. This tract also holds a significant amount of recreational value for the outdoorsman. The property is situated along a large strand of contiguous cypress swamp that runs into the Lake Louisa State Park; a 4,500 ± acre state preserve teeming with game. This State Park provides a wildlife corridor that allows the game to travel to the subject property easily.

The property access is located from an easement off of Dwights Road. The tract provides one with quietness and seclusion but is still close to all the amenities. The property is minutes from Lake Louisa as well as the Clermont Chain of Lakes. It is 55 minutes to Orlando, 55 minutes to Lakeland, and only 25 minutes to Four Corners on US Hwy 27.

If you are looking for a great recreational property with potential income from small citrus or light farming operation, this secluded property could be the one for you!





SPECIFICATIONS & FEATURES

Acreage: 94 ± AC

Sale Price: \$525,000

Price per Acre: \$5,585

Site Address: Dwights Road, Clermont, FL 34711

County: Lake

Lake Frontage: Small fishing and game duck pond on property

Road Frontage: Accessed via easement off of Dwights Road

Predominant Soil Types: Myakka sand, Tavares sand, Candler sand, muck

Uplands/Wetlands:

- 34 ± AC uplands
- 60 ± AC wetlands

Grass Types: Bahia and native-type grasses

Water Source: 10-inch well powered by a Mitsubishi diesel engine - all covered by a nice, enclosed pump house

Game Populations: Deer, turkey, hogs, and other wildlife

Structures: Enclosed pump house

Taxes: \$187.24 for 2020 with agricultural exemption

Zoning: Agriculture

Future Land Use: Green Swamp Rural Conservation

Current Use: Former citrus grove (navel oranges), currently used as a recreational tract

Potential Use: Hunting, recreation, secluded getaway/homesite

Conservation Easement: No

Income Features: Potential income from citrus grove

General Points of Interest: Property is minutes from the 4,500-acre Lake Louisa State Park

LOCATION & DRIVING DIRECTIONS

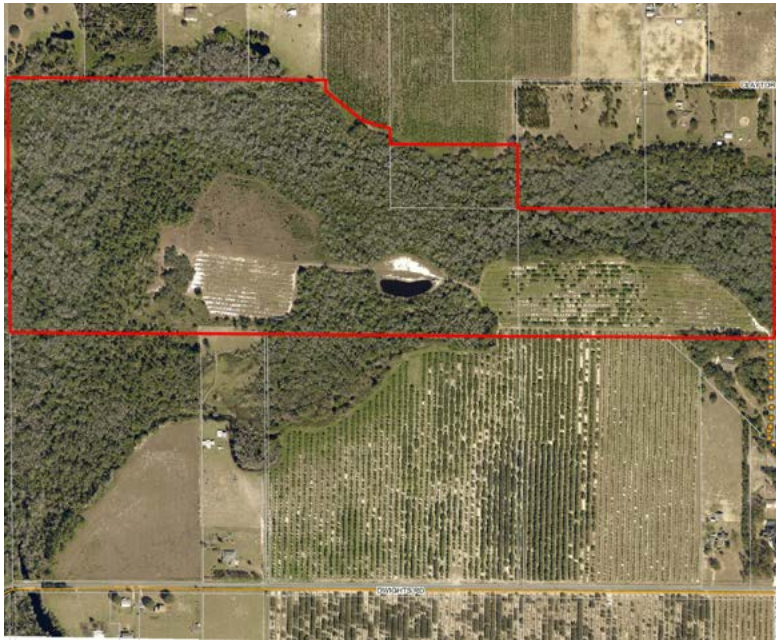
Parcel IDs: 242325020004100000,
242325030003300000, 242325030003400000

GPS Location: 28.453056, -81.770087

Driving Directions from County Road 561:

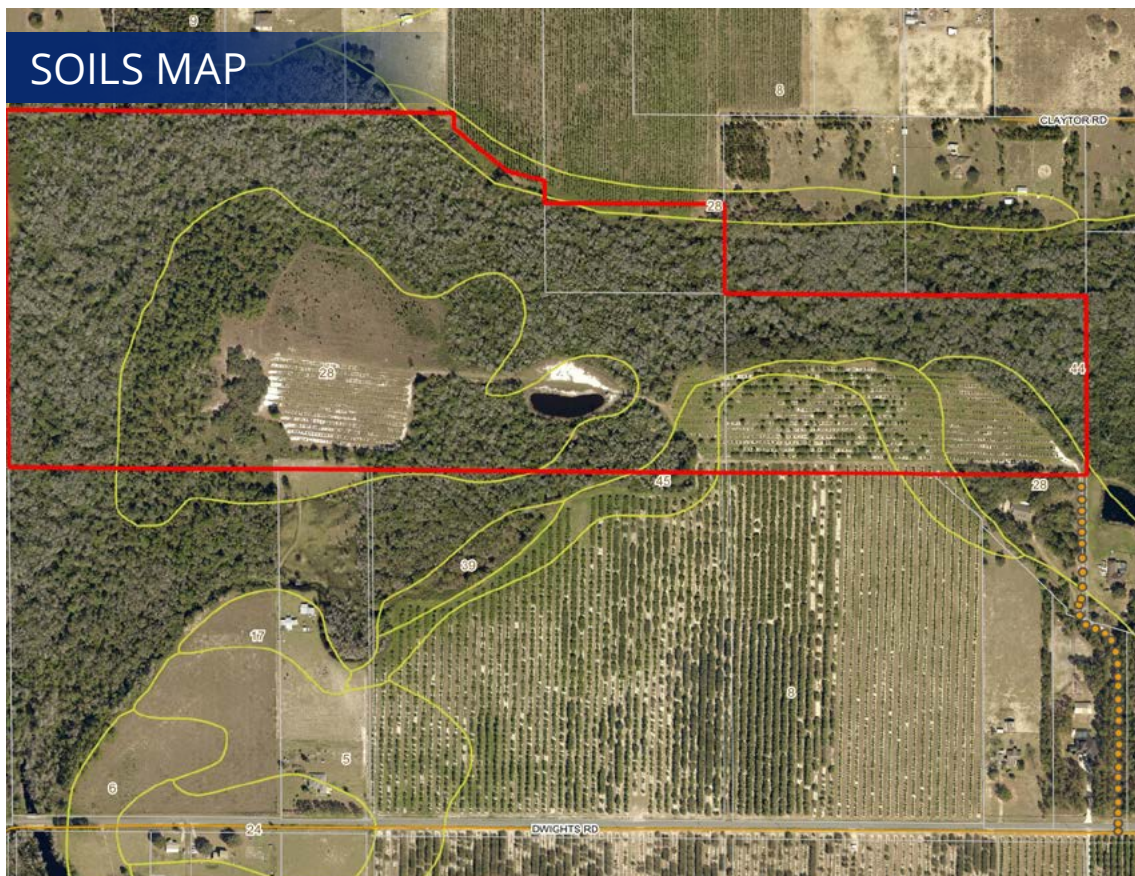
- Take Green Swamp Road east for about $\frac{3}{4}$ of a mile until it turns into Dwights Road.
- From there, take Dwights Road for 1.2 miles. Then turn left on to the easement to access the property.

Showing Instructions: Contact Advisor Carson Futch (863.559.0800) or Zeb Griffin (352.630.7547) to learn more or schedule a showing.



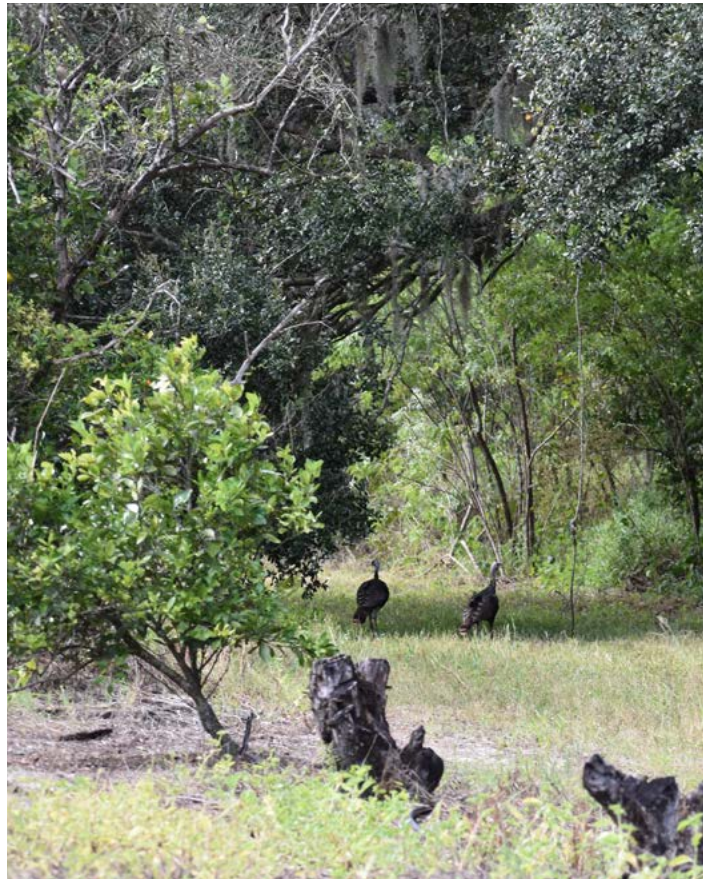
Minutes from Lake Louisa as well as
the Clermont Chain of Lakes!



















1723 Bartow Rd | Lakeland, Florida 33801

94 ± AC • Recreational tract
14 ± acres of citrus grove on-site
Quiet and secluded while close to amenities

Visit SVNsaunders.com and Search For: **South Lake County**

Carson Futch, 863.559.0800 | carson.futch@svn.com
Zeb Griffin, 352.630.7547 | zeb.griffin@svn.com

HEADQUARTERS
1723 Bartow Rd
Lakeland, Florida 33801
863.648.1528

NORTH FLORIDA
356 NW Lake City Ave
Lake City, Florida 32055
386.438.5896

GEORGIA
125 N Broad Street, Suite 214
Thomasville, Georgia 31792
229.299.8600

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