

# SUMTER COUNTY RANCHETTES

*WEBSTER, FL | SUMTER COUNTY*

20 ACRES OR INDIVIDUAL 10 ACRE TRACTS





## SPECIFICATIONS & FEATURES

**Acreage:** 20 ± AC total or as individual 10 ± AC tracts

**Sale Price:**

- \$255,000 for all 20 ± AC
- \$150,000 per 10 ± AC tract

**Price per Acre:**

- \$12,750 for the 20 ± AC
- \$15,000 for the 10 ± AC

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

**County:** Sumter

**Road Frontage:**

- 1,280 ± FT of paved road frontage on County Road 707 for all 20 acres
- 640 ± FT of frontage for each individual 10 acre tracts

**Predominant Soil Types:** Sparr Fine Sand, Tavares Fine Sand, Seffner Fine Sand, Adamsville Fine Sand

**Uplands/Wetlands:**

- Uplands: 19 ± AC
- Wetlands: 1 ± AC

**Grass Types:** Native Pasture

**Zoning/FLU:** AGR

**Current Use:** Cattle Ranch

Sumter County Ranchettes are a great example of country living at its finest. Native pasture coupled with scattered oak trees make for a perfect small Ranch/Rec set up for a future home site and small agriculture operation. This property is uniquely offered as 20 acres, or as individual 10 acre tracts. The 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. This region of Florida is well known for its peaceful rural living, all the while being under an hour away from some of Florida's most prominent cities and attractions - such as Tampa, Orlando, and Walt Disney World. Reach out to Listing Agent Keat Waldron for more details!

**2020 Taxes:** \$32.93 (These are the taxes for the entire 20 acres)

**Fencing:** Partially Perimeter Fenced

**General Points of Interest:** 1 hour from Tampa and Orlando, 40 minutes South of the Villages, and only 50 minutes from Lakeland.

# LOCATION & DRIVING DIRECTIONS

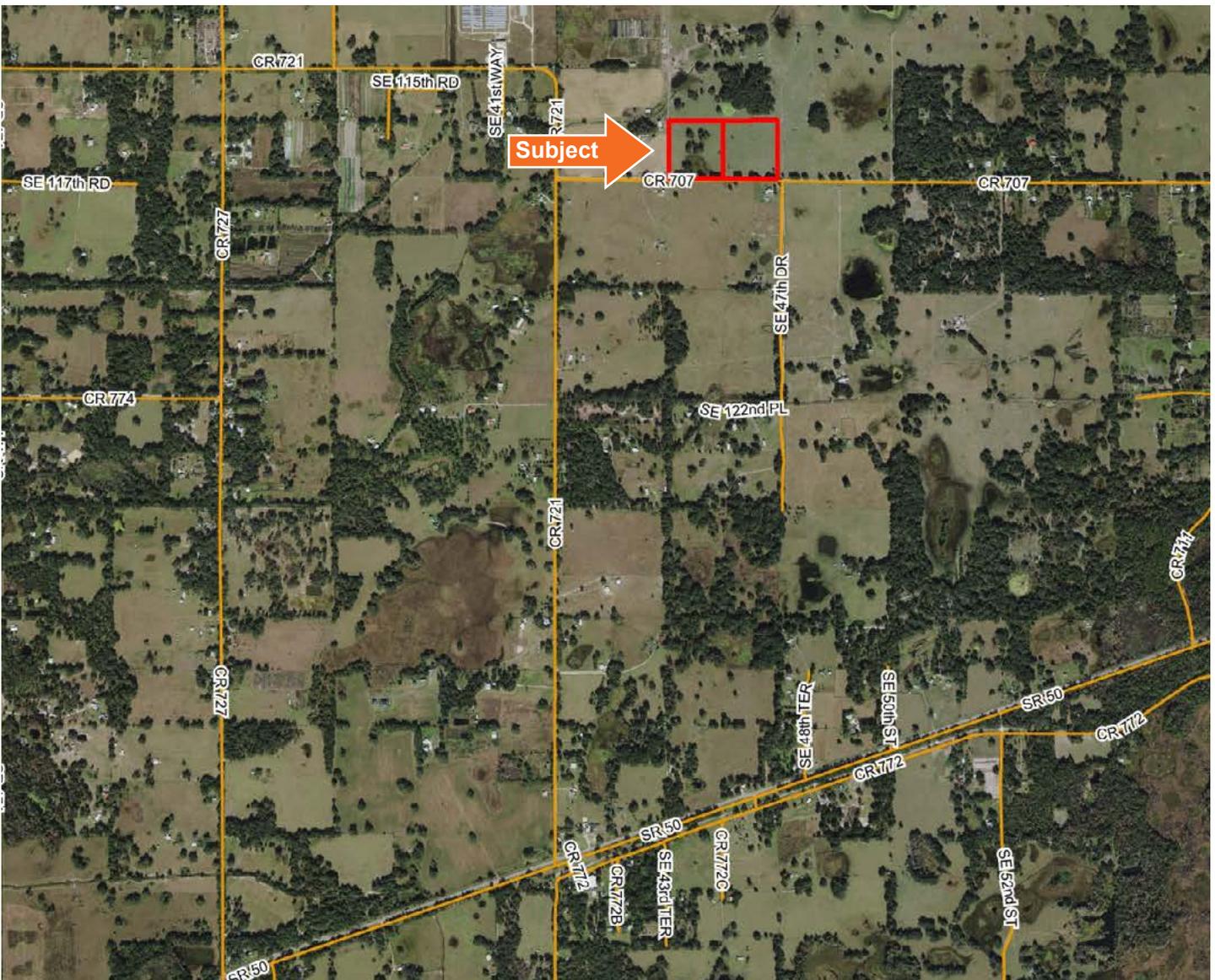
## Parcel IDs:

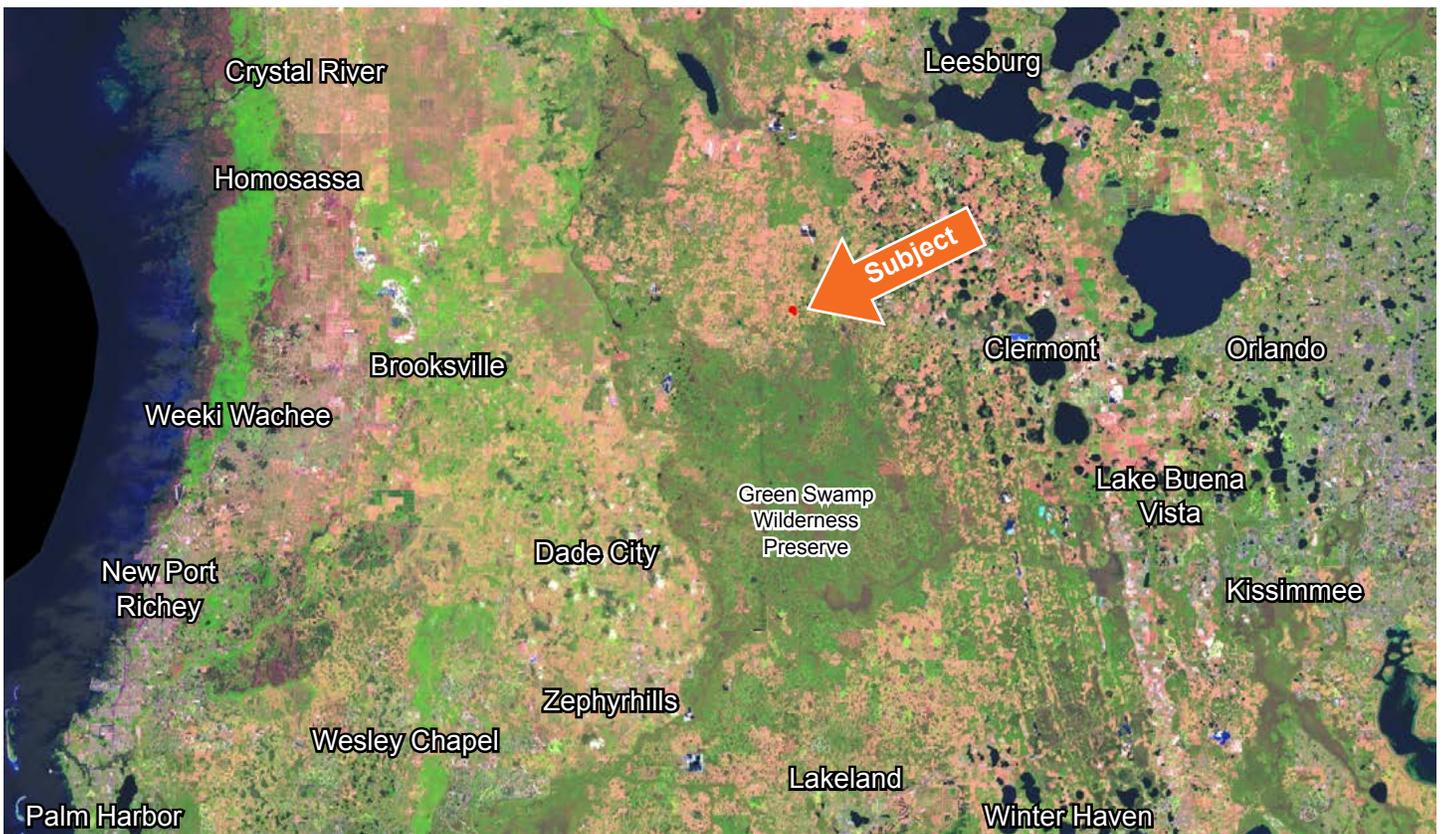
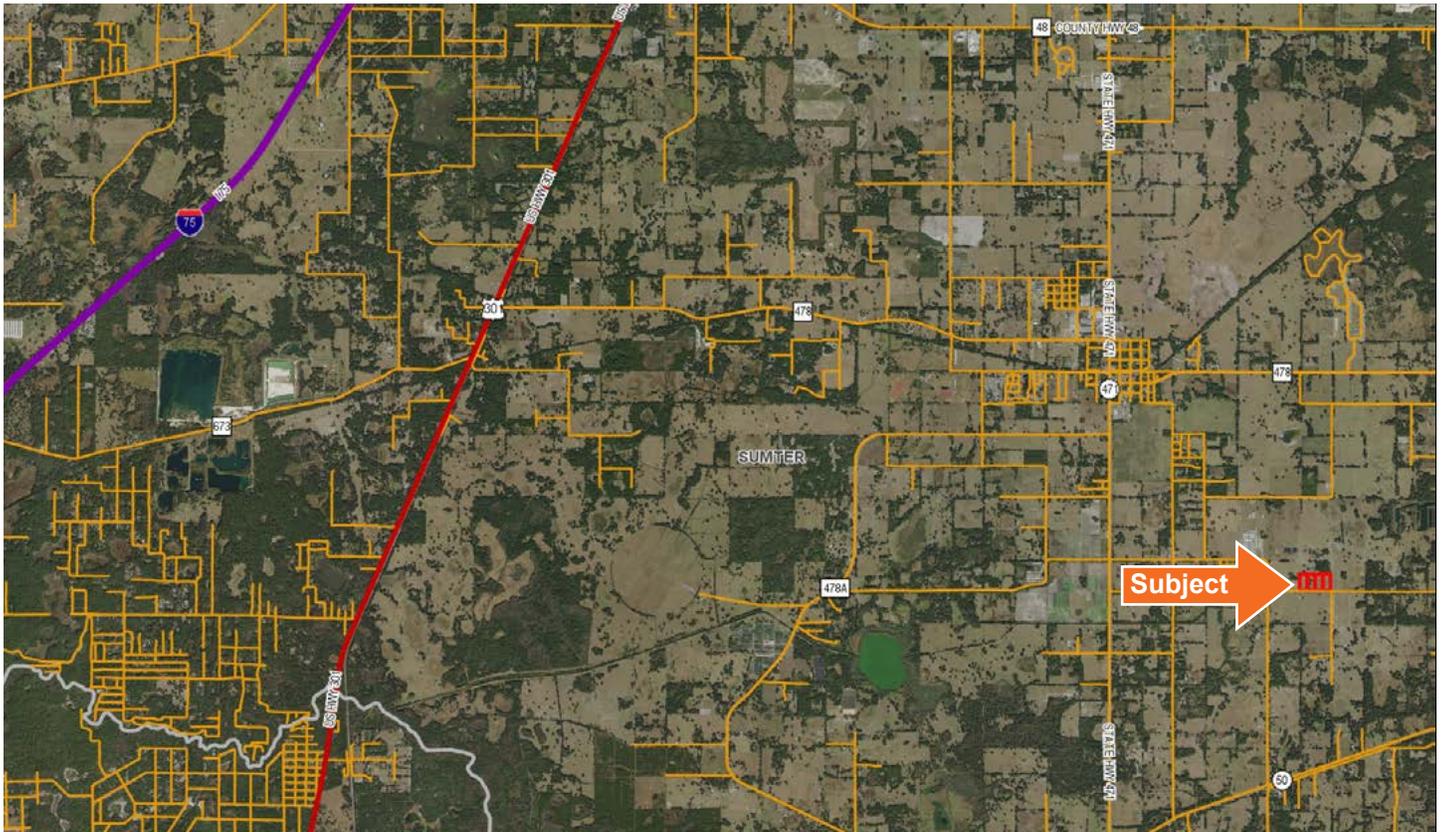
- Lot 1 - T08C001 & T08C002
- Lot 2 - T08C003 & T08C004

**GPS Location:** 28.58466, -82.02589

## Driving Directions:

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













1723 Bartow Rd | Lakeland, Florida 33801

**20 ± AC • Offered as 20 AC, or as individual 10 AC tracts**  
 5 minute drive to the city limits of Webster  
 Perfect small Ranch or Recreational set up for a future home site

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)



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