

SEBRING 160 ACRES

SEBRING, FL | HIGHLANDS COUNTY

160 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 160 ± acres

Sale Price: \$4,000,000

Price per Acre: \$25,000

County: Highlands

Site Address: 6623 George Blvd., Sebring, FL 33872

Nearest Intersection: US 27 & SR 66/US 98

Road Frontage: George Blvd. runs into the property off of US 27/98

Water Source & Utilities: City water and sewer are available running through the property along Jackson Creek

Soil Types: Brighton Muck, Basinger Fine Sand

Land Cover: Majority acres are cleared with some trees left in areas

Uplands/Wetlands:

- 155.7 ± acres uplands
- 4.6 ± acres wetlands

Fencing: There is some fencing

Infrastructure: Good roads throughout the property, including some shellrock road

Zoning/FLU: 105.29 ± acres is in the City of Sebring. 102.19 acres has I-1 (Industrial zoning) and 3.1 acres has I-2 zoning. The remaining 55 acres is in Highlands County and has agricultural FLU.

Current Use: Recreation

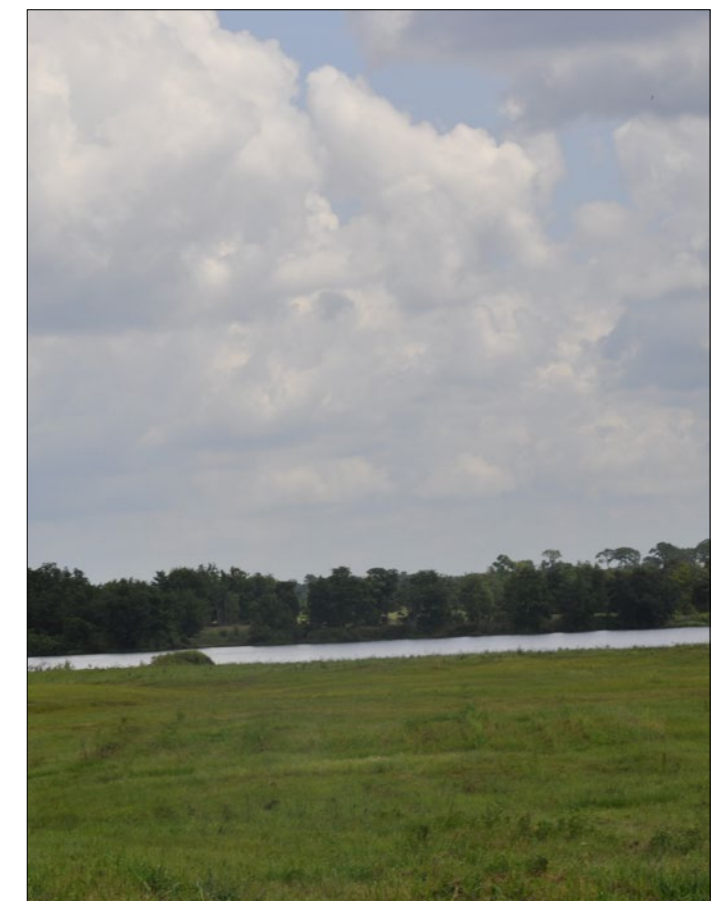
Potential Uses:

- Industrial, sod, hay, vegetable or tree farm. With land use change, residential development or RV park.
- Excellent farmland; good ditching and water control; water level in some areas are controlled going in or out.

Taxes: \$1,547.12



Nice recreational property with great hunting features and abundant game. Excellent farmland with existing ditching system and water control allowing certain areas to be controlled going in or out. With a land use change, developers can create a beautiful residential development or an RV park featuring the extensive water features and large ponds.



LOCATION & DRIVING DIRECTIONS

Parcel IDs: C-16-35-29-A00-0150-0000, S-16-35-29-A00-0180-0000 (less 5.7 acres). S-16-35-29-022-0000-0120

GPS: 27.441836, -81.422952

Driving Directions:

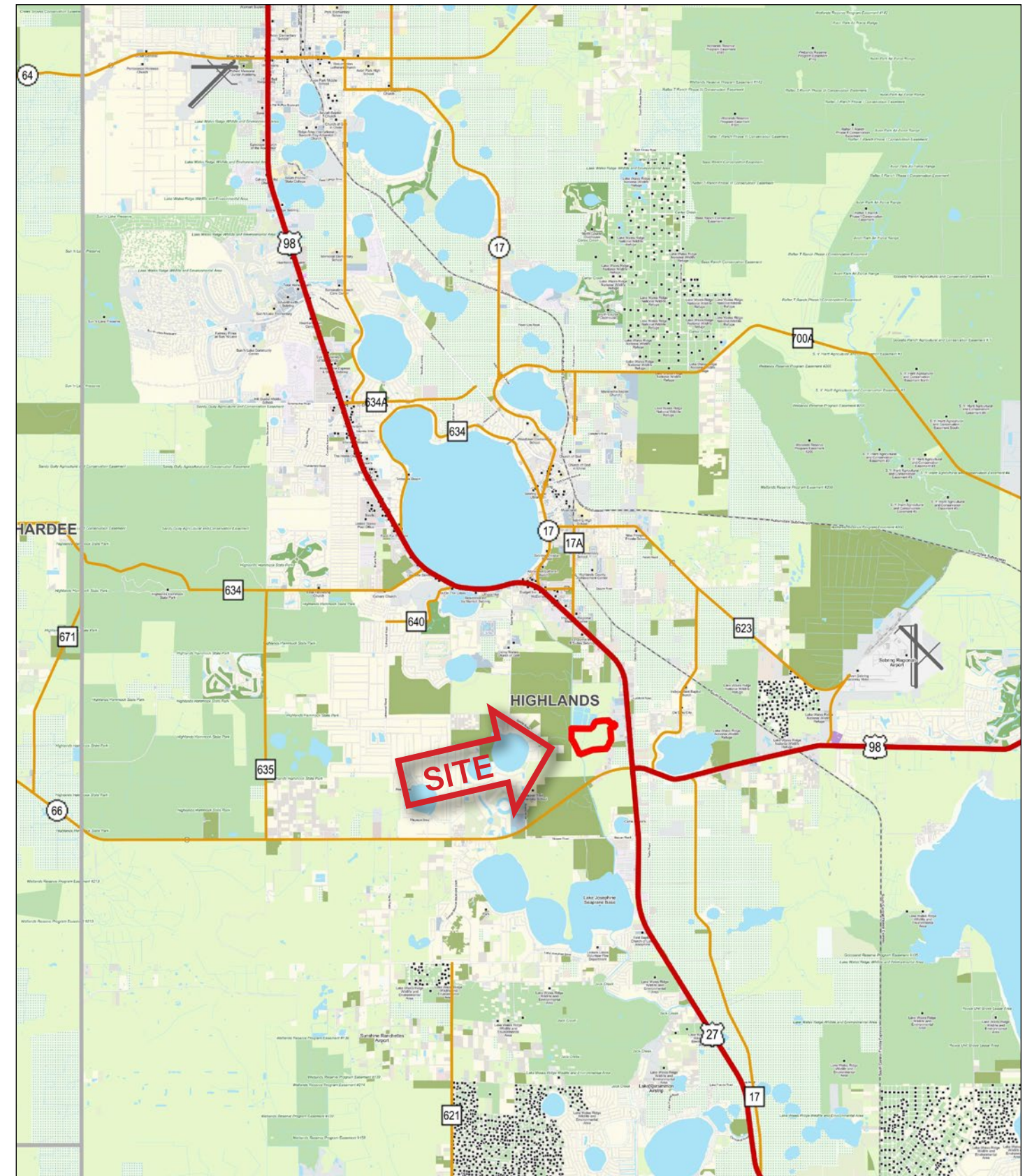
- From Sebring, go south on US 27 to George Blvd.
- Turn right (west) and go about 1/5 mile straight ahead to the gate

Showing Instructions:

Contact the listing agents to learn more.



- 1,114 ± FT to US 27
- 1 ± Mile to SR 66/US 98
- 5 ± Miles to Downtown Sebring





1723 Bartow Rd.
Lakeland, FL 33801

160 ± Acres • Great Location for Industrial or Farming Activity as well as Development Potential
Excellent for Farmland with Good Water Control

Visit SVNsaunders.com and search for: Sebring 160

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