

SUMTER COUNTY RECREATIONAL TRACT

NE 12TH AVE
SUMTERVILLE, FL 33585

Zeb Griffin, ALC
C: 352.630.7547
zeb.griffin@svn.com



Property Overview



Sale Price

\$276,000

PROPERTY OVERVIEW

This property is located West of Highway 301 in Sumterville. This tract is roughly 69 ± acres and is all wooded. From a habitat standpoint, much of this parcel is piney woods with oak hammocks scattered throughout. The subject property is owned by SWFWMD and is being sold subject to a conservation easement. Two dwellings will be allowed to be placed on site and other practical land uses are permitted. Prescribed fire, road improvement, and some underbrushing will go a long way with this tract. Forestry type activities are also permitted. There is currently no legal access to the subject property.

OFFERING SUMMARY

Acreage:	69+- Acres
Price / Acre:	\$4,000
City:	Sumterville
County:	Sumter
Property Type:	Homesite & Recreation

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Conservation Easement
- Hunting & Recreation Properties

Soil Types:

Adamsville Fine Sand; Immokalee Sand;
Symrna-Symrna wet fine sand

Zoning / FLU:

A10C & RR5C

Water Source & Utilities:

Well and Septic Needed

Fencing:

Perimeter Fencing on North, West, and
East Sides

Current Use:

SWFWMD Owned

Potential Recreational / Alt Uses:

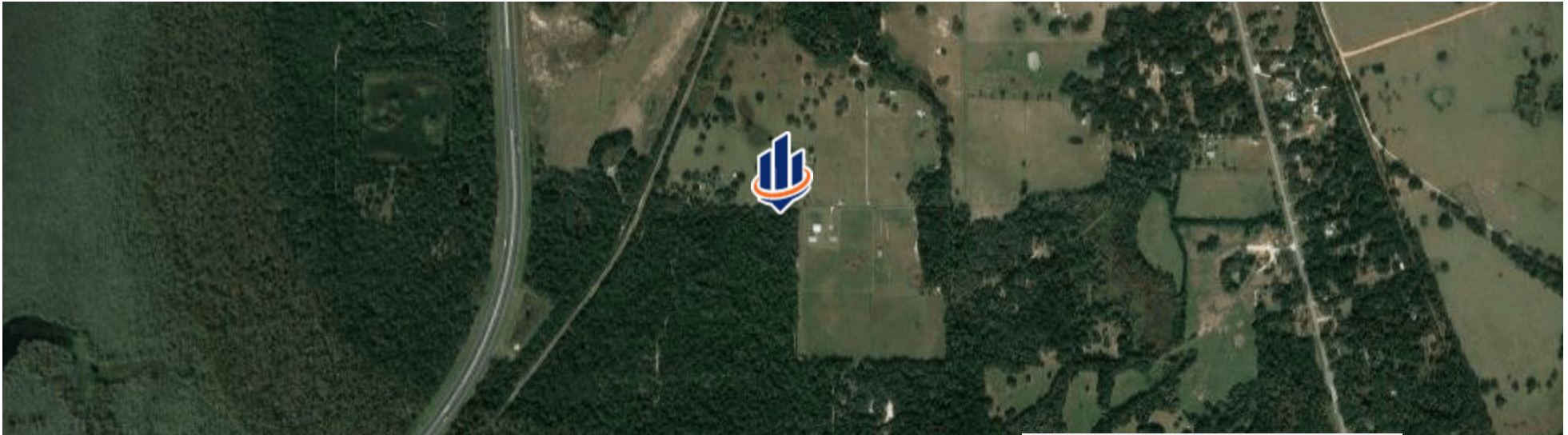
Homesite, Hunting, Recreation.

Location



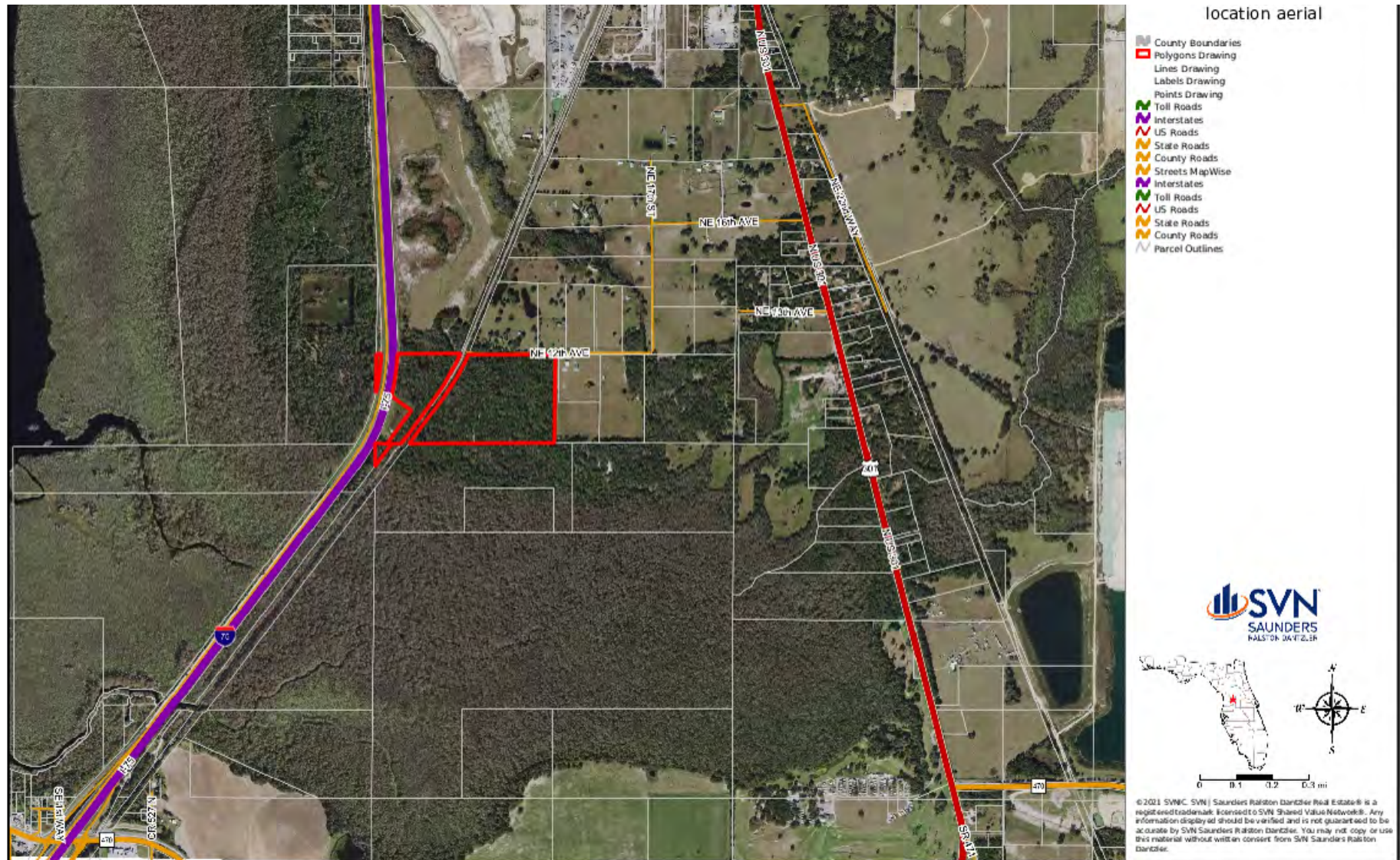
LOCATION & DRIVING DIRECTIONS

Parcel:	J02-003 & portion of J11-002
GPS:	28.7740451, -82.0794298
Driving Directions:	Call Zeb Griffin [352] 630 7547
Showing Instructions:	Call Zeb Griffin [352] 630 7547



Aerial Map









Additional Photos



Advisor & Office **LOCATIONS**

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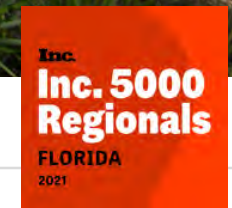
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