



LAKE COUNTY RANCH LAND 170

COWBOY RD
GROVELAND, FL 34736

Jim Allen

O: 877.518.5263 x330 | C: 863.738.3636

james.allen@svn.com

Property Overview



Sale Price	\$2,040,000	PROPERTY OVERVIEW
OFFERING SUMMARY		Great opportunity to own a secluded and well managed and highly improved pasture in Western Lake County. New Covered cowpens and good perimeter and interior fencing is ideally suited for intensive or rotational grazing. This Ranch is also located in the Green Swamp Area of Critical Concern making it a good candidate for selling a conservation easement.
Acreage:	170 Acres	
Price / Acre:	\$12,000	
City:	Groveland	
County:	Lake	
Property Type:	Land: Conservation Easement, Equestrian, Farms & Nurseries Properties, Mitigation, Ranch	

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Conservation Easement
- Equestrian
- Farms & Nurseries Properties
- Hunting & Recreation Properties
- Mitigation
- Ranch

Uplands / Wetlands:

159/11

Soil Types:

- Myakka Sand
- Placid Sand
- Seffner Sand

Taxes & Tax Year:

\$1,287.00 for 2023

Zoning / FLU:

Agriculture/Green Swamp Rural
[1du/5ac]

Water Source & Utilities:

Well, Septic

Fencing:

Perimeter & Cross Fenced

Current Use:

Grazing

Grass Types:

Bahia

Potential Recreational / Alt Uses:

Hunting/Farming

Land Cover:

Improved Pasture with small Cypress
pond and scattered oak woods.

Structures & Year Built:

Covered cowpens - 2021

Main Infrastructure:

New Covered cowpens built in 2021

Game Populations Information:

Deer, Turkey

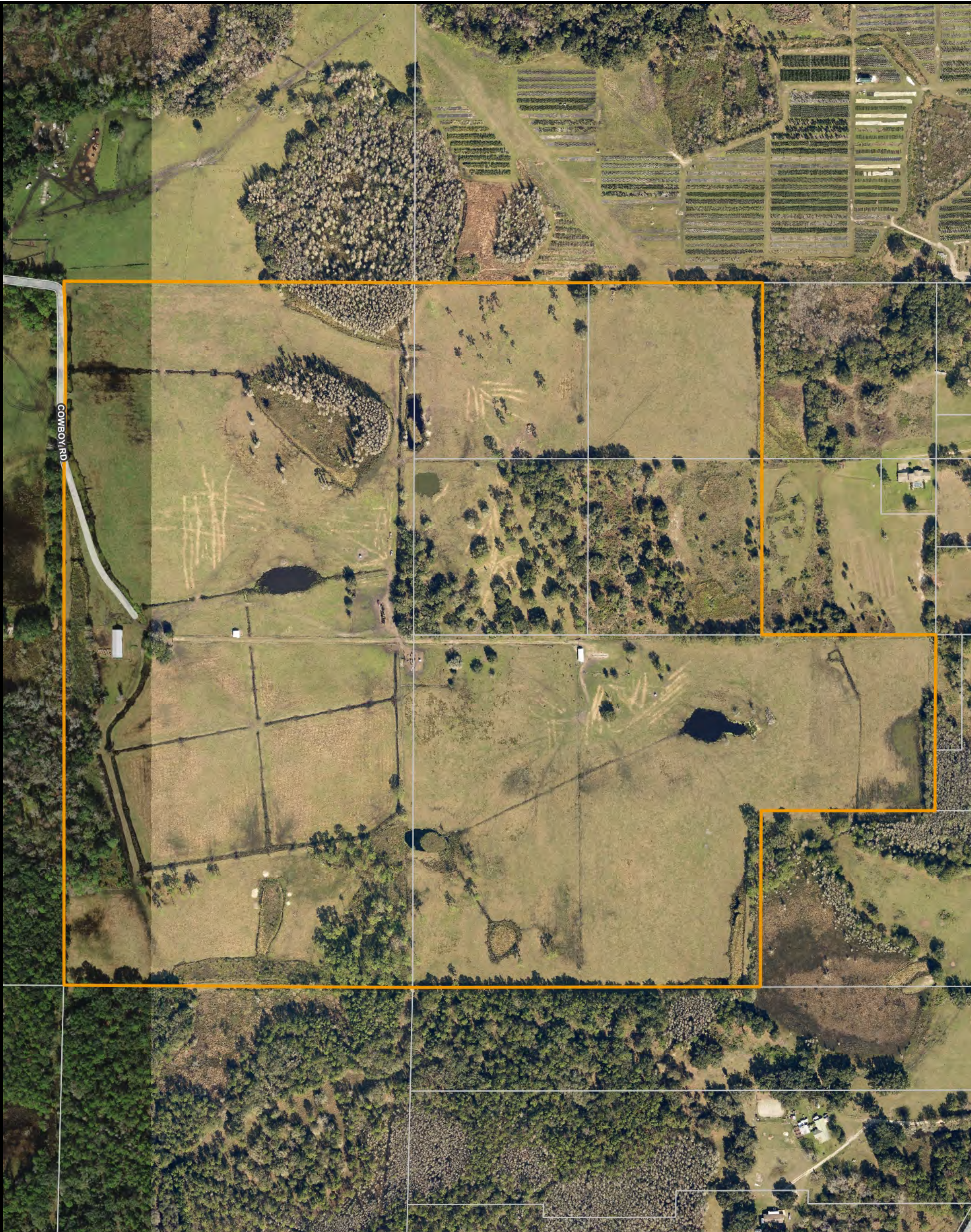
Location



LOCATION & DRIVING DIRECTIONS

Parcel:	29-22-24-0003-000-00902 and more.
GPS:	28.5441735, -81.9414503
Driving Directions:	West on Lake Erie Rd 5mi, Right on S Bay Lake Rd 5.5mi, Left on Sloans Ridge Rd 1.6mi, Left on Crawford Rd 1.2mi, Left on Chatham Rd .4mi, Road dead ends at property
Showing Instructions:	Contact Listing Agent - Jim Allen - 863-738-3636





Lake County 170

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines



0 290 580 870 ft





Lake County 170 Soils

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines
- Soils Boundaries

CODE	DESC	ACRES
28	Myakka Sand	113
38	Placid Sand, Depressional	22
39	Seffner Sand	20
42	Pompano Sand	12
32	Oklawaha Muck	4
40	Placid And Myakka Sands, Depressional	0
TOTAL = 170.595250975438 acres		



0 280 560 840 ft

Additional Photos



Additional Photos





JIM ALLEN

Senior Advisor

james.allen@svn.com

Direct: 877.518.5263 x330 | Cell: 863.738.3636

PROFESSIONAL BACKGROUND

Jim Allen is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

He has a strong background in agriculture, cattle, citrus, land management, and land development. Before joining SVN Saunders Ralston Dantzler, Jim was a land manager for a development company. He manages cattle for local producers and manages his own cattle operation as well.

In addition, Jim is a commercial pilot with multi-engine, instrument, and seaplane ratings. He flies and manages several planes on a contract basis.

He is a livestock appraiser and farm equipment appraiser, certified by the International Society of Agricultural Appraisers. In addition, he is a Florida Crop Insurance salesman and is also licensed for pesticide applications.

With a solid background in Florida agriculture, he brings years of experience with cattle operation management and land management, which includes controlled burning, mowing, and hay production.

Jim has held offices in the Polk County Cattlemen's Association and the Coastal Conservation Association Polk Chapter.

DISCIPLINES

- Agricultural Land
- Citrus Groves
- Cattle Operations
- Land Development



For more information visit www.SVNsaunders.com

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

218 W Jackson Street, Suite 203
Thomasville, Georgia 31792
229.299.8600

©2023 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit SVNsaunders.com.

