



TREASURE ISLAND WATERFRONT RANCH

TREASURE ISLAND RD
LEESBURG, FL 34748

Jeremiah Thompson

352.255.3670

jeremiah.thompson@svn.com

Mike Lansdell, ALC

912.409.0925

mike.lansdell@svn.com

Lake Griffin

Treasure Is Pr

NORTH TREASURE ISLAND AVE

TREASURE ISLAND RD

IN LN

IN

Property Overview



Sale Price		\$3,000,000	PROPERTY OVERVIEW
OFFERING SUMMARY			Treasure Island Waterfront Ranch contains 143 ± total acres in Lake County with 1000 ± feet of frontage on Lake Griffin bordering the Emerald Marsh Conservation Area and the Treasure Island Preserve. It features 115 ± upland acres [80%] and 28 ± wetland acres [20%].
Acreage:	143 Acres		Approximately 108 acres of the property are in pastureland and utilized for cattle and hay production. The balance of the property is a mixture of natural woodlands, forested wetlands, freshwater marshes, and mixed scrub-shrub wetlands.
Price / Acre:	\$20,979		The area surrounding the property in Lake County has mixed zoning and future land use designations of Agricultural and Residential uses. This area of Central Florida has experienced an explosion of population growth over the past few years providing the property excellent investment potential.
City:	Leesburg		The properties surrounding Treasure Island Ranch are broken into smaller homesites and have been developed over time. The property has the potential for residential development in the form of small homesites, ranchettes, small farms, or equestrian estates.
County:	Lake		Treasure Island Ranch has 23 ± acres of R-3 [Medium Residential] zoning in place along Treasure Island Road that allows for one [1] dwelling unit per five [5] acres with the balance in agriculture. The property is located in the Lake County Rural Protection Area and has a Future Land Use of Rural, which allows for one [1] dwelling unit per five [5] net buildable acres. City of Leesburg Electricity, Water, and Sewer available.
Property Type:	Ranch/Rec, Waterfront		

Specifications & Features



SPECIFICATIONS & FEATURES

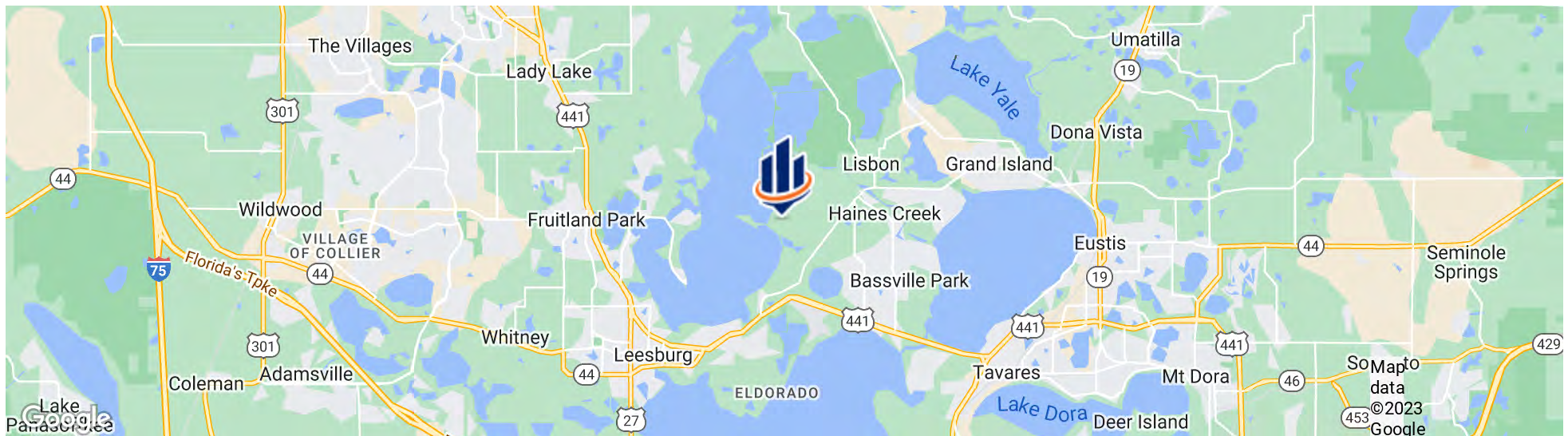
Land Types:	<ul style="list-style-type: none">• Ranch• Transitional• Waterfront
Uplands / Wetlands:	115 ± Upland Acres / 28 ± Wetlands Acres
Soil Types:	Sparr; Emeraldal; Martel; Immokalee; Oklawaha; Wauchula; Candler
Taxes & Tax Year:	\$583.67 for 2022
Zoning / FLU:	Zoning: Agriculture & R-3 (Medium Residential) / FLU: Rural (1 D.U./5-Acres)
Lake Frontage / Water Features:	1000 ± Feet of Water Frontage on Lake Griffin
Water Source & Utilities:	Water, Sewer, and Electricity Available through the City of Leesburg
Road Frontage:	2200 ± Feet on Treasure Island Road
Nearest Point of Interest:	Leesburg, Tavares, Mt. Dora, & The Villages
Fencing:	Perimeter Fenced
Current Use:	Cattle Grazing and Recreation
Potential Recreational / Alt Uses:	The property could be split into smaller lots to accommodate more homesites
Land Cover:	Improved Pastures; Upland Mixed Coniferous/Hardwood; Mixed Wetland Hardwoods; Wetland Forested Mixed; Freshwater Marshes; Mixed Scrub-Shrub Wetland
Game Populations Information:	Deer, Turkey, Hog

Location



LOCATION & DRIVING DIRECTIONS

Parcel:	05-19-25-0200-000-02300
GPS:	28.8605413, -81.821337
Driving Directions:	Contact Listing Agents
Showing Instructions:	Contact Listing Agents





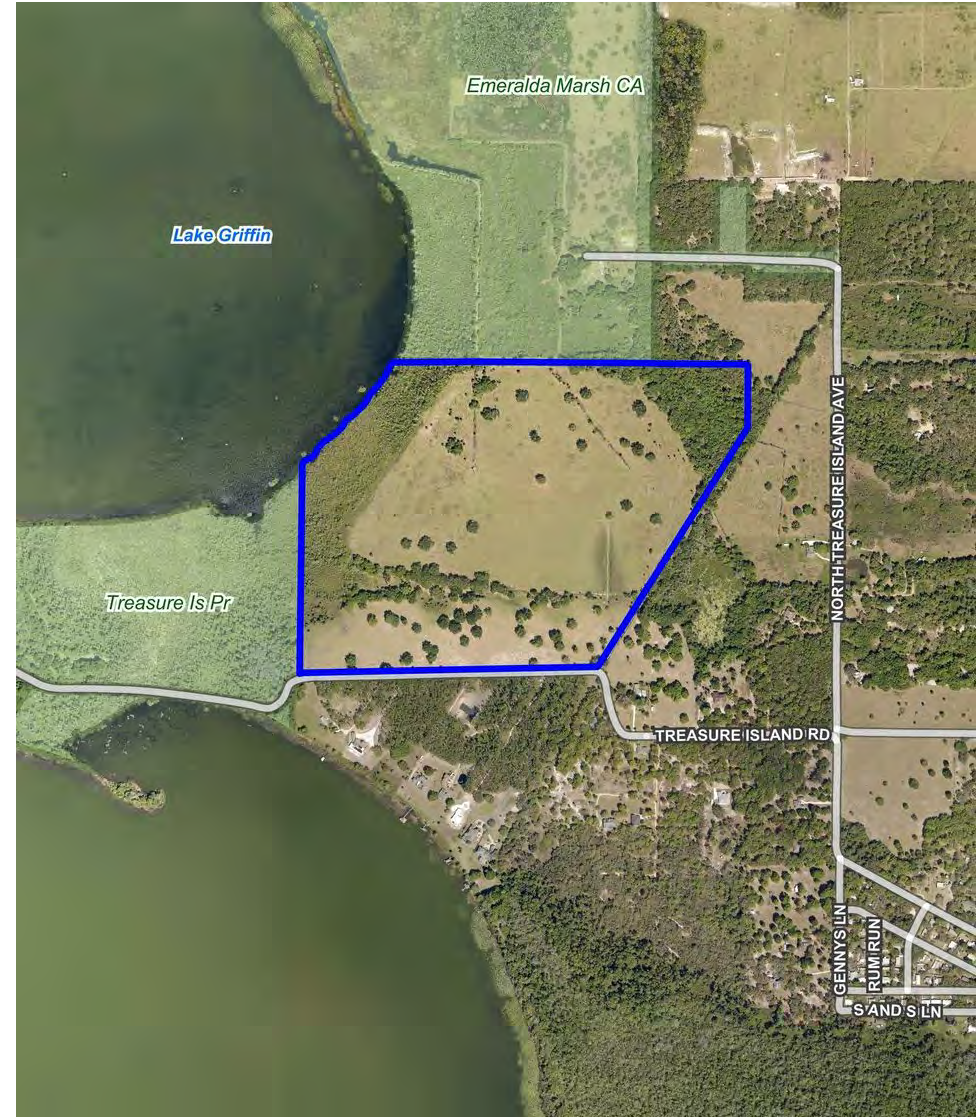
Photos



Photos



Photos

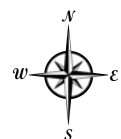






Aerial

- County Boundaries
- LIC
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Managed Lands FNAI
- Water Labels
- Water Labels
- Water Labels



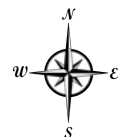
0 900 1800 2700 ft

© 2023 SVN. SVN | Saunders Ralston Dantzler Real Estate® is a registered trademark licensed to SVN Shared Value Network®. Any information displayed should be verified and is not guaranteed to be accurate by SVN Saunders Ralston Dantzler. You may not copy or use this material without written consent from SVN Saunders Ralston Dantzler.

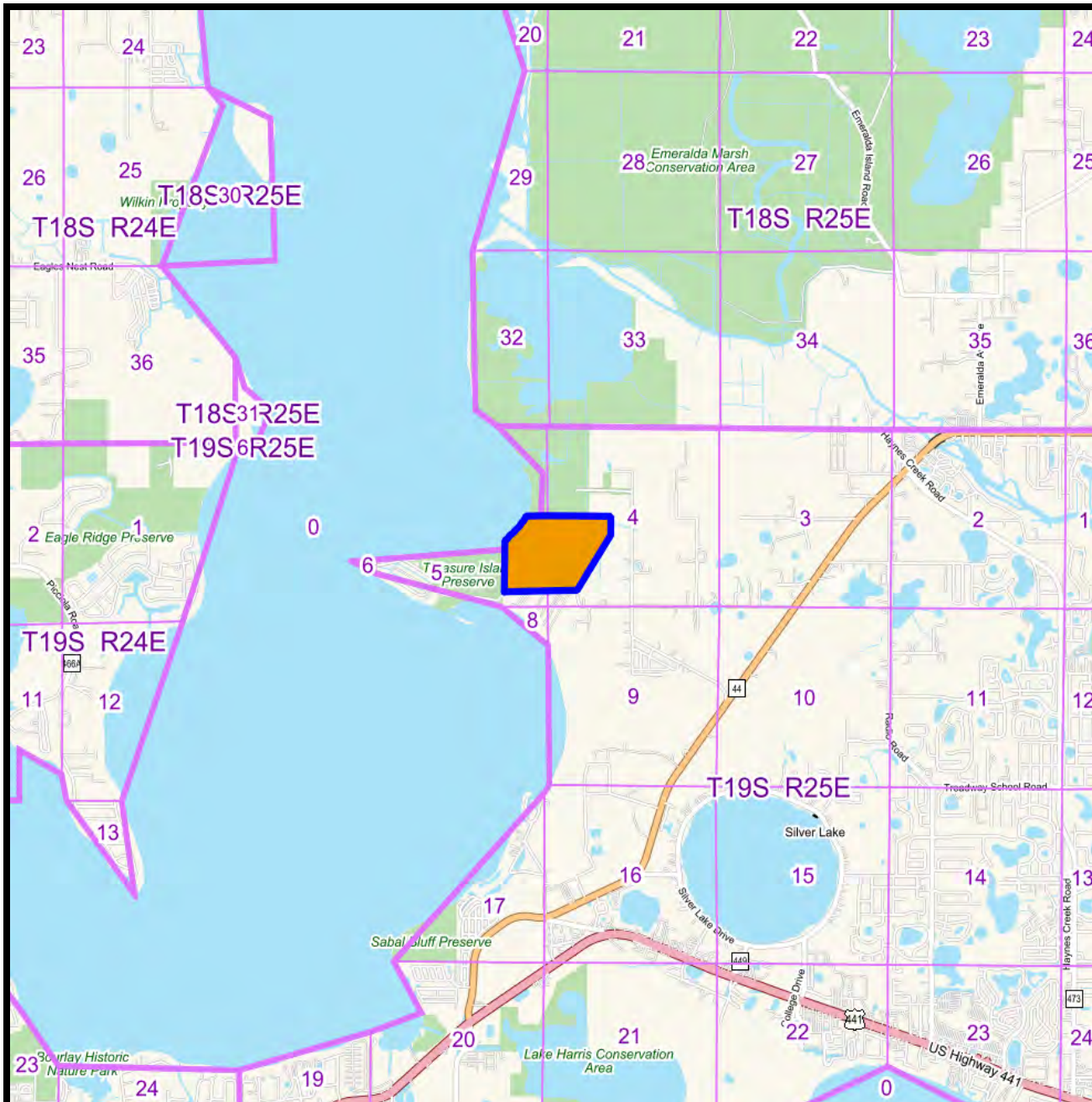


Wetlands

- County Boundaries
- LIC
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Managed Lands FNAI
- Water Labels
- Water Labels
- Water Labels
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

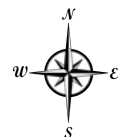


©2023 SVNIC. SVN | Saunders Ralston Dantzler Real Estate® is a registered trademark licensed to SVN Shared Value Network®. Any information displayed should be verified and is not guaranteed to be accurate by SVN Saunders Ralston Dantzler. You may not copy or use this material without written consent from SVN Saunders Ralston Dantzler.



Vicinity

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Township and Range
- Township and Range
- Section Boundaries
- Water Labels
- Water Labels
- Water Labels



© 2023 SVN. SVN | Saunders Ralston Dantzler Real Estate® is a registered trademark licensed to SVN Shared Value Network®. Any information displayed should be verified and is not guaranteed to be accurate by SVN Saunders Ralston Dantzler. You may not copy or use this material without written consent from SVN Saunders Ralston Dantzler.



JEREMIAH THOMPSON

Senior Advisor

jeremiah.thompson@svn.com

Direct: 877.518.5263 x386 | Cell: 352.255.3670

PROFESSIONAL BACKGROUND

Jeremiah Thompson is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Jeremiah specializes in Florida land and conservation easements. He is a lifelong enthusiast of wildlife and natural resources and enjoys helping landowners achieve their goals. Jeremiah believes in putting his client's needs above all else and providing first-class customer service.

Jeremiah is a fourth-generation Floridan and earned a bachelor's degree in Political Science and Geography from Florida State University where he also played football for the Seminoles.

Working several years as a Senior Acquisition Agent at the Florida Division of State Lands, Jeremiah has negotiated many deals that placed thousands of acres of land in conservation for the state of Florida. His experience includes small residential tracts to large acreage properties and conservation easements.

Jeremiah has been practicing real estate for nearly a decade and holds a Florida Real Estate Broker's License. He also participates in many conservation groups throughout the state focused on protecting Florida's natural resources.

Specialty:

- Agricultural Land
- Conservation Easements
- Ranchland, Recreational Land, Pastureland
- Springs
- Timberland
- Waterfront Properties

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
Lakeland, FL 33801

Advisor Bio



MIKE LANSDELL, ALC

Senior Advisor

mike.lansdell@svn.com

Direct: 877.518.5263 x448 | Cell: 912.409.0925

PROFESSIONAL BACKGROUND

Mike Lansdell, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Born and raised on a farm in Southern Georgia, Mike has always held a passion for the land industry. After graduating high school, he would attend Abraham Baldwin Agriculture College and then the University of Georgia where he earned his Bachelor of Science degree in Agriculture.

For six years, Mike sold specialty chemicals for companies like the Helena Chemical Company Forestry Division where he grew knowledgeable on all aspects of forestry herbicides and silviculture. Later in his career, he kickstarted his own land management company that provided a wide range of services including timber management, harvesting, and whole tree chipping. For twelve years, Mike was highly involved in the daily buying, selling, and reforestation of timber tracts throughout the southern United States.

His diverse background, agricultural experience, and vast knowledge in forestry led Mike to acquire his real estate license. In 2017, he earned the ALC designation through the Realtors Land Institute. Mike now specializes in timber and recreational land.

Mike's love of the outdoors combined with his career history, offers clients a knowledgeable and professional buying experience in various land transactions.

SVN | Saunders Ralston Dantzler
125 N. Broad Street Suite 210
Thomasville, GA 31792



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.

