

SOUTH LAKE COUNTY RANCH AND RECREATIONAL TRACT

4335 EDEN LN
GROVELAND, FL 34736

Zeb Griffin, ALC
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Property Overview



Sale Price

\$1,599,999

OFFERING SUMMARY

Acreage:	235 Acres
Price / Acre:	\$6,809
City:	Groveland
County:	Lake
Property Type:	Land: Ranch
Video:	View Here

PROPERTY OVERVIEW

South Lake County Hunting Preserve and Ranch is roughly 235 ± of pasture, pine woods, and oak hammocks scattered throughout. This property has previously been used as a high fence hunting operation. A new landowner could continue using the property in this fashion as the ranch is completely high-fenced. This property would also double nicely as a ranch/recreational retreat. There is a 3 bedroom/ 1 bath 912 ± SF Jim Walters Stilt Home on site that would serve as an excellent place to spend weekends on the ranch. This home was recently renovated and has central heat and air. This property has roughly 60 ± acres of improved pasture and could support a small herd of cattle.

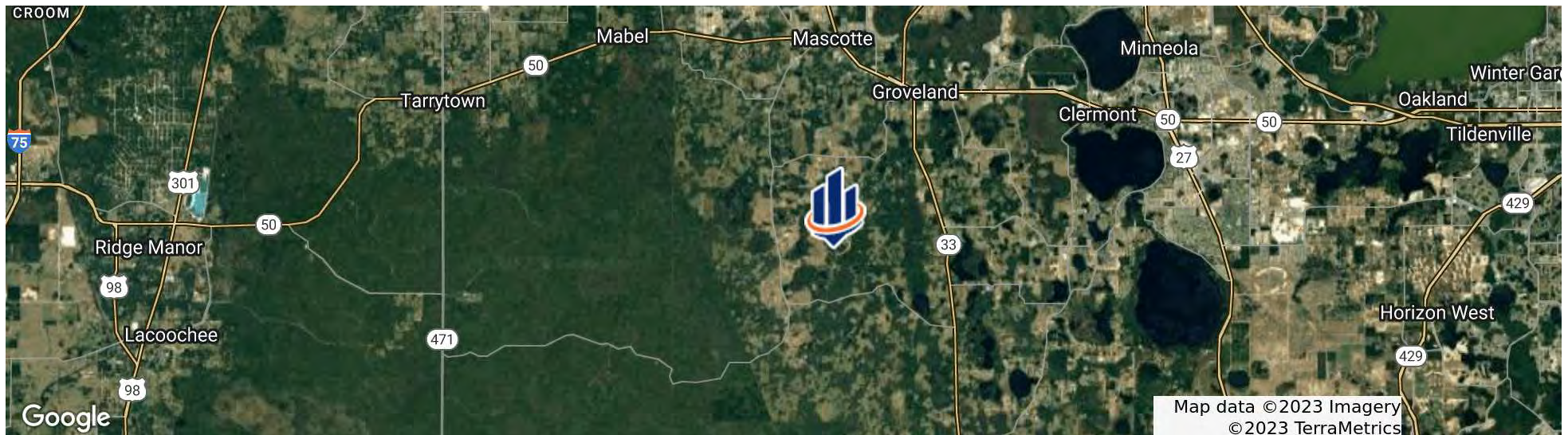
The ranch is located a little over an hour from Orlando, just outside of Clermont, and minutes from Highway 50 and Highway 33. Please contact Zeb Griffin to view the property.

Location



LOCATION & DRIVING DIRECTIONS

Parcel:	01-22-24-2100-031-00001 Seven total parcels
GPS:	28.4961992, -81.8849382
Driving Directions:	From Highway 50 take Bay Lake Road South for 6.3 ± miles, Head East on Eden Lane for 1.8 ± miles, Eden Lane will dead end into the property
Showing Instructions:	Please contact Zeb Griffin at [352]-630-7547



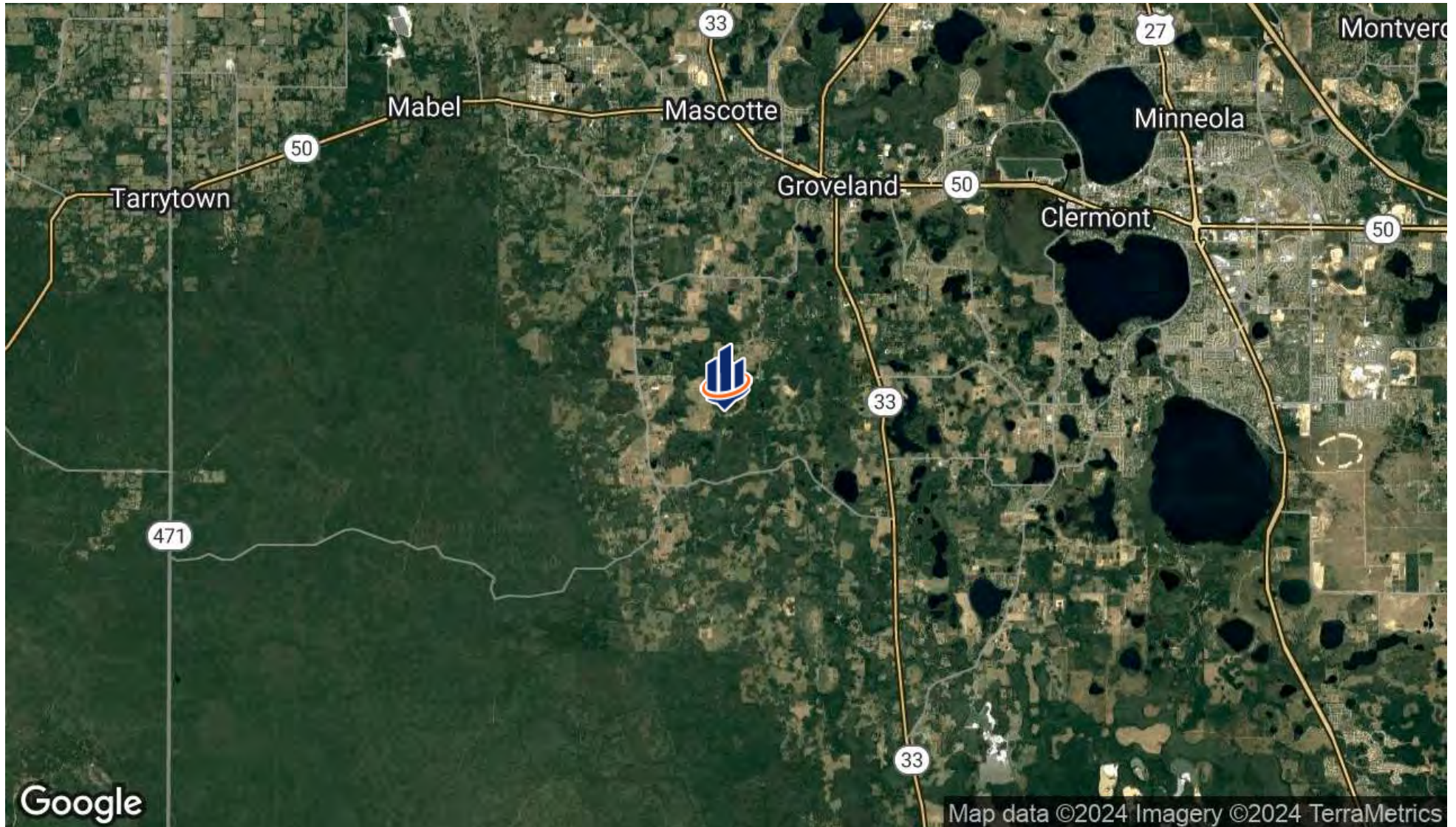
Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	Ranch
Uplands / Wetlands:	124 ± acres uplands / 112 ± wetlands
Taxes & Tax Year:	2022 - \$7,001.14
Zoning / FLU:	Zoning: Agriculture FLU: Green Swamp Core Conservation
Water Source & Utilities:	SECO- power provider. Residential well and an older 6" ag well on site.
Current Use:	Previously used as a high fence hunting ranch. This property would make a nice ranch/recreational property.
Grass Types:	bahia grass and native grasses.
Potential Recreational / Alt Uses:	Hunting, ranching, recreational retreat.
Structures & Year Built:	Recently renovated 912 ± SF Jim Walters Stilt Home.

Aerial Map



Boundary



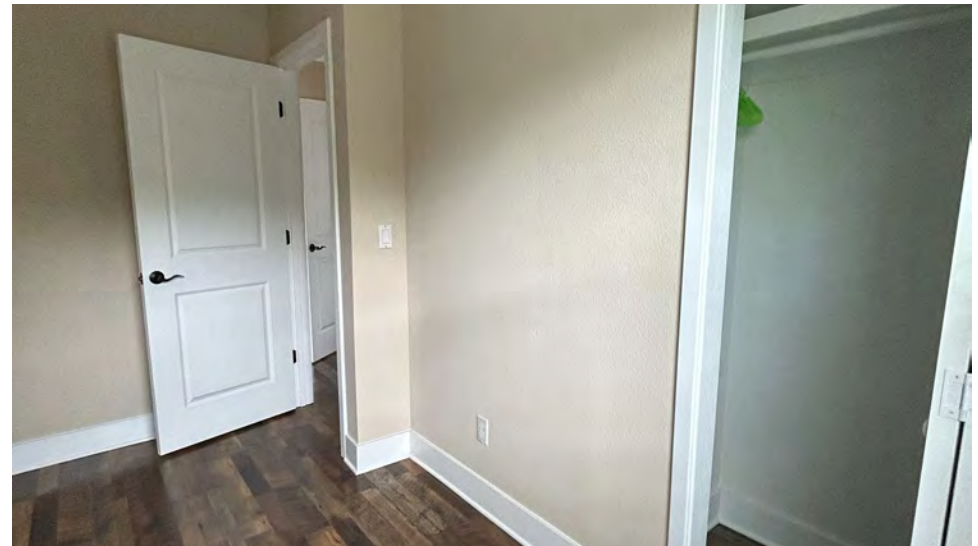
Additional Photos - Cabin Exterior



Additional Photos - Cabin Interior



Additional Photos - Cabin Interior



Additional Photos - Property











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