

ORANGE BLOSSOM ROAD 67 +/- ACRES

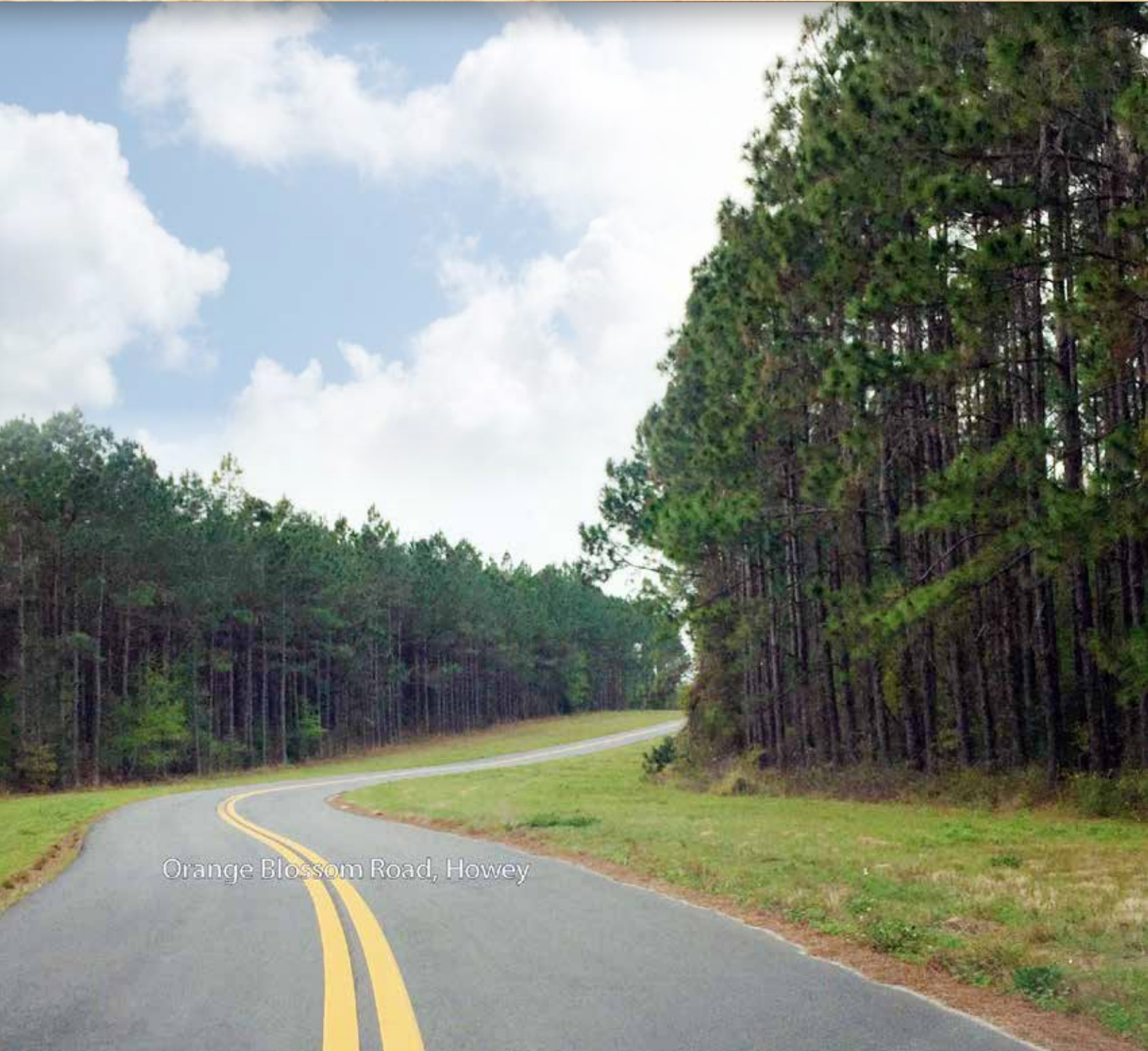
Howie-in-the-Hills, FL • Lake County

Agland, Residential Development

Some Lake Frontage

Acreage Homesites

Fronts SR 19!



Orange Blossom Road, Howey



Parcel IDs:

- 02-21-25-000300000700
- 03-21-25-000400002200

GPS: 28°41'17.3"N 81°46'50.2"W
 (28°41'17.3"N 81°46'50.2"W 28 688142 81 780626)

Driving Directions:

From Florida's Turnpike Northbound

- Take exit 285
- Turn left on US 27 at stop light
- Turn left on SR 19 N
- Travel on SR 19 N for 3.9 miles
- Property is on the left at the corner of SR 19 & Orange Blossom Road

From Florida's Turnpike Southbound

- Take exit 289
- Turn right on US 27, go 4 miles
- Turn left on SR 19 N, go 4.1 miles
- The property on Left

- *1 +/- Miles to Howey-in-the-Hills City Limits*
- *3 +/- Miles to Mission Inn Resort & Club*
- *3.9 +/- Miles to US 27*
- *4.1 +/- Miles to Florida's Turnpike Southbound*
- *7.5 +/- Miles to Florida's Turnpike Northbound*

For additional maps and details, to go:

www.SaundersRealEstate.com/OrangeBlossom67

ORANGE BLOSSOM ROAD 67 ACRES

Howie-in-the-Hills, FL • Lake County

Beautiful timber tract that is planted in pine. The property has a Future Land Use (FLU) of Rural that allows for one home per 5 acres, or approximately 10 units. The property is already approved for septic and water is supplied by well. This is a good investment as agland with future development into 10 country homesites with acreage!

Total Acreage: 67.41 +/- acres

Permitted Lots: 2

Sale Price: \$647,000

Price per Acre: \$9,597.98

Property Address: 10170 Orange Blossom Road,
Howie-in-the-Hills, FL 34737 - Lake County

Nearest Intersection: SR 19 & Orange Blossom Road,
Howie-in-the-Hills, Florida

Lake Frontage: Fronts two small lakes

- 700 +/- FT on smallest unnamed lake
- 290 +/- FT on larger unnamed lake

Road Frontage:

- 1,000 +/- FT on SR 19
- Orange Blossom Road runs internally across approximately 3/4 of the length of property

Soil Types:

- Predominately Candler, Apopka, and Tavares Sands

Utilities & Water Source: Well; property approved for septic

Land Cover: Pine plantation, some mixed hardwoods, small amount of freshwater marshes

Uplands/Wetlands:

- 52 +/- acres of uplands
- 15 +/- acres of wetland

Water on Site: Natural ponds

FLU: Rural Medium Density

Zoning: AG

Taxes: \$1,011 - 2014

Infrastructure: Paved internal road (Orange Blossom Road)

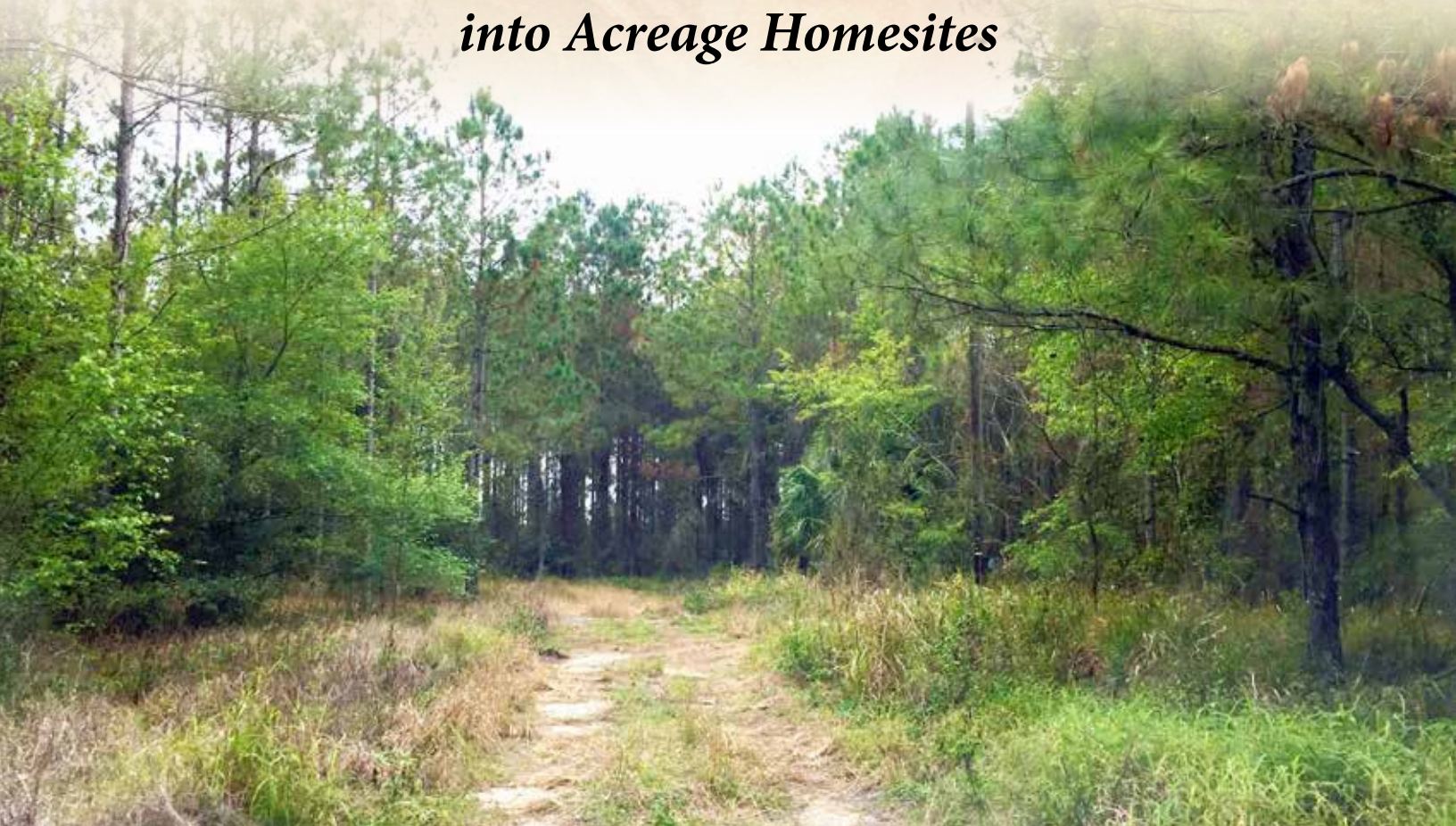
Structures: 1,152 SF residence, built in 1984

Great Investment!

1,000 +/- FT Frontage on SR 19!

Near US 27 & Florida's Turnpike

***Agland, Some Lake Frontage
Future Development
into Acreage Homesites***





SAUNDERS
REAL ESTATE

863.648.1528

114 North Tennessee Ave.
3rd Floor
Lakeland, FL 33801

67 +/- Acres • Agland, Residential Development
Some Lake Frontage, Fronts SR 19
Great Investment for Acreage Homesites

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Howie-in-the-Hills, FL • Lake County

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