

LAKE PLACID 140 ACRES FARM/GROVE LAND

Lake Placid, FL • Highlands County



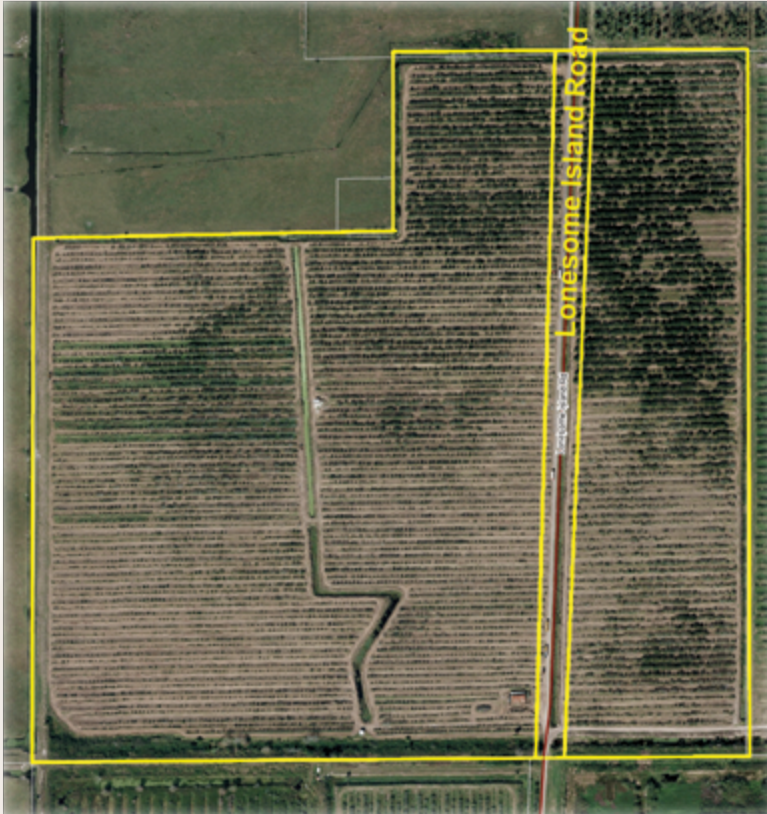
Ideal Groveland, Farmland, Pasture

***Desirable Soils, Irrigation, and Drainage for
Citrus Grove, Farm, or Cattle!***

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Ideal groveland, farmland and/or pasture. Desirable soils, irrigation, and drainage for citrus grove, farm and/or cattle.



Sale Price: \$686,000

Price Per Acre: \$4,900

Total Gross Acres: 140 +/- acres includes:

- 126 +/- acres of prior citrus grove
- 14 +/- acres of ditches/roads

Site Address: 1000 Lonesome Island Road Lake Placid FL 33852 - Highlands County

Road Frontage: 2,650 +/- FT on Lonesome Island Road (dirt road)

Fencing: Chain link fence around barn

Soils:

- Felda Fine Sand: 71 +/- acres
- Kaliga Muck: 45 +/- acres
- Hicoria Mucky Sand: 20 +/- acres
- Other: 4 +/- acres

Uplands/Wetlands:

- 138 +/- acres uplands
- 2 +/- acres wetlands

Irrigation/Wells:

- Micro Jet irrigation
- 1 well x 8" diameter x 800 gpm x cased to 800 feet with engine/pump/gearhead/tank
- Drainage pump with engine/tank
- Electric seepage drainage pump

Water Use Permits: 2800462W

Zoning/FLU: AG, Agriculture

Structures: 60' x 24' barn

Improvements:

- Barn with chain link fence
- Two pump sheds

Income Features: Potential grove or farm

Annual Taxes: \$5444.58

Parcel ID - Highlands County: C-20-37-31-A00-0100-0000

GPS: Long/Lat. 81.24507/27.23856

Driving Directions:

- From US 27 and SR 70 at Bears Den, Highlands County, FL, travel East 5.3 miles to Lonesome Island Road
- Travel North on Lonesome Island Road (dirt road) for 2.3 miles to subject property

2.2 +/- Miles to SR 70

7.5 +/- Miles to US 27

**14 +/- Miles to
Downtown Lake Placid**

For additional details, go to:

www.SaundersRealEstate.com/LakePlacidFarmGrove



114 N. Tennessee Ave., 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office
425 NE Santa Fe Blvd. (US 441)
High Springs, FL 32643
www.SaundersRealEstate.com

Brian Beasley, CCA, CNLM
863.774.3527 • Brian@SaundersRealEstate.com