

Hwy 33 Clermont 68 Acres

Clermont, FL
Lake County



Hwy 33 Clermont 68 Acres

Clermont, FL • Lake County

This property is a former citrus grove with an excellent well and irrigation system present that could be utilized for other agricultural crops or cattle. Property has ample road frontage on SR 33. The Uplands have excellent drainage and the property would make a great homesite or family compound.

Acreage: 68 +/- acres

Sale Price: \$349,500

Price per Acre: \$5,139.70

County: Lake

Site Address: SR 33, north of Lake County Line, Clermont, FL

Road Frontage: 1169 +/- FT on SR 33

Irrigation/Wells: (1) 10-inch well with 8 cylinder Ford Diesel Power Unit, 1000 gallon fuel tank, and Microjet Irrigation System

Soil Types: Predominately Kendrick, Myakka, Wauchula Sands

Uplands/Wetlands:

- 41 +/- acres Uplands
- 27 +/- acres Lowlands

Land Cover: Dead Citrus Trees

Structures: Well and pump shed with wire enclosure

Zoning/FLU: Green Swamp Core Conservation

Current Use: Former Citrus Grove

Potential Uses: Landscape nurseries, tree farms, ranchette development, citrus, pomegranate or peach growers

Taxes: 427.37

Parcel IDs: 052425000400001000, 082425000100001900

GPS: 28.421783, 81.828606

Driving Directions: Property is located on the east side of SR 33 just 1/2 mile north of Lake County CR 561 intersection.

Showing Instructions:

By Appointment Only



Lake County is Known For Excellent Fishing!

Property is Minutes to the Lake County Chain of Lakes and The Air Glider Park!

Excellent Property For Landscape Nurseries, Tree Farms, Ranchette Developers, Citrus, Pomegranate or Peach Growers

1-3-5 Mile Radius



Drive Times 5-10-15 Minutes



SREland.com/Clermont68

Christina "Christy" Kurtz-Clark, CCIM, ALC
407-986-4853 • cclark@SRDcommercial.com

Carson Futch, Associate Broker
863.216.5913 • CFutch@SREland.com



LAKELAND OFFICE
114 N. Tennessee Ave., 3rd Fl
Lakeland, FL 33801
863.648.1528 - Main Office

HIGH SPRINGS OFFICE
P.O. Box 809 (32655)
18622 NW US 441
High Springs, FL 32643

SREland.com

©2017 Coldwell Banker Commercial Saunders Real Estate, All rights Reserved, Worldwide. Every attempt is made to provide accurate information on this property, however, COLDWELL BANKER COMMERCIAL SAUNDERS REAL ESTATE (CBCSRE) does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records.

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

030217-A