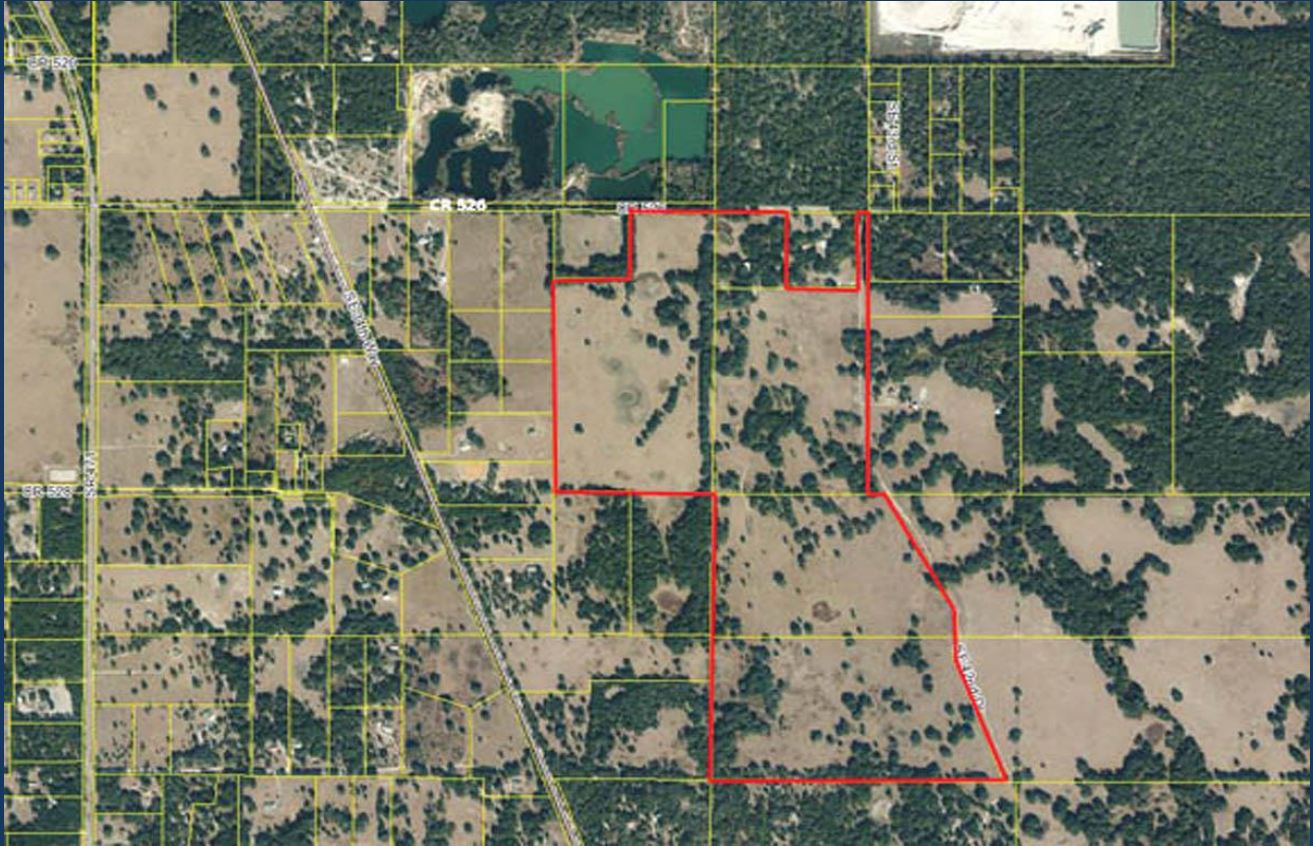
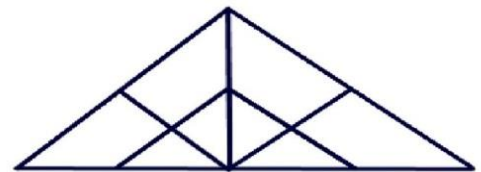


*278.50+/- ACRE
AGRICULTURAL/RANCH SITE*



SUMTERVILLE, FL



HARTMAN REAL ESTATE
COMMERCIAL • INDUSTRIAL • ACREAGE

3500 SW Corporate Pkwy, Suite 202
Palm City, FL 34990
772 287-4690 – 772 287-9643 (fax)

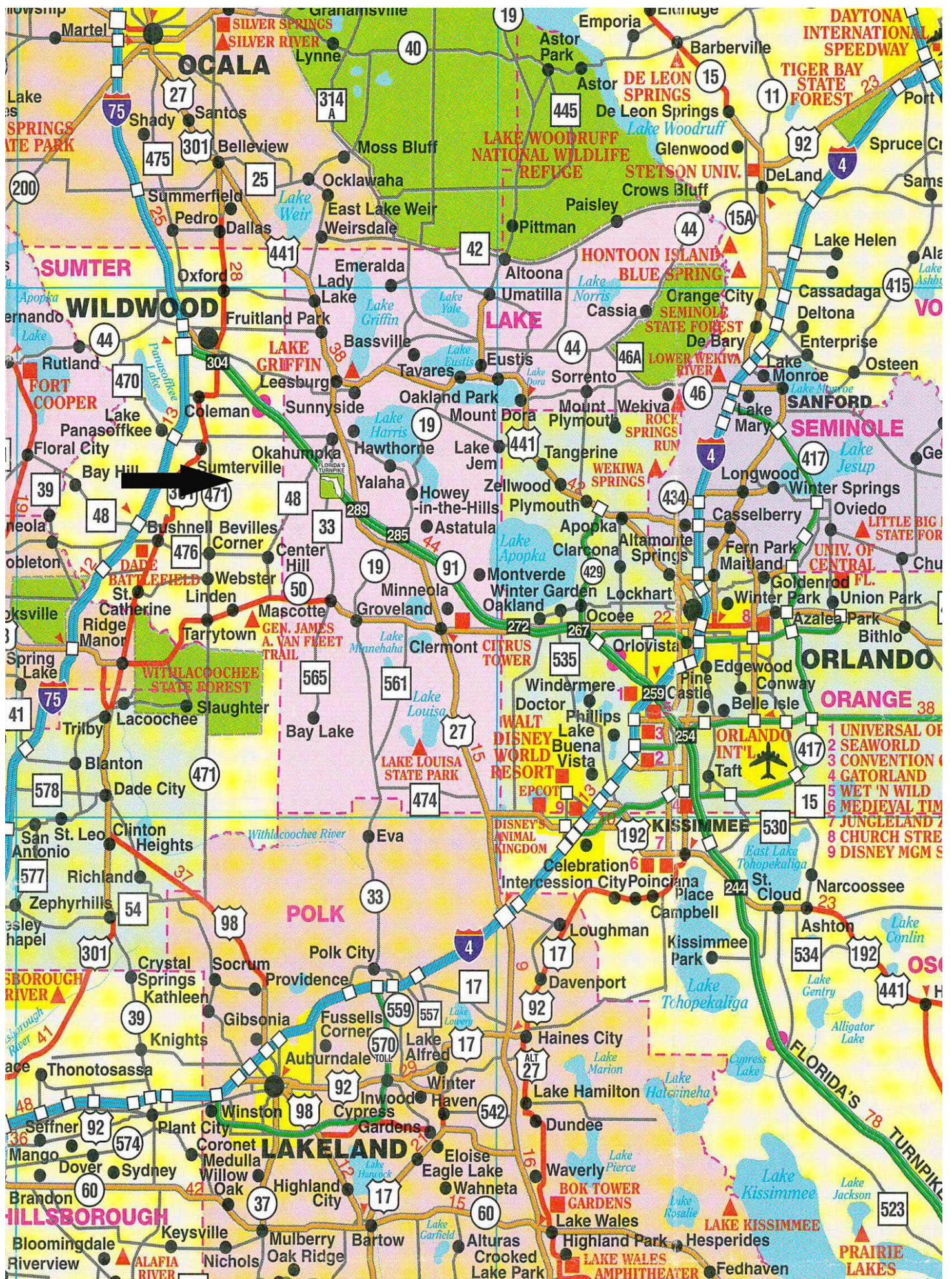
PROPERTY INFORMATION

LOCATION:	4103 County Road 526, Sumterville, FL 33585 1+/- mile East of State Road 471 1 hour from Orlando International Airport 30 minutes from The Villages (retirement community)
SIZE:	278.50+/- Acres
FRONTAGE:	1,335+/- feet on County Road 526
IMPROVEMENTS:	1,300 square foot 3 bedroom/2 bath home built in 1980 5,520 square foot enclosed barn with concrete floor Cow Pens Completely Fenced & Cross-Fenced
ZONING:	A10C, Agriculture (Density is established by the Future Land Use). Zoning is equivalent to the Land Use.
LAND USE:	Agriculture (1 residential unit/10 gross acres)
UTILITIES:	well and septic system in area
TAXES:	\$1,437.96 (2015)
PRICE:	\$1,810,250.00 (\$6,500.00/Acre)
COMMENTS:	Beautiful high and dry ranch completely fenced and cross-fenced and ready for livestock. Many improvements include house, barn and cow pens.

The above information has been obtained from sources we consider reliable, but we do not guarantee it; submitted subject to errors, prior sale, withdrawal, or change in price or terms and conditions without notice.







ZONING

Sec. 13-332. - Land use zones established.

- (a) *Zones established.* To accommodate the land use classifications, densities and intensities established in Division 2, and to protect and preserve property values from the encroachment of detrimental or adverse use of the land, the following land use zones are hereby established by category, and generally described.
- (1) *Conservation category.* This category identifies and provides for publicly owned lands which are designated for environmental protection, conservation, stormwater management and limited public use.
- a. *CV (Conservation) zone.* The purpose and intent of this zone is to designate and preserve lands which are owned by federal, state, regional and local agencies for purposes of environmental protection, conservation and stormwater management. Public or private use or development in this district is prohibited except when consistent with the controlling agency's policies and regulations and the Sumter County Comprehensive Plan. Principal uses shall be limited to those approved by the controlling agency.
- (2) *Agricultural category.* This category identifies and provides for lands which are to be protected for the continuation or establishment of agricultural activities.
- a. *A10 (General Agricultural with Optional Housing) Zone.* The purpose and intent of this zone is to allow all agricultural, aquaculture, forestry and horticulture activities either as a permitted or special use, and to allow one (1) conventional or mobile home dwelling unit per parcel as a permitted use. In addition, accessory uses and other special or conditional uses are allowed when specified in this chapter.
- b. *A10C (General Agricultural with Conventional Housing) Zone.* The purpose and intent of this zone is to allow all agricultural, aquaculture, forestry and horticulture activities either as a permitted or special use, and to allow one (1) conventional or Class A mobile home dwelling unit per parcel as a permitted use. In addition, accessory uses and other special or conditional uses are allowed when specified in this chapter.
- c. *AC (Agricultural Conservation) Zone.* The purpose and intent of this zone is to designate and preserve those lands voluntarily and specifically set aside by the owner, pursuant to the clustering provisions of this article, for agricultural, aquaculture, forestry and horticulture activities allowed either as a permitted or special use. Non-agricultural accessory uses and other special or conditional uses are not allowed unless specifically provided for in this chapter.
- (3) *Residential category.* This category identifies and provides for lands which are suitable for providing persons who reside thereon with a comfortable, healthy, safe and pleasant environment in which to live, sheltered from incompatible and disruptive activities that properly belong in nonresidential districts. Unless specified otherwise in this chapter, in rural residential zones, the numeric value in the zone title denotes the minimum parcel size allowed, in acres. In residential zones, the numeric value denotes the maximum number of dwelling units allowed per gross acre.
- a. *RR5 (Low Density Rural Residential with Optional Housing) Zone.* The purpose and intent of this zone is to provide a low density, rural residential atmosphere where families may reside in one (1) conventional or Class A or B mobile home

FUTURE LAND USE

Sec. 13-306. - Land use classifications.

The following eight (8) land use classifications have been established in the Future Land Use Element of the comprehensive plan and assigned to specific areas of the unincorporated portion of the county, as indicated on the Future Land Use Map (FLUM).

- (a) *Conservation.* This classification designates relatively undisturbed natural areas which, because of their intrinsic qualities, have been acquired by governmental agencies for purposes of environmental protection, stormwater management, conservation and public recreation. These areas are generally composed of a high concentration of environmentally sensitive lands which justifies a lowering of density and intensity of development. Principal uses within this classification are limited to those permitted in the applicable management plan of the governing agency, however, forestry and native range land, parks and recreation activity, and the lowest intensities of public uses necessary to provide only those public facilities or services to protect public health and safety are usually permitted.
- (b) *Agricultural.* This classification designates either those land areas of long-term rural character, in keeping with the policy of modified compact growth, or those areas currently involved in agricultural activity, or that land which is composed of soils suitable for agricultural productivity, or other rural uses. Agriculture is recognized as the primary use in this classification and agricultural operations shall be accorded the "right to farm" privileges contained in Chapter 823.14, Florida Statutes. Additional principal uses are: (i) aquaculture, horticulture and forestry activities, (ii) residential and neighborhood commercial development, (iii) residential and RV planned unit development, (iv) excavation and mining activities, and (v) community facilities and services.
- (c) *Residential.*
 - (1) *Rural residential.* This classification designates land areas where unincorporated rural communities currently exist or are to be expanded, and areas suitable for rural residential development. Principal uses within this classification are limited to rural residential, neighborhood commercial, residential and recreational vehicle planned unit development, and community facilities and services.
 - (2) *Low-density residential.* This classification designates land areas with existing low density residential development, or land areas suitable for such use. Principal uses within this classification are limited to residential, neighborhood commercial, residential planned unit development, and community facilities and services.
 - (3) *Medium-density residential.* This classification designates land areas with existing medium density residential development, or land areas suitable for such use. Principal uses within this classification are limited to residential, neighborhood commercial, residential planned unit development, and community facilities and services.
 - (4) *High-density residential.* This classification designates land areas with existing high density residential use, or land areas suitable for such use. Principal uses within this classification are limited to residential, neighborhood commercial, residential planned unit development, and community facilities and services.

- (d) *Commercial*. This classification designates land areas with an existing predominance of general and high intensity commercial activity that provides a variety of sales and services to meet the needs of the general community, or land areas suitable for such use. Principal uses within this classification are limited to commercial, residential and recreational vehicle planned unit development, and community facilities and services.
- (e) *Industrial*. This classification designates land areas with existing industrial use or land areas suitable for manufacturing, fabrication, processing, assembling, treating, and large scale storage and warehousing, wholesaling and distribution and research and testing. Principal uses within this classification are limited to industrial and community facilities and services.
- (f) *Recreational*. This classification designates land areas with existing major parks and recreational facilities, as well as some larger neighborhood facilities. Principal uses within this classification are limited to recreational facilities and community facilities and services.
- (g) *Public uses/institutional/education*. This classification designates land areas with existing major government owned or sponsored facilities and other public uses, or land areas suitable for such use. General uses within this classification are churches, clubs, public and community facilities and services, medical clinics, hospitals, nursing homes and schools, colleges and universities.
- (h) *Mixed use*. This classification is only assigned to the FLUM when it designates land areas approved for developments where (i) residential densities are higher than normally allowed, or (ii) there is a mixture of residential housing types, or (iii) there is a mixture of uses, or the property has been designated as a development of regional impact (DRI).

(Ord. No. 96-23, § 9, 12-16-96; Ord. No. 2004-31, § 2, 9-28-04)

Sec. 13-307. - Base densities and intensities.

- (a) *Base residential densities*. Subject to other provisions of this chapter, maximum base residential densities for development in the various land use classifications have been established by the Future Land Use Element of the comprehensive plan as follows:
 - (1) *Conservation*: No residential units permissible except for governing agency personnel or use.
 - (2) *Agriculture*: One (1) residential unit per ten (10) gross acres.
 - (3) *Rural residential*: One (1) residential unit per gross acre.
 - (4) *Low density residential*: Two (2) residential units per gross acre.
 - (5) *Medium density residential*: Four (4) residential units per gross acre.
 - (6) *High density residential*: Six (6) residential units per gross acre.
 - (7) *Mixed use*:
 - a. Developed as a development of regional impact: As provided in the development order.
 - b. Developed as a master planned development:
 - 1. Within a urban development area: Eight (8) residential units per gross acre
 - 2. Outside of an urban development area: Four (4) residential units per gross acre.
 - (8) *Commercial*: One residential unit for owner/operator or security purposes per parcel.