

# Umatilla Investment

Umatilla, FL • Lake County

**Major Price  
Reduction!  
January 2012**

## 320 +/- acres

**Ideal for  
Residential Development  
Pasture, or Farming**



**Bank  
Owned!**



# **Umatilla Investment**

**320 +/- Acres • Umatilla, FL • Lake County**



## **Aerial Map**

### **Parcel IDs:**

24-18-26-0003-000-05700, 25-18-26-0002-000-00200  
25-18-26-0003-000-00300, 24-18-26-0003-000-06100  
24-18-26-0003-000-06200, 24-18-26-0406-000-08900  
25-18-26-0002-000-00100, 24-18-26-0004-000-06000  
24-18-26-0003-000-03600, 24-18-26-0003-000-06600  
24-18-26-0003-000-03700

### **GPS Coordinates:**

28 54 32.45N 81 40 21.24W



# Umatilla Investment

## 320 +/- Acres • Umatilla, FL • Lake County

### Description:

Beautiful 320 +/- acre property located on the southeast side of Umatilla. Property contains many oaks and open pasture. It has five large wells that can be used for agriculture, such as blueberries, ferns, row crops and farming!

**Total Acreage:** 320 +/- acres

**Price:** ~~\$840,000~~

**New Price:** \$825,000 - January 2012

**Location:** SE Corner of Church Street and Mills Street, Umatilla, FL, Lake County

**Current Use:** Vacant pasture

**Zoning:** RPUD

**Future Land Use:** Residential Single Family Density

**Uses:** Pasture, farming, residential

**Road Frontage:**

3400 +/- feet on Church Street

1260 +/- feet on Mills Street

**Lake Frontage:** 600 feet on 21 acre lake

**Soil Types:** Eureka, Fellowship, Bluff, Manatee, Lochloosa, Wauchula, Tavares

**Land Cover:** Bahia grass, woods

**Fencing:** Surrounds property

**Uplands/Wetlands:** 166 +/- acres uplands, 155 +/- acres wetlands, possible wetland mitigation

**Natural/Man-made Water on Site:**

One lake 9 +/- acres, one lake 8 +/- acres

**Utilities Provided by:** Progress Energy

**Wells:** Four 10 inch Wells, one 12 inch Well

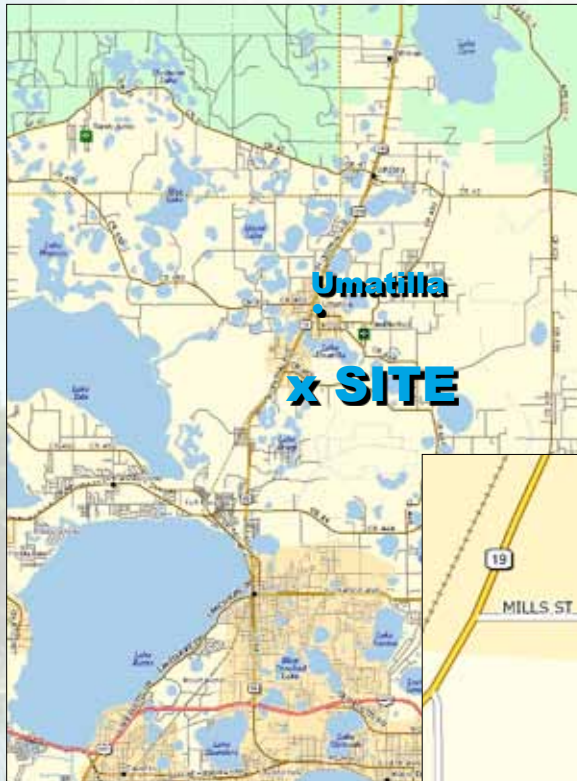




# **Umatilla Investment**

**320 +/- Acres • Umatilla, FL • Lake County**

**Beautiful Scattered Oaks, Hammocks!**  
**Mixed Uplands/Wetlands, Water Bodies**  
**Near 4-Lane Corridor**  
**Horses Welcome!**



**320 +/- Acres**  
**Residential**  
**Development,**  
**Farming,**  
**Pasture!**



## **Driving Directions**

- From Umatilla, go 1.6 miles south on SR 19 to Mills Street
- Go east on Mills Street 0.3 miles to property

## **Driving Times**

Disney World - 68 minutes  
Daytona Beach - 70 minutes  
Orlando - 57 minutes  
Jacksonville - 120 minutes  
The Villages - 45 minutes



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