

EMERALDA ISLAND HUNTING RETREAT

LEESBURG, FL | LAKE COUNTY

80 ± ACRES TOTAL



SPECIFICATIONS & FEATURES

Acreage: 80 ± acres

Sale Price: \$495,000

Price per Acre: \$6,188

Site Address: 39920 Emeraldal Island Road,
Leesburg, FL 34788

County: Lake

Road Frontage: Paved, Emeraldal Island Road

Soil Types: Oklawaha Muck, Martel Sandy Clay
Loam, Emeraldal Fine Sand, Wabasso Sand, and
Immokalee Sand

Uplands/Wetlands: 4.32 Uplands, 76.16 Wetlands

Grass Types: Bahia and native type grasses

Irrigation/ Wells: Well with a water softener that
provides the house

Structures & Year Built: 1,840 SQ FT 3 bedroom 2
bathroom house built in 1989 and a small storage
shed with power running to it

Zoning: (A) agriculture/rural

Current Use: Homesite/recreation

Taxes & Tax Year: \$2,547.87 (2019)

Fencing: Gate and fencing only on the road
frontage side. Power ran to front gate, potential for
electric gate entrance.

Water Source and Utilities: Well with a water
softener that provides the house, SECO provides
power, septic is above ground, and house has
hook up to be ran off a generator if need be.

Potential Recreational/Alt Uses: Hunting/
Recreation/Shooting

Game Populations Information: Deer, Ducks,
Turkeys, Hogs

Land Cover: Pasture, Oak Hammocks, and Marsh.

Income Features: Possible rent from house, small
cattle herd, shooting range

Amenities: Argo amphibious ATV with tracks could
also be purchased separately along with sale of
property.





Emeralda Island Hunting Retreat is a unique property in Lake County that offers recreational activities for everyone. This private hunting retreat includes a 1,840 SQ FT 3 bedroom 2 bathroom house as well as two covered shooting ranges.

Surrounded by 6,500 acres from the Emeralda Marsh Waterfowl Management Area. This management area allows only waterfowl hunting and has populations of deer and turkey that receive no hunting pressure. The unique location would easily draw game on to the property from the surrounding area.

Emeralda Island Hunting Retreat is made up of beautiful live oak hammocks, pasture, and marsh. The wetlands could create private water-fowling opportunities in an area that holds ducks but receives public hunting pressure. The Argo amphibious ATV provides fun recreational wetlands opportunities and can be included with the sale.

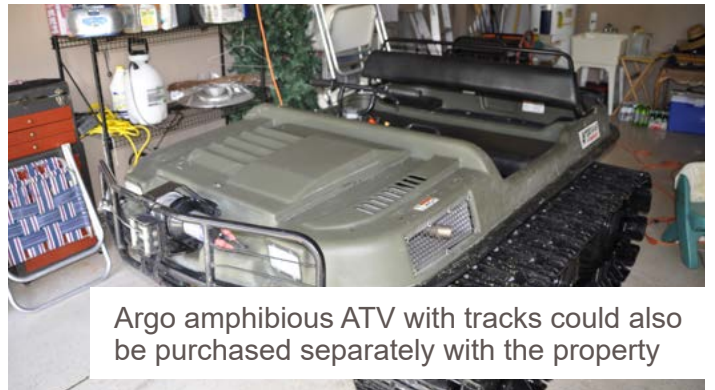
This secluded treat is only minutes away from boat ramps with access the Emeralda Marsh as well as the Harris Chain which provide some of the premier fishing in the state. This property is perfect for the avid outdoors man.



Established shooting range!



Taken on adjoining waterfowl management area



Argo amphibious ATV with tracks could also be purchased separately with the property

LOCATION & DRIVING DIRECTIONS

Parcel IDs: 161825000100000900 ;
161825000100000100

GPS Location: 28.928544, -81.814486

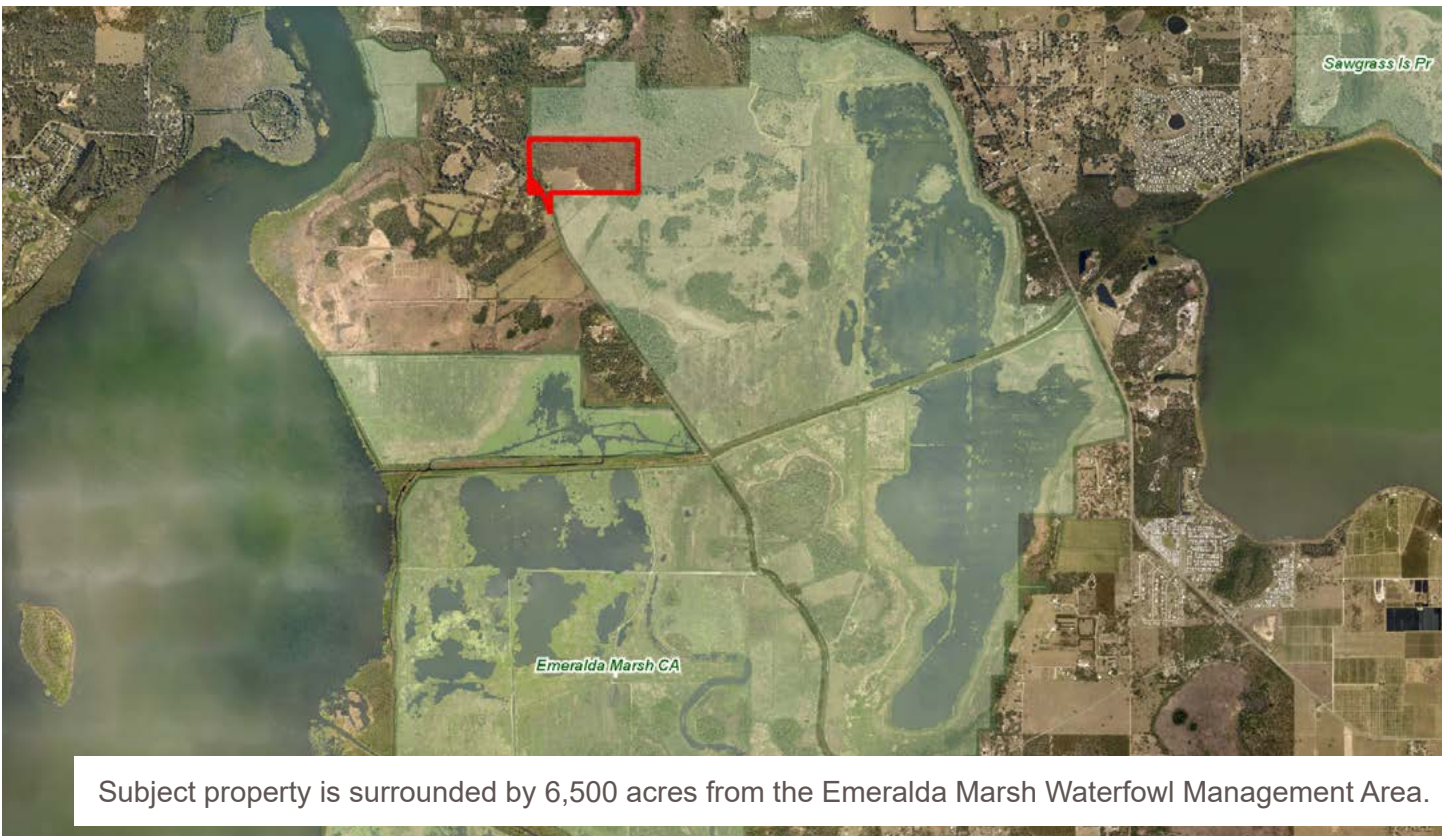
Driving Directions:

- From County road 44 take Emeraldal Ave north
- Turn left on to Emeraldal Island Road for 3.9 miles and the property entrance will be on the right.

Showing Instructions: Please contact listing agent.

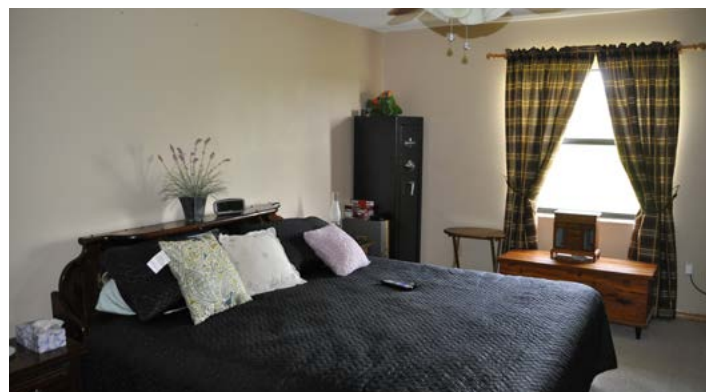
Wetlands allows for fun recreational activities on the Amphibious Argo ATV!

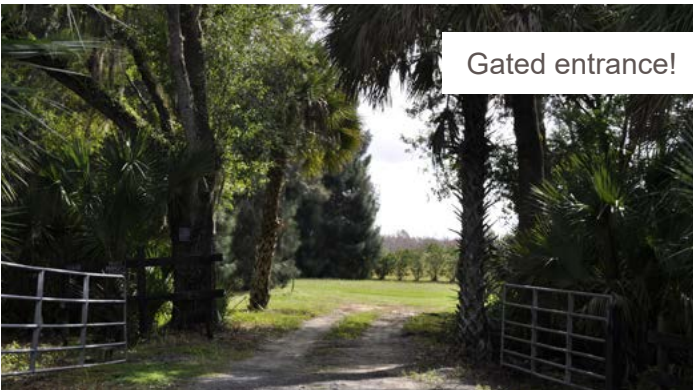
This property could create private water-fowling opportunity for duck hunting!





1,840 SQ FT 3 bedroom 2 bathroom house







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

80 ± Acres • Private hunting retreat includes a 1,840 SQ FT 3 bedroom 2 bathroom house
Surrounded by 6,500 acres of the Emeralds Marsh Waterfowl Management Area.
Only minutes away from boat ramps!

SREland.com/EmeraldIsland

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