

# SUMTER COUNTY RANCHETTES

*WEBSTER, FL | SUMTER COUNTY*

20 ACRES OR INDIVIDUAL 5 ACRE TRACTS





## SPECIFICATIONS & FEATURES

**Acreage:** 20 ± acres total or as individual 5 ± acre tracts

**Sale Price:**

- \$200,000 for all 20 acres
- \$59,900 per 5 acre tract

**Site Address:** County Road 707, Webster, FL 33597

**County:** Sumter

**Road Frontage:** 1,280 ± FT of paved Road frontage on County Road 707 for all 20 acres, or 320 ± FT of frontage for each individual 5 acre tract

**Predominant Soil Types:** Sparr Fine Sand, Tavares Fine Sand, Seffner Fine Sand, Adamsville Fine Sand

**Uplands/Wetlands:**

- Uplands: 19 ± Acres
- Wetlands: 1 ± Acre

**Grass Types:** Native Pasture

**Zoning/FLU:** AGR

**Current Use:** Cattle Ranch

**Taxes:** 2019 Taxes: \$1,206.66 (Without Ag Exemption)  
(These are the taxes for the entire 20 acres)

**Fencing:** Partially Perimeter Fenced

**General Points of Interest:** 1 hour from Tampa and Orlando, 40 minutes South of the Villages, and only 50 minutes from Lakeland.

Sumter County Ranchettes are a great example of country living at its finest. Native pasture coupled with scattered oak trees make for a perfect small Ranch or Recreational set up for a future home site and small agriculture operation. This property is uniquely offered as 20 acres, or as individual 5 acre tracts. Not to mention there is an adjoining 37 ± acres available for purchase as well. The property is located approximately one mile north of highway 50 and 1.5 miles east of highway 471 - a short 5 minute drive to the city limits of Webster. This region of Florida is well known for its peaceful rural living, all the while being under an hour away from some of Florida's most prominent cities and attractions - such as Tampa, Orlando, and Walt Disney World. Reach out to Listing Agent Keat Waldron for more details!





## LOCATION & DRIVING DIRECTIONS

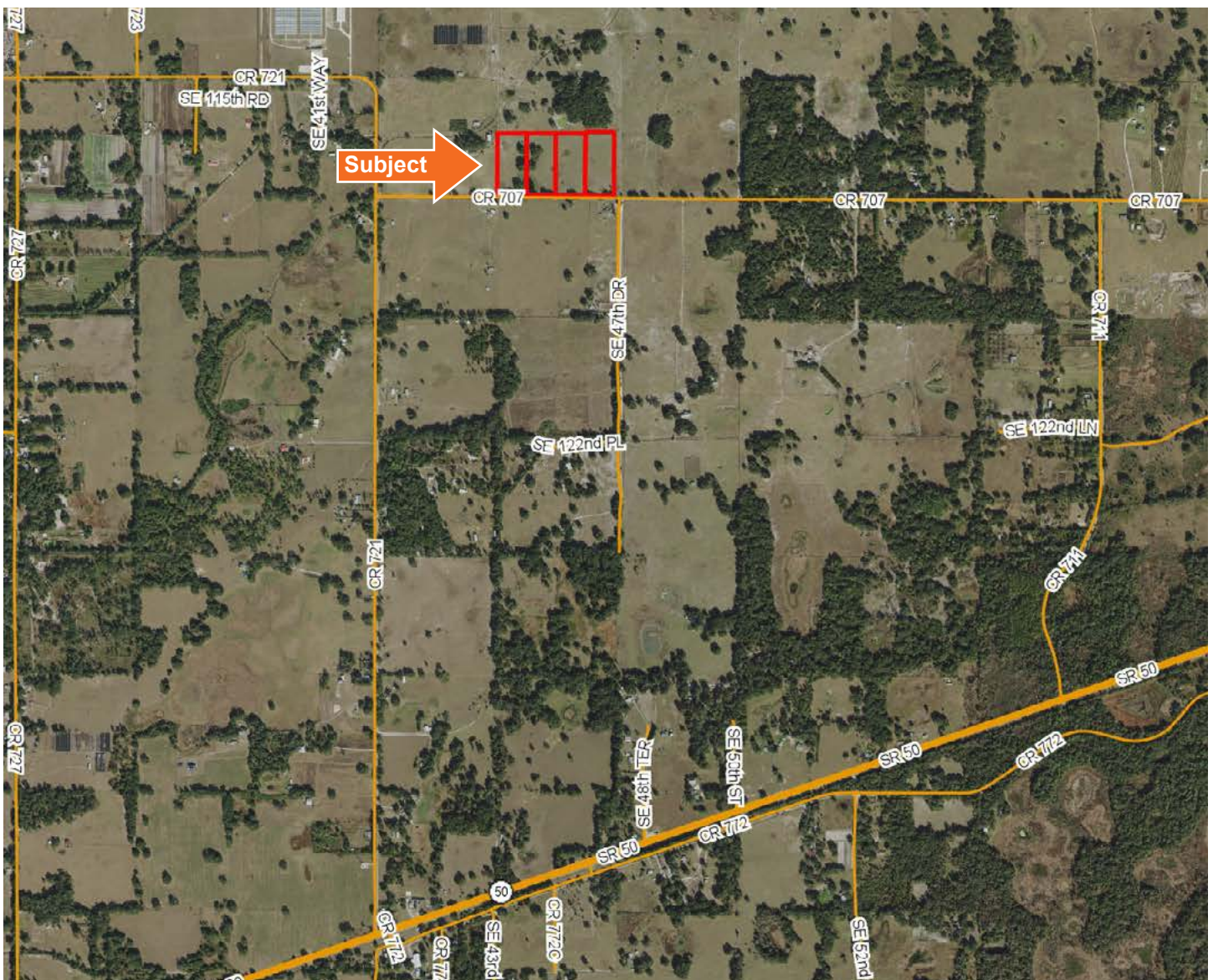
### Parcel IDs:

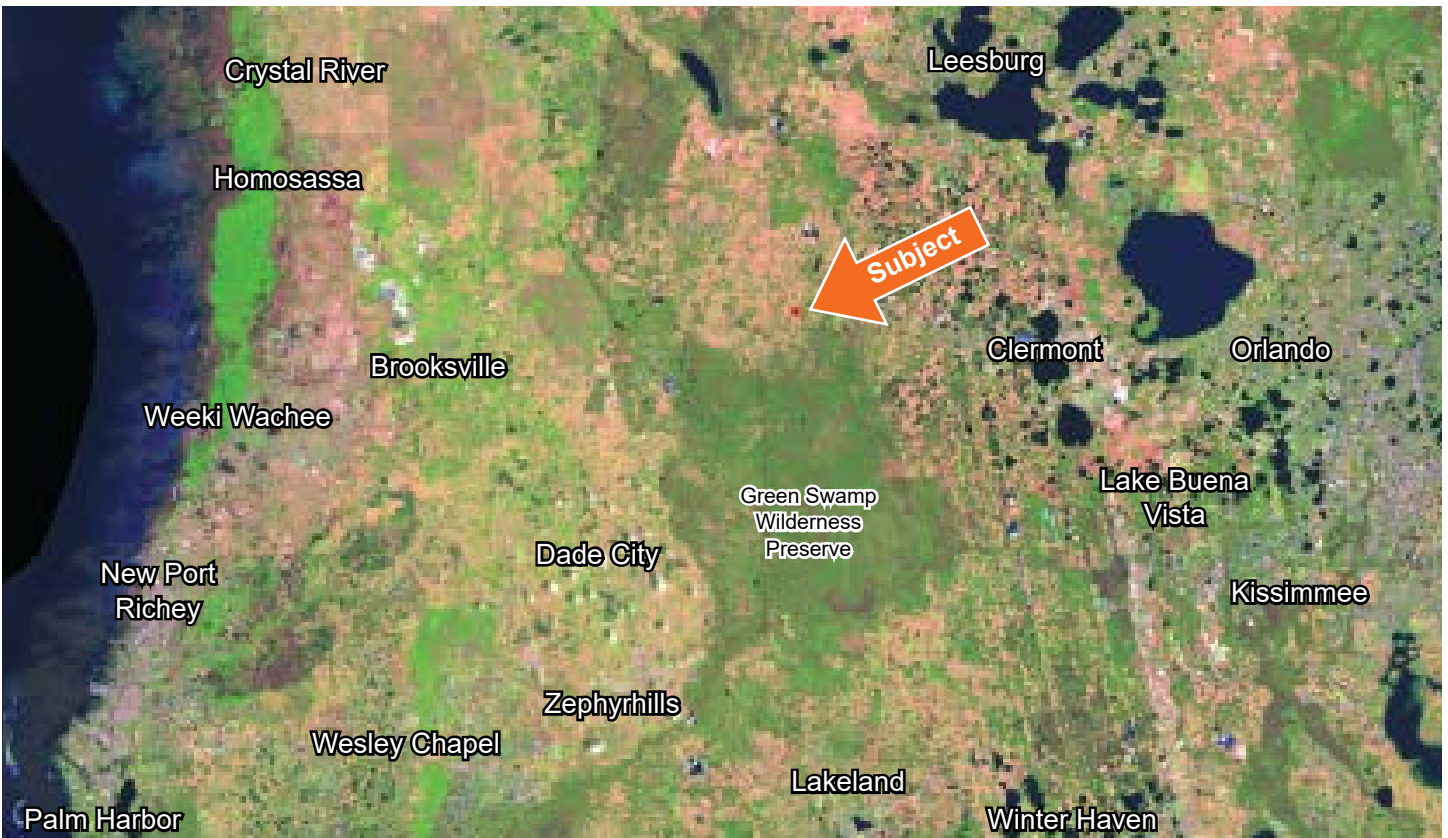
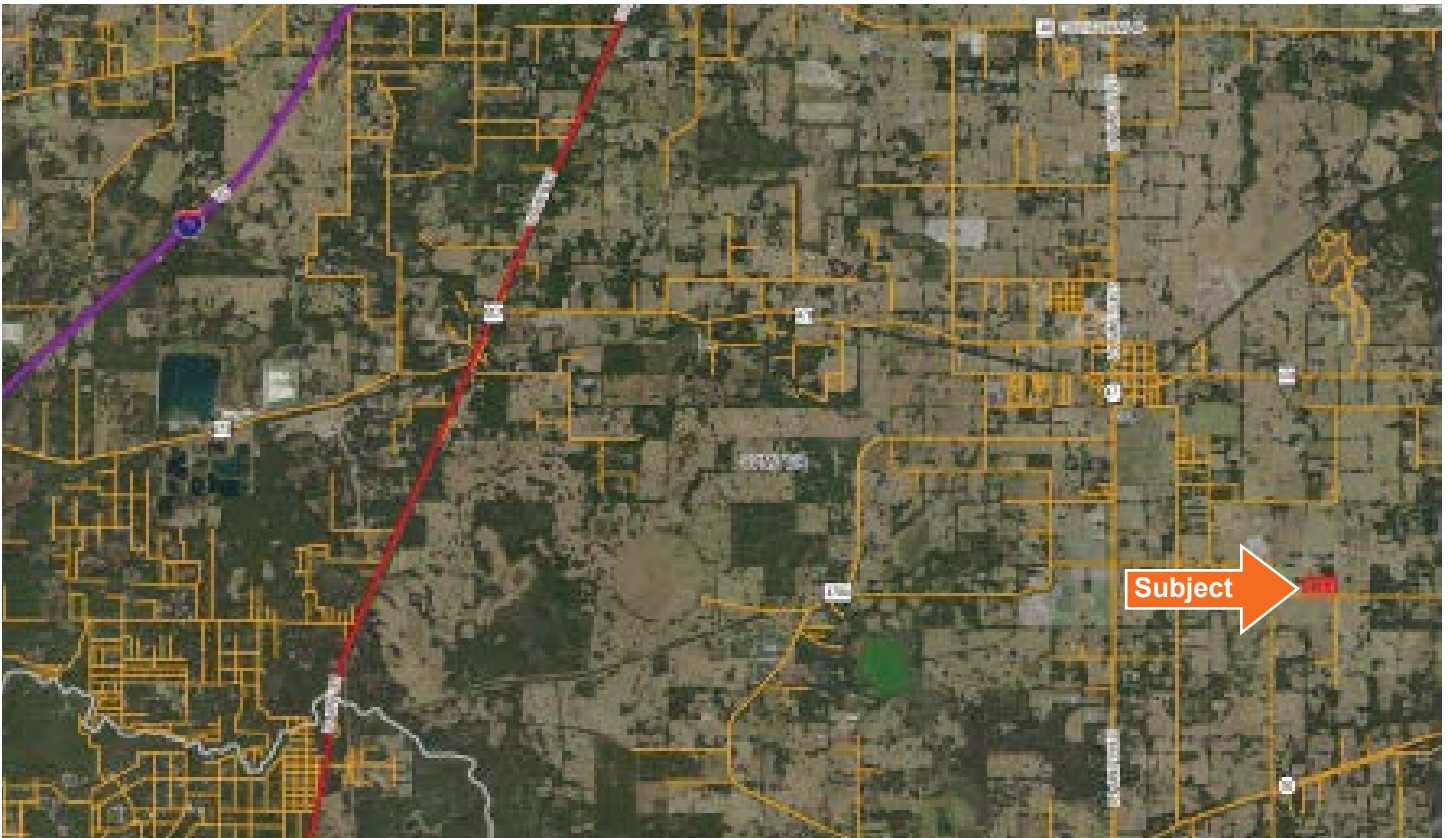
- Lot 1 - T08C001
- Lot 2 - T08C002
- Lot 3 - T08C003
- Lot 4 - T08C004

**GPS Location:** 28.58466, -82.02589

### Driving Directions:

- Take US Highway 98 North from Lakeland
- Turn right onto State Road 471
- 21 miles turn right onto State Road 50
- Go 1.3 miles turn left onto County Road 721
- In 1.6 miles turn right onto County Road 707
- In 0.5 the property will be on your left.





















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

**20 ± Acres • Offered as 20 acres, or as individual 5 acre tracts.**  
5 minute drive to the city limits of Webster  
Perfect small Ranch or Recreational set up for a future home site

Visit [SVNsaunders.com](http://SVNsaunders.com) and search for: Sumter County

Keat Waldron, 863.225.1231 | [keat.waldron@svn.com](mailto:keat.waldron@svn.com)



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

**LAKE CITY OFFICE:**  
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and conservation easement real estate services through Saunders Ralston Dantzler Real Estate and  
the Saunders Real Estate Forestry Group, the Saunders team of land professionals offers advisory and  
transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,  
FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients  
through our commercial real estate brokerage, Saunders Ralston Dantzler Real Estate.



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