



SUMTER COUNTY ACREAGE AND RANCHETTES

CR 478A
WEBSTER, FL 33597

Keat Waldron, ALC
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Property Overview



Sale Price

\$169,000

OFFERING SUMMARY

Acreage:	10 Acres
Price / Acre:	\$16,900
City:	Webster
County:	Sumter
Property Type:	Acreage

PROPERTY OVERVIEW

Sumter County Acreage and Ranchettes provides a great opportunity to be less than an hour from Tampa, Orlando, Wesley Chapel, Lakeland, The Villages, and Walt Disney World. This location is second to none if you are looking for a property that is secluded yet, conveniently close to some of Florida's most popular destinations. The property is being offered as three individual 10 ± acre parcels located just outside the city limits of Webster, with each having its own separate access off of CR-753. This county road is a low traffic/peaceful roadway that allows for quick access to major highways in the area such as SR-471 and SR-50, which further lead to I-4 or I-75 in a short period of time. Additionally, the Webster Flea Market is the largest flea market in the state of Florida and is located just 7 minutes away. These are the best-priced 10-acre tracts in all of Sumter County. Call Keat Waldron to schedule a showing!

SELLER will consider selling the entire 30.97 acres

Additional Photos



Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Equestrian
- Land Investment
- Ranch

Uplands / Wetlands:

100% Uplands

Soil Types:

- Florahome Sand
- Ona Fine Sand
- Tavares Fine Sand

Taxes & Tax Year:

\$1,634.76 for 2021 Taxes [Property did not have Agricultural Exemption at this time]

Zoning / FLU:

Zoning: A10C [General Agricultural with Conventional Housing] / Future Land Use: Agriculture

Water Source & Utilities:

There are two 4 inch wells on site.

Road Frontage:

1,260 feet of frontage on CR-753 [paved county maintained road] ALSO 2,050 feet of frontage on CR-478A [paved county maintained road] for a total of 3,310 ± feet of road frontage

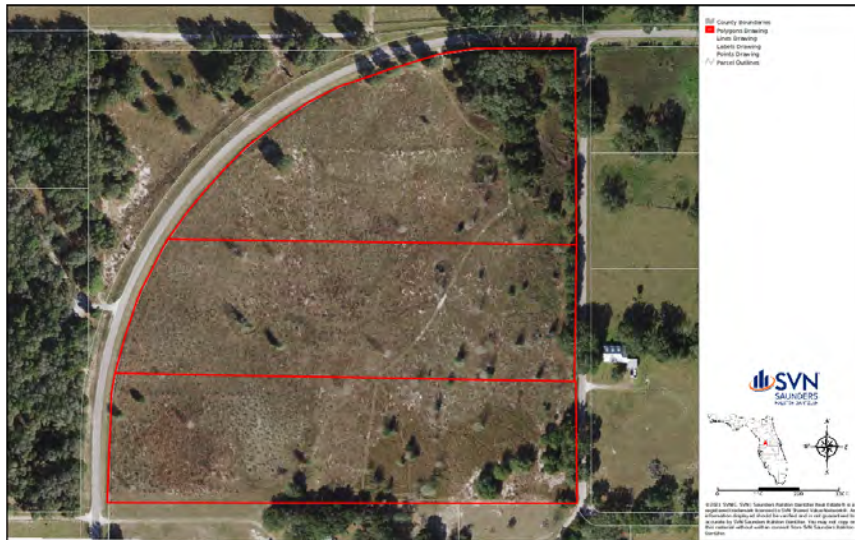
Nearest Point of Interest:

- Webster Flea Market - [2.5 miles away] Largest Flea Market in the State of Florida
- 1 hour from Tampa
- 55 minutes from Downtown Orlando
- 1 hour from Walt Disney World
- 50 minutes from Lakeland
- 40 minutes from Wesley Chapel
- 35 minutes from The Villages

Fencing:

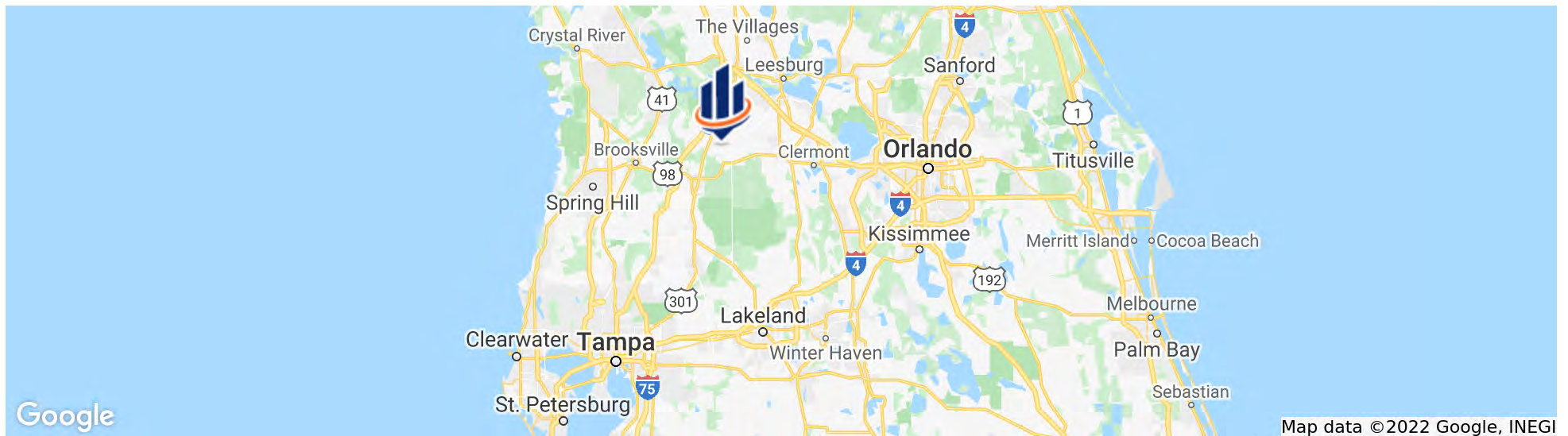
No Fencing

Location



LOCATION & DRIVING DIRECTIONS

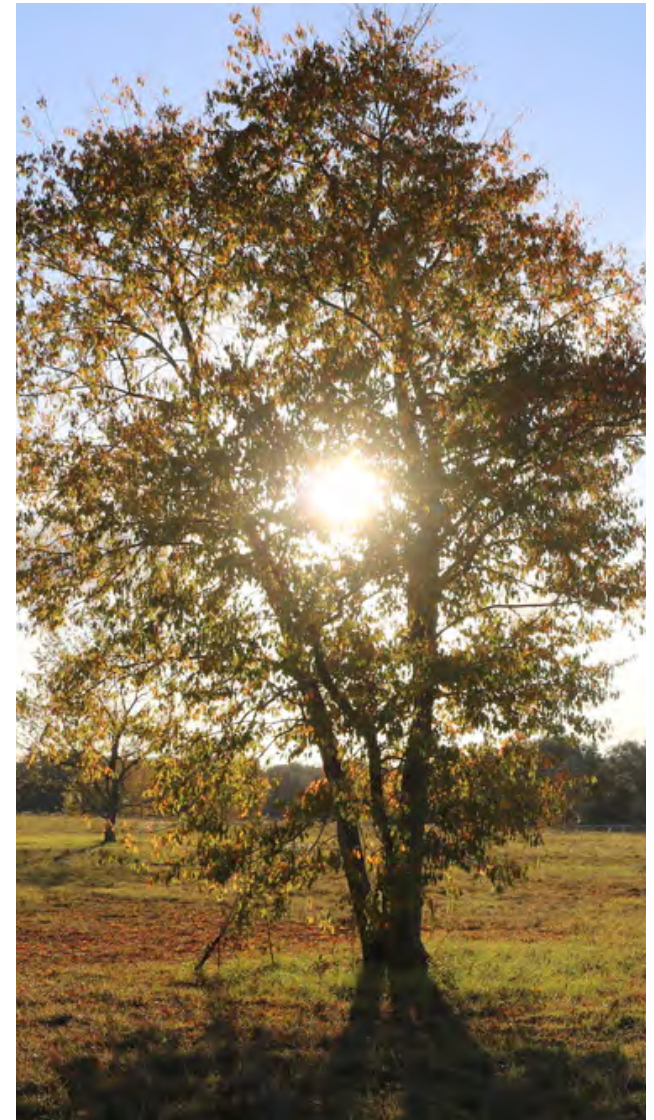
Parcel:	S02-006
GPS:	28.600856, -82.0851562
Driving Directions:	From I-4 take the exit onto US-98 toward Lakeland; In 13 miles turn right onto SR-471; In 25 miles turn left onto CR-478A; In 1.8 miles turn left onto CR-753 and the property will be located on your right
Showing Instructions:	Contact Keat Waldron



Additional Photos



Additional Photos



Additional Photos



Advisor Bio



KEAT WALDRON, ALC

Advisor

keat.waldron@svn.com

Direct: 863.648.1528 | **Cell:** 863.225.1231

PROFESSIONAL BACKGROUND

Keat Waldron, ALC is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Keat knows fostering relationships and understanding the needs of buyers and sellers throughout the transaction process are key to ensuring success for all parties involved. He holds the Accredited Land Consultant designation, and currently is the youngest licensed real estate associate in the state of Florida holding this designation.

Keat holds a Bachelor of Science in Food and Resource Economics with a specialization in Agribusiness and Marketing Management, along with a minor in Business Administration from the University of Florida (UF). Upon graduation, Keat worked as a licensed real estate associate and auctioneer for one of the most prominent real estate auction firms in the country.

Keat is a 7th-generation Floridian from Sebring and grew up with a passion for hunting, fishing, and the outdoors, which helped develop his keen interest in the field of real estate over the years. Keat currently resides in Lakeland, Florida.

EDUCATION

- Recreation/Hunting Land
- Development Land
- Ranch Land
- Agricultural Land

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