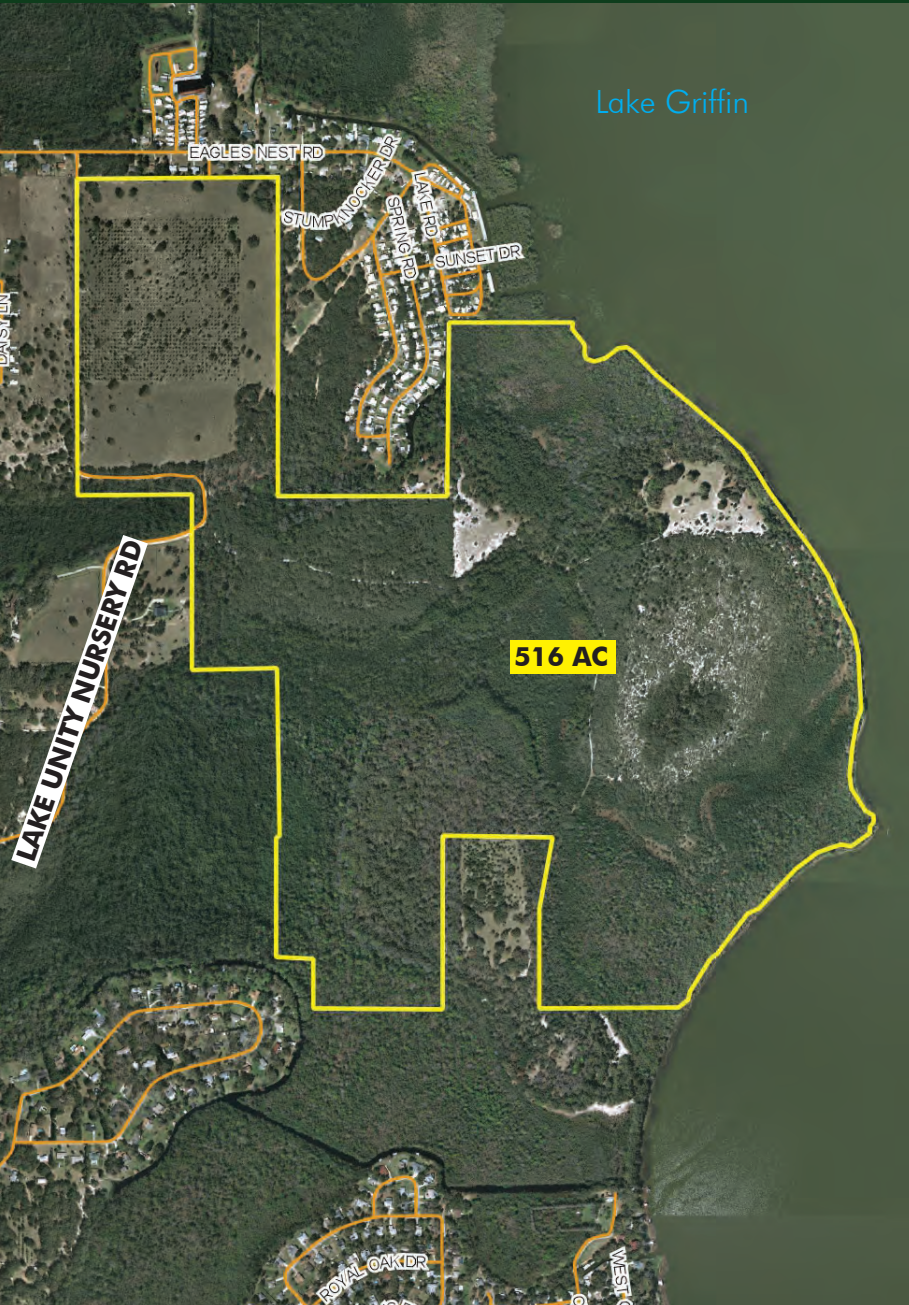


**FOR  
SALE**

# LAKE GRIFFIN FARMS

36221 Lake Unity Nursery Rd, Fruitland Park, FL 34731



## ABOUT THE PROPERTY

**SIZE** 516± acres

**AREA** Located in Leesburg, FL, just 10 miles from The Villages

**ZONING** R-1 (1 DU/acre)

**LAKE FRONTAGE** 1.3± miles on Lake Griffin

**DESCRIPTION** Moss-draped live oaks and palms line the sandy shoreline of this splendid Old Florida property. Much of the land to the south of the property is Lake County Water Authority holdings. The Lake Griffin State Park is 620 acres just southwest of the property and is famous for having the state's second largest live oak. Lake Griffin Preserve is just a few short miles to 43 golf courses, schools, new retail and dining options, and hospitals. Approximately 80 acres of cleared pasture and former orange grove, areas of natural pines, and a small duck pond. Property has roads throughout and has been fenced for cattle, which currently affords the owners an ag exemption on property taxes.

## DEMOGRAPHICS (US CENSUS DATA 2019)

|                  | Fruitland Park | Leesburg |
|------------------|----------------|----------|
| Population       | 10,730         | 23,671   |
| Median HH Income | 60,319         | 37,092   |

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Licensed Real Estate Brokers | [www.maurycarter.com](http://www.maurycarter.com) | 407-422-3144

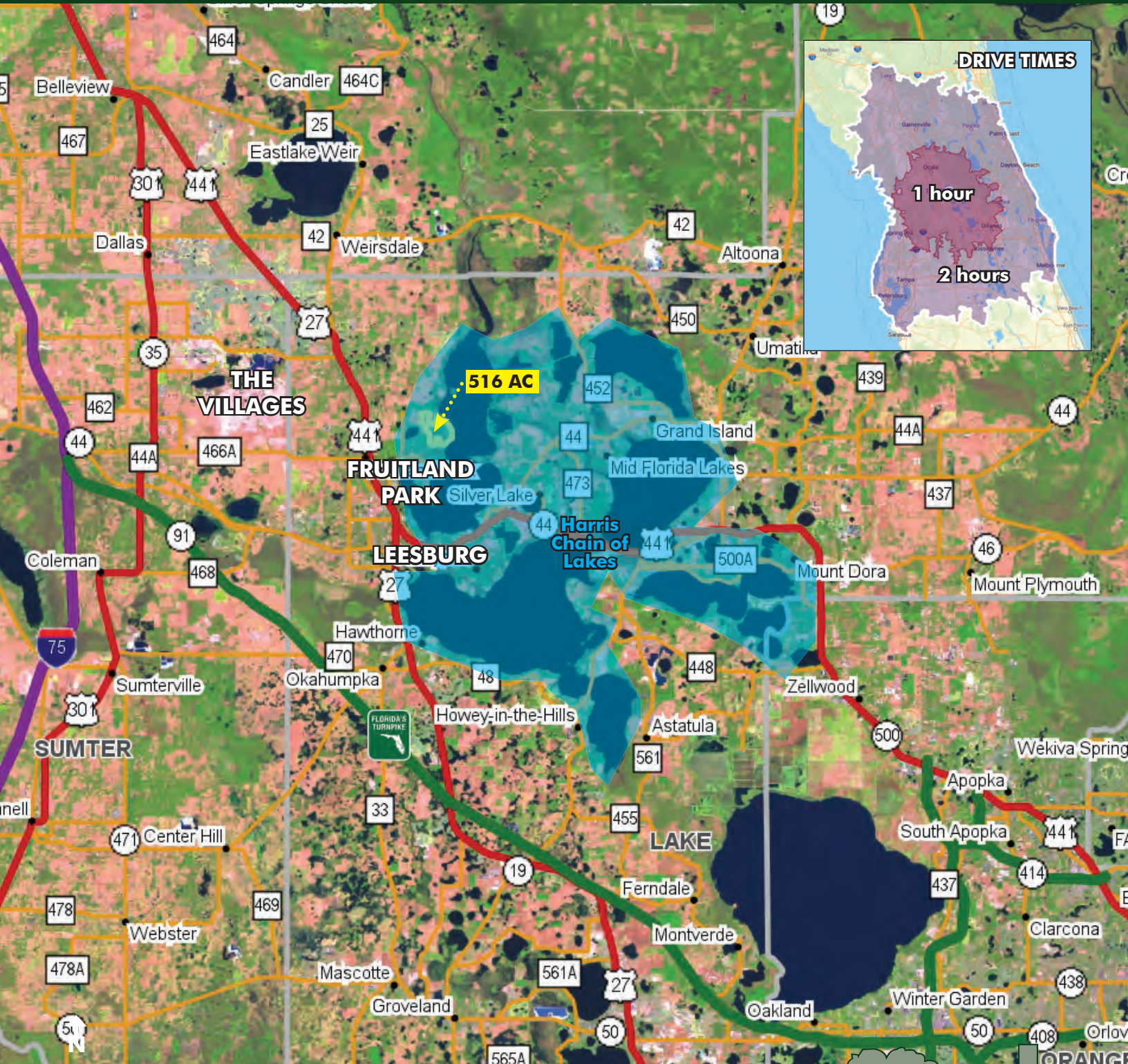




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**REGIONAL MAP**

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**IMAGERY FROM SITE**

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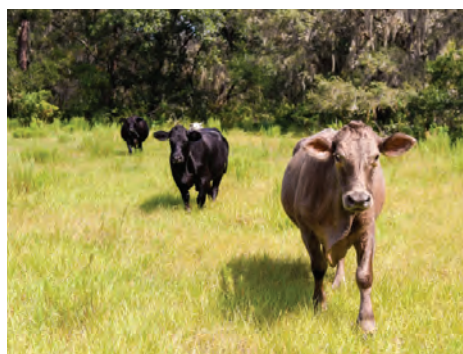
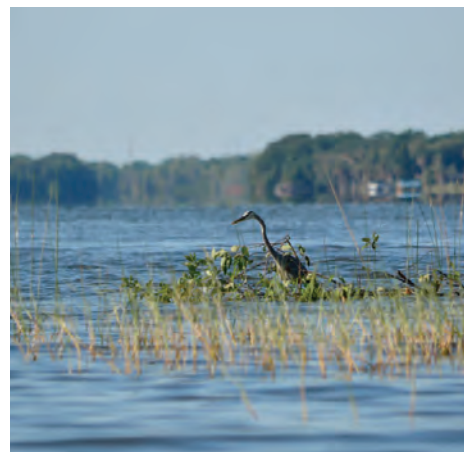




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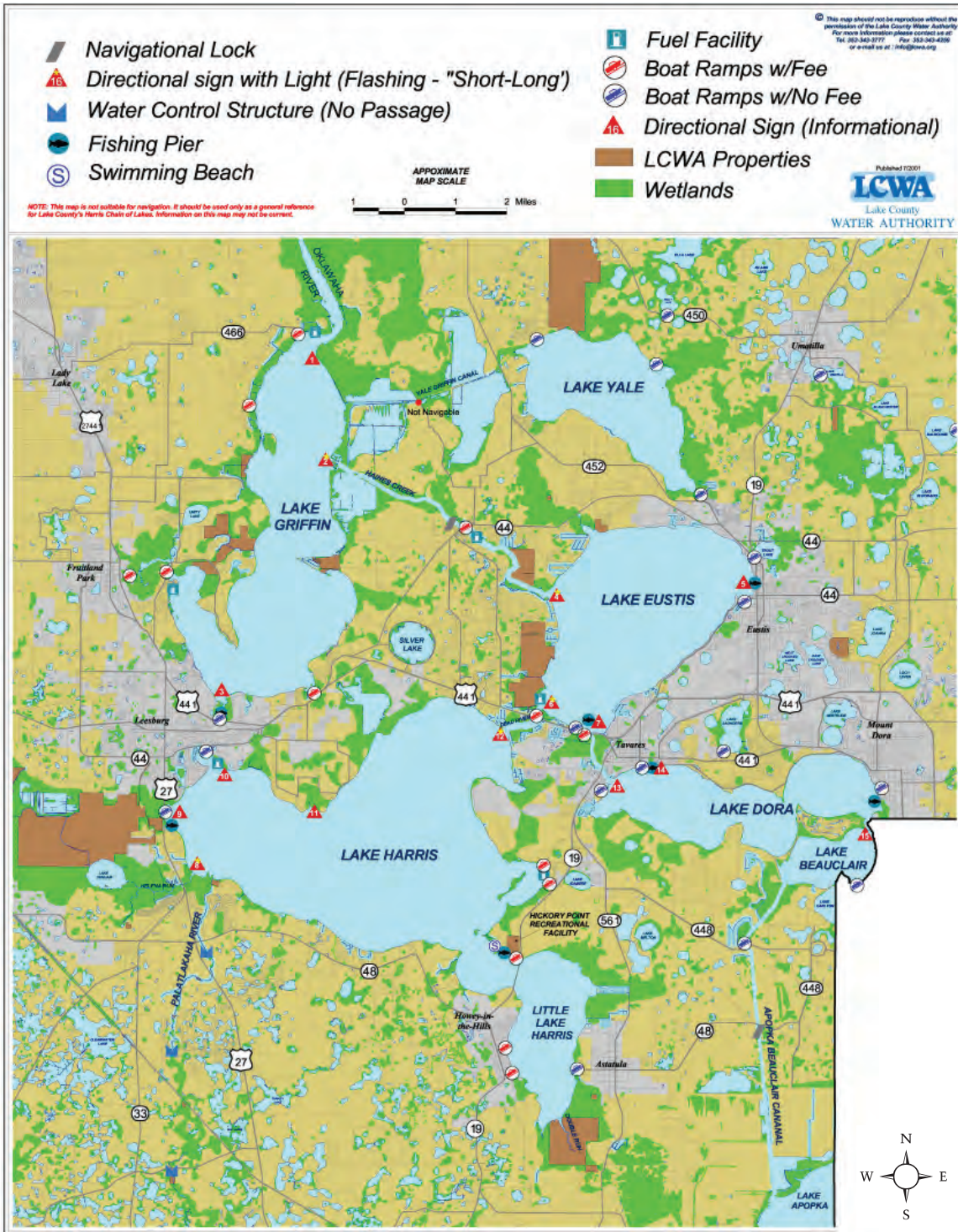




**FOR  
SALE**

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## HARRIS CHAIN OF LAKES

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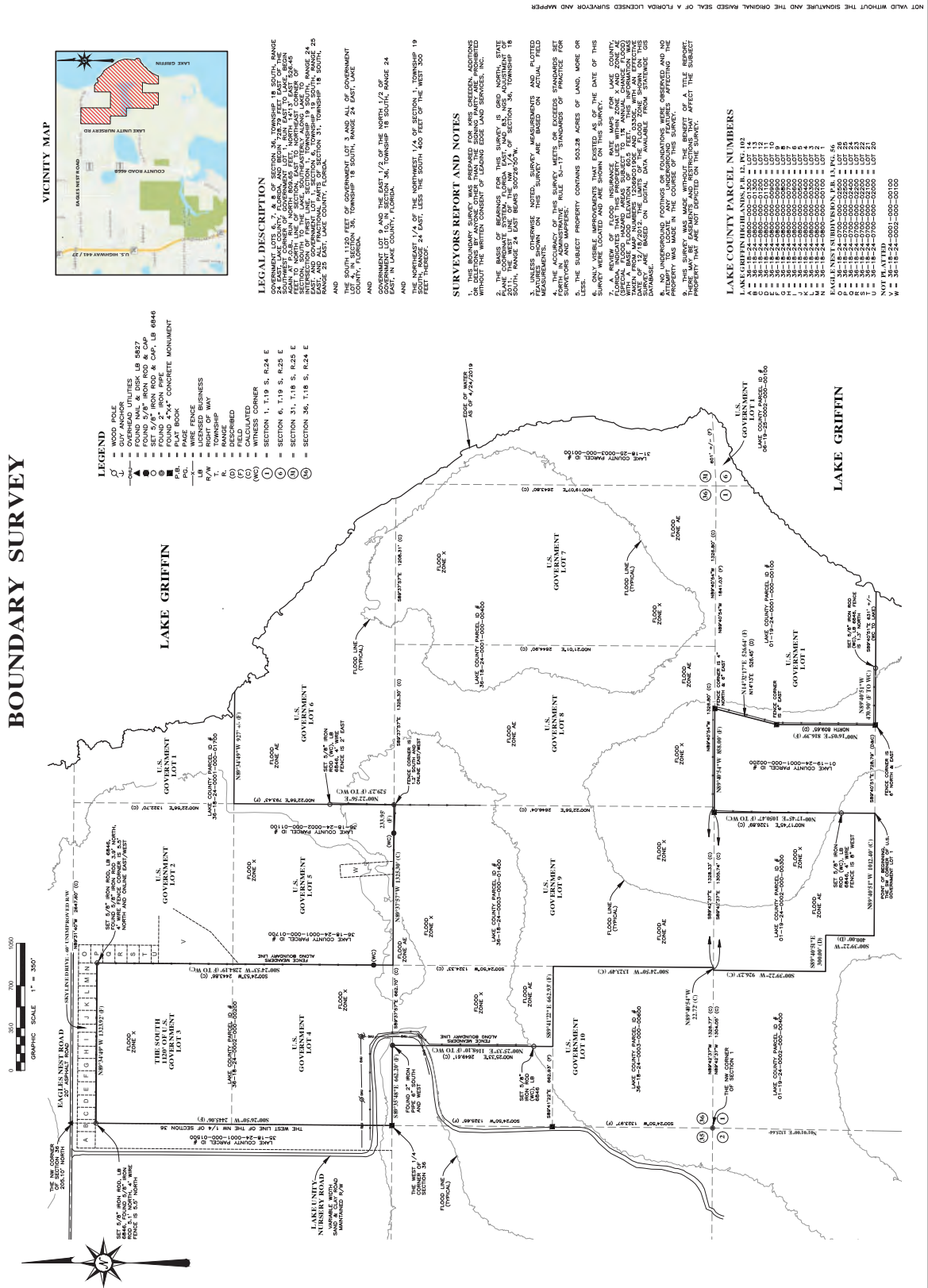


FOR SALE

# LAKE GRIFFIN FARMS

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|   |   |  |
|---|---|--|
| <p>LEADING EDGE LAND SERVICES<br/>INCORPORATED<br/>LAKE GRIFFIN PARCELS LYING IN THE FOLLOWING SECTIONS:<br/>SECTION 36, TOWNSHIP 18 SOUTH, RANGE 24 EAST, SECTION 01, TOWNSHIP 18 SOUTH, RANGE 25 EAST AND SECTION 01, TOWNSHIP 19 SOUTH, RANGE 24 EAST LAKE COUNTY, FLORIDA.</p> <p>FOR<br/><b>KRIS CREEDEN</b></p> <p>PHONE: (407) 351-6730<br/>WEBSITE: <a href="http://www.leadingedge.com">www.leadingedge.com</a><br/>OFFICE: 36221 LAKE UNITY NURSERY ROAD, FRUITLAND PARK, FLORIDA 32839</p> | <p>DATE: 5/03/2019</p> <p>PROFESSIONAL SURVEYOR AND MAPPER<br/><b>MIKE A. BAREHOLD PS# 45575</b></p>  | <p>DATE OF DRAWING: 11 APR 2019</p> <p>LAST FIELD WORK: 24 APR 2019</p> <p>COMPUTER FILE: 890001BLMWS</p> <p>SHEET: 1 OF 1</p> |
|   | <p>FIELD BOOK NUMBER: LE 1305/21</p> <p>SCALE: 1"=500'</p>  | <p>REVISIONS:</p>  |
|   | <p><b>SURVEYOR'S CERTIFICATION</b></p> <p>I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I AM THE PERSON WHO HAS PERSONALLY AND INDEPENDENTLY CONDUCTED THE SURVEY AND PREPARED THE MAPS AND PLATS HEREON. I HAVE PERSONALLY AND INDEPENDENTLY CONDUCTED THE SURVEY AND PREPARED THE MAPS AND PLATS HEREON. I HAVE PERSONALLY AND INDEPENDENTLY CONDUCTED THE SURVEY AND PREPARED THE MAPS AND PLATS HEREON. I HAVE PERSONALLY AND INDEPENDENTLY CONDUCTED THE SURVEY AND PREPARED THE MAPS AND PLATS HEREON.</p> |  |
|   | <p>OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.</p>  |  |



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PRESSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER