



MASCOTTE TRANSITIONAL LAND

BAY LAKE RD
MASCOTTE, FL 34753

Jim Allen
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Property Overview



Sale Price **\$934,000**

PROPERTY OVERVIEW

Beautiful rolling property located in the city limits of Mascotte. Just 1 mile South of SR 50 puts this property within easy reach of a main east-west transportation artery in Central Florida. This land is right in the middle of Florida's fastest growing residential areas.

OFFERING SUMMARY

Acreage: 46.7 Acres
Price / Acre: \$20,000
City: Mascotte
County: Lake
Property Type: Land: Citrus, Equestrian, Farms & Nurseries Properties, Land Investment, Ranch, Residential Development

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Citrus• Equestrian• Farms & Nurseries Properties• Land Investment• Ranch• Residential Development
Uplands / Wetlands:	44/2.3
Soil Types:	Candler Sand
Taxes & Tax Year:	\$1,007.00 for 2023
Zoning / FLU:	Agriculture/ Green Swamp Rural (1du/5 acres)
Water Source & Utilities:	Well, SECO
Road Frontage:	520' Bay Lake Road
Fencing:	Perimeter and Cross Fenced
Current Use:	Grazing
Grass Types:	Bahia/Tifton 44
Land Cover:	Improved Pasture
Structures & Year Built:	4000 sf Pole Barn over Cowpens - 2021
Main Infrastructure:	New covered cowpens, Fenced and Cross fenced
Utilities & Water Source:	Well and septic, SECO

Location



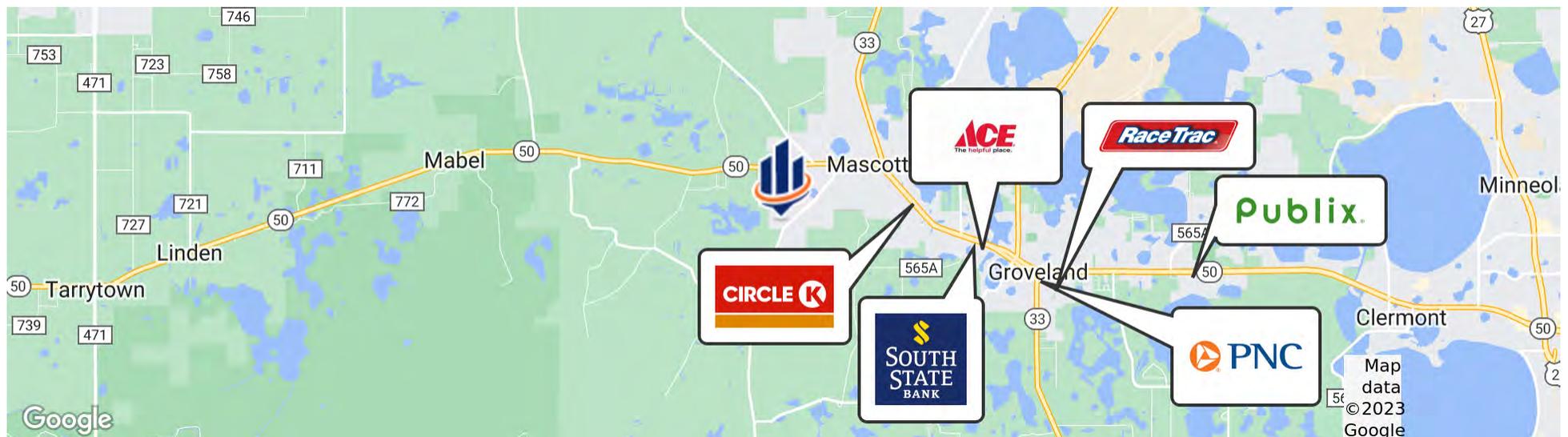
LOCATION & DRIVING DIRECTIONS

Parcel: 16-22-24-0004-000-03100 16-22-24-0004-000-02800

GPS: 28.5669375, -81.9061825

Driving Directions: From SR 50 and FL 33 in Groveland: West on SR50 3 miles, Left on South Bay Lake Road 1 mile, Right Turn

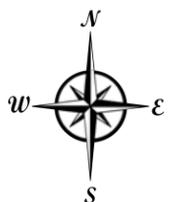
Showing Instructions: Contact Listing Agent Jim Allen 863-738-3636





Mascotte Aerial

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Parcel Outlines



0 140 280 420 ft

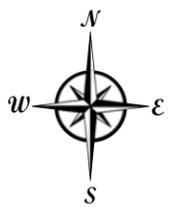




Mascotte Soils

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Parcel Outlines
-  Soils Boundaries

CODE	DESC	ACRES
8	Candler Sand, 0 To 5 Percent Slopes	25
9	Candler Sand, 5 To 12 Percent Slopes	12
32	Oklawaha Muck	4
45	Tavares Sand, 0 To 5 Percent Slopes	3
42	Pompano Sand	2
TOTAL =		46.5951048458738 acres



Additional Photos



Additional Photos





LAKE COUNTY FLORIDA

Founded	1887	Density	385.2 [2019]
County Seat	Tavares	Population	367,118 [2019]
Area	953 sq mi	Website	lakecountyfl.gov

Lake County is part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area and its largest city is Clermont. It was created in 1887 from portions of Sumter and Orange counties and named for the many lakes contained within its borders. In the 1800s, the two main industries in the area were growing cotton and breeding cattle. In the latter part of the 19th century, people started to grow citrus trees. Throughout the 1940s and 50s, citrus production increased and grew into the area's leading industry. Today, Lake County is the 18th largest county in Florida, tripling in size in the past 15 years. It is centrally positioned with access to US Hwy 27, I-75, Florida Turnpike, and the new Florida 429 Beltway, an ideal location for industrial distribution, warehousing, and manufacturing. The Wellness Way area [7 miles south of Clermont], is also an area of significant economic growth

Advisor Biography



JIM ALLEN

Senior Advisor

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Direct: **877.518.5263 x330** | Cell: **863.738.3636**

PROFESSIONAL BACKGROUND

Jim Allen is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

He has a strong background in agriculture, cattle, citrus, land management, and land development. Before joining SVN Saunders Ralston Dantzler, Jim was a land manager for a development company. He manages cattle for local producers and manages his own cattle operation as well.

In addition, Jim is a commercial pilot with multi-engine, instrument, and seaplane ratings. He flies and manages several planes on a contract basis.

He is a livestock appraiser and farm equipment appraiser, certified by the International Society of Agricultural Appraisers. In addition, he is a Florida Crop Insurance salesman and is also licensed for pesticide applications.

With a solid background in Florida agriculture, he brings years of experience with cattle operation management and land management, which includes controlled burning, mowing, and hay production.

Jim has held offices in the Polk County Cattlemen's Association and the Coastal Conservation Association Polk Chapter.

DISCIPLINES

SVN | Saunders Ralston Dantzler
1723 Bartow Rd
Lakeland, FL 33801



For more information visit www.SVNsaunders.com

HEADQUARTERS

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ORLANDO

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Orlando, Florida 32801
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Lake City, Florida 32055
352.364.0070

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Thomasville, Georgia 31792
229.299.8600

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