

South Lake County Ranch and Hunting Tract

Berry Groves Road, Clermont , Florida 34705

Zeb Griffin, ALC
352-630-7547
zeb@saundersrealestate.com

Carson Futch
863-559-0800
carson@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$1,962,500

Offering Summary

Acreage:	157 Acres
Price / Acre:	\$12,500
City:	Clermont
County:	Lake
Property Type:	Hunting and Recreational, Ranches and Pastureland, Conservation Easements
Video:	View Here

Property Overview

Build your Dream Home or Getaway Cabin on this secluded 157-acre ± cattle ranch. This tract is comprised of a nice mix of improved pasture and pine woods. Deer, turkey, and hogs can all be found on this tract. The ranch provides ample opportunity to an individual who enjoys hunting and/or ranching. The ranch is subject to a conservation easement which will keep the land in its natural state in perpetuity. This property provides a feeling of seclusion but still is just 25 miles from Downtown Orlando, 60 miles to Tampa, and is easily accessible from anywhere in the Central Florida area.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	61% uplands 39% wetlands
Soil Types:	See attached soil map.
Taxes & Tax Year:	\$207.78 - 2023
Zoning / FLU:	Agriculture With a Conservation Easement
Road Frontage:	Frontage Entry on Berry Groves Road
Nearest Point of Interest:	Clermont and Orlando.
Fencing:	Barbed Wire Perimeter
Current Use:	Cattle ranch/ Hunting tract
Grass Types:	Argentine Bahai
Potential Recreational / Alt Uses:	ATV, Shooting, Horseback Riding, Family Getaway, Camping, Homesite
Land Cover:	Improved pasture with meandering Cypress heads

LOCATION



Location & Driving Directions

Parcel: 12-24-24-0002-000-00601

GPS: 28.4219774, -81.8557115

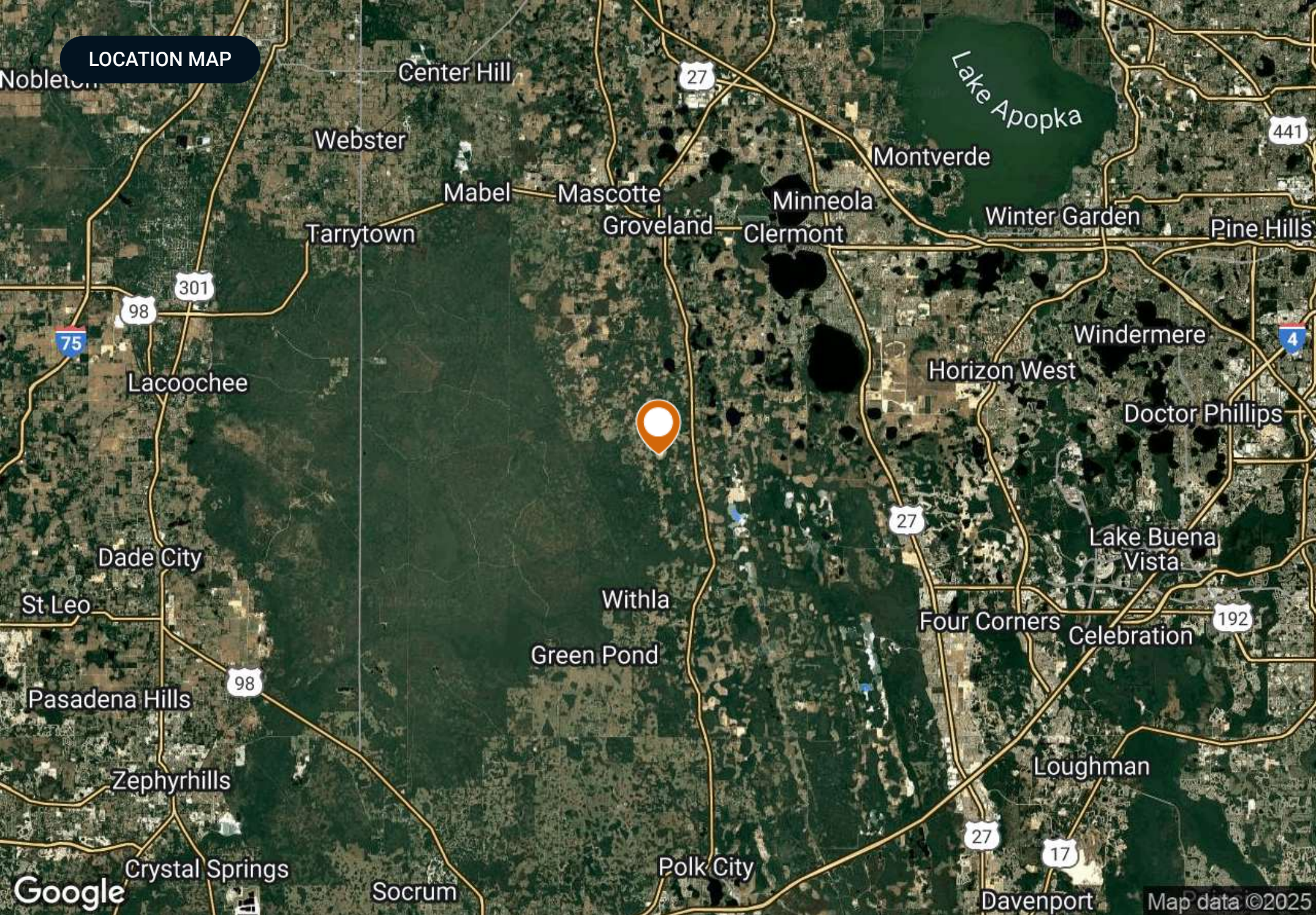
Driving Directions:

- From the intersection of Hwy 33 and CR 561 go N on Highway 33 for roughly half a mile
- Take Berry Groves Road W for 1.7 miles

Showing Instructions: Contact Zeb Griffin (352) 630 7547



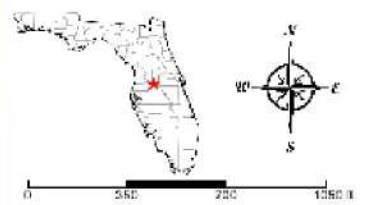
LOCATION MAP



BOUNDARY MAP



- County Boundaries
- Polys Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise



WETLANDS MAP



SOILS MAP









Zeb Griffin, ALC

Senior Advisor

zeb@saundersrealestate.com

Direct: **877-518-5263 x379** | Cell: **352-630-7547**

Professional Background

Zeb Griffin is a Senior Advisor at Saunders Real Estate.

Zeb believes that to best serve our clients, we must first comprehensively understand the land and all operations that take place on it.

Growing up, Zeb was actively involved in his family's cow/calf operation on leased and family land in both Lake and Sumter Counties. He holds a Bachelor of Science degree in Diversified Agriculture with a minor in Ag Business from Abraham Baldwin Agricultural College (ABAC). During his years at college, Zeb worked at a hay and cattle operation and a chemical and fertilizer company in South Georgia. At ABAC, he was very active and held leadership positions in Alpha Gamma Rho professional agricultural fraternity and regularly attended the Collegiate Cattleman's Association. Zeb also did summer internships on commercial and purebred cattle operations back home in Florida during his summers in college.

In his time at Saunders Real Estate, Zeb has successfully transacted thousands of acres. The bulk of that acreage has been hunting, agricultural, and ranch land with roughly half of which being encumbered by various types of conservation easements. Many of these transactions also included cattle and equipment. Zeb understands that each parcel is unique and enjoys working through challenges to ultimately accomplish his clients' goals. Zeb has advised and walked private landowners through access issues, outstanding mineral rights, discrepancies with adjoining landowners, and conservation easements in order to accomplish their objectives.

On the contrary, Zeb has also represented governmental entities on land dealings as well. Zeb has done numerous deals for SWFWMD (Southwest Florida Water Management District) All of the transactions involved placing surplus district held parcels back in the hands of private individuals. All of these transactions had conservation easements recorded simultaneously with the closing of the property. These transactions have many moving parts and unique timelines. Zeb has successfully been able to bridge the gap between the private and public sector to be able to get these deals done.

In 2022, Zeb received his "ALC" or Accredited Land Consultant designation. This designation requires individuals to have a land portfolio of \$10 million or more in sales volume. The designation holders are also required to take 56 hours of land related courses. He looks forward to using this education to further assist his clients in their land needs.

Zeb is a native Floridian who has a passion for the wildlife, agriculture, and native landscapes of old Florida. At a young age, he had a deep reverence for land and land ownership instilled in him. He feels this has carried over to his professional career. Zeb's family has had a history of land ownership and other real estate investments. He understands the generational sweat equity that is often put into these farms, ranches, and investments. He also understands the emotional and sentimental value that owners can have for their land. When representing a landowner, Zeb strives to treat the property and the deal as if it was his own.

ADVISOR BIOGRAPHY



Carson Futch

Senior Advisor

carson@saundersrealestate.com

Direct: **877-518-5263 x365** | Cell: **863-559-0800**

Professional Background

Carson Futch is a Senior Advisor at Saunders Real Estate.

While located in Northeast Georgia, Carson holds a Broker Associate license in both Florida and Georgia. He is a 6th-generation Floridian, a Plant City native, and grew up on a working ranch and citrus operation. During the 41 years of his career, Carson has been an owner and manager of different businesses involved in real estate sales, development, production, agriculture, harvesting, marketing, and agritourism.

While at Saunders Real Estate, Carson has accumulated over \$50 million in sales since 2015, representing 6200+ acres. He has represented buyers and sellers of plant nursery operations, cattle ranches, hunting and recreational properties, as well as citrus groves and nurseries. Carson has also worked on many transactions involving the conversion of groves and ranches into solar farms, strawberry, vegetable, and tree farms, fish farms, commercial properties, and medical marijuana facilities.

In 2018, Carson was appointed to serve on the UF/IFAS Industrial Hemp Pilot Project Advisory Committee. In this role, he helped to assess and recommend guidelines for growing, manufacturing, and processing a variety of hemp production across Florida as a new agricultural industry.

Additionally, Carson is a member of the Georgia Mountain Lakes Association. He is also an active volunteer who has served on various councils and committees for his church, community, and the agricultural industry. He is a past president of the Rotary Club of Plant City, Florida where he was a member for 28 years.

Carson obtained a Bachelor of Science degree in Agriculture, School of Food, and Resource Economics from the University of Florida in 1981.

Carson specializes in:

- Farmland
- Ranchland
- Hunting & Recreational Land
- Medical Marijuana Facilities (Growing, Processing, and Dispensing)
- Hemp (Growing, Manufacturing, Processing)
- Plant, Citrus, and Foliage Nursery Operations
- Solar Farms
- Commercial & Residential Development Tracts



SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • info@saundersrealestate.com