

# LAKEFRONT RV & MOBILE HOME DEVELOPMENT

*SEBRING, FL | HIGHLANDS COUNTY*

82 ± ACRES TOTAL





## SPECIFICATIONS & FEATURES

**Acres:** 82 acres

**Wetlands:** 2.2 acres of wetlands located on Little Red Water Lake

**Asking Price:** \$2,460,000

**Price per Acre:** \$30,000

**Lake Frontage:** 2,800 FT

**Road Frontage:** 955 FT on Manatee Dr.

Little Red Water Lake covers 300 acres

**Current Use:** Citrus Grove

**Zoning:** Part of North Sebring Area Specific Area Plan  
4 Dus/Acre

**Water Source:** Public water is adjacent to the property, public sewer is 1.5 miles to the south

**Location:** Close to the Sebring Parkway  
The property is in an "Opportunity Zone" which may offer tax incentives for a purchaser.

Lakefront RV and Mobile Home Development is located in a beautiful area of Highlands County. The surrounding area is mainly rural but has easy access to shopping. This tract is near the new Sebring Parkway which gives quick access to US 27. The property also falls within the boundaries of an "Opportunity Zone" which may offer tax incentives for a purchaser. Along with this 82-acre parcel, there is another 66 acres that lies near by that is also available for sale. Both tracts are located on large, recreational lakes which offers fishing, boating and skiing.

# Little Red Water Lake



## MILE RADIUS



## LOCATION & DRIVING DIRECTIONS

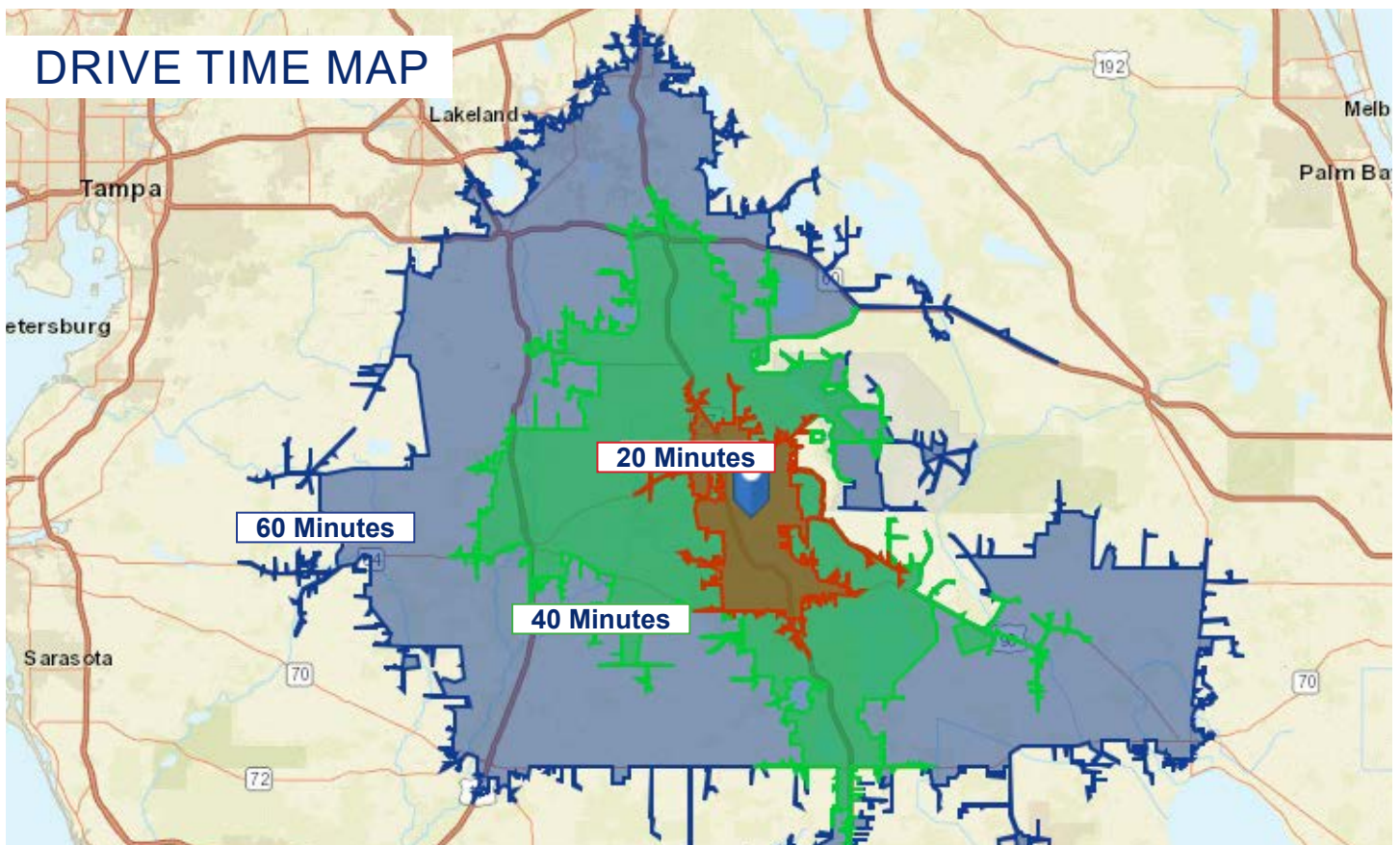
**GPS Location:** -81.46512, 27.53127

**Driving Directions:**

- **From US 27 in Sebring** take CR 634/Sebring Parkway 1.3 miles to Scenic Highway
- Go north on Scenic Highway 1.2 miles to Manatee Drive
- Go east on Manatee Drive .6 miles, property will be on the left.

**Showing Instructions:** Contact David Hitchcock to schedule a showing time.

## DRIVE TIME MAP











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

**82 ± Acres • Located in a beautiful area of Highlands County**  
Located near the new Sebring Parkway which gives quick access to US 27

## SREland.com/LakefrontRV

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transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,  
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