



# UMATILLA 338 ACRES

*UMATILLA, FL | LAKE COUNTY*

338 ± ACRES TOTAL



## SPECIFICATIONS & FEATURES

**Acreage:** 338 ± acres

**Sale Price:** \$1,640,000

**Price Per Acre:** \$4,852

**Site Address:** 38318 Simmons Lane, Umatilla, FL 32784

**County:** Lake

**Lake Frontage:** 1,200 feet of frontage on Lake Dalhousie

**Road Frontage:** 1,700 feet of paved road frontage on Wygul Road

**Soil Types:** Myakka and Placid Sand, Immokalee Sand, Astatula Sand

**Uplands/Wetlands:** 174 acres of upland

**Zoning/FLU:** Rural (1 unit per 5 acres)

**Current Use:** Cattle

**Fencing:** Perimeter fencing

There is 338 acres with beautiful rolling pasture including lakefront on Lake Dalhousie. Stunning views of the lake and pasture area. The property adjoins the prestigious Lake Dalhousie Estates subdivision.

**General Points of Interest:** Very close to shopping and dining in Umatilla, Mount Dora, and Eustis.

**Potential Uses:** Personal estate/ranch and farm. Potential residential development for 67 single family lots with 10 of those being waterfront lots.

**Plats or Engineering Information:** Preliminary plat for 67 single family residential lots (expired). See page 7 for plat map

**Land Cover:** Pasture and wooded

Prime pasture land  
previously planned for  
residential development



# LOCATION & DRIVING DIRECTIONS

**Parcel IDs:**

- 21-18-27-002000-000500
- 21-18-27-000300-003000
- 22-18-27-000200-004100
- 21-18-27-000100-002400

**Driving Direction:**

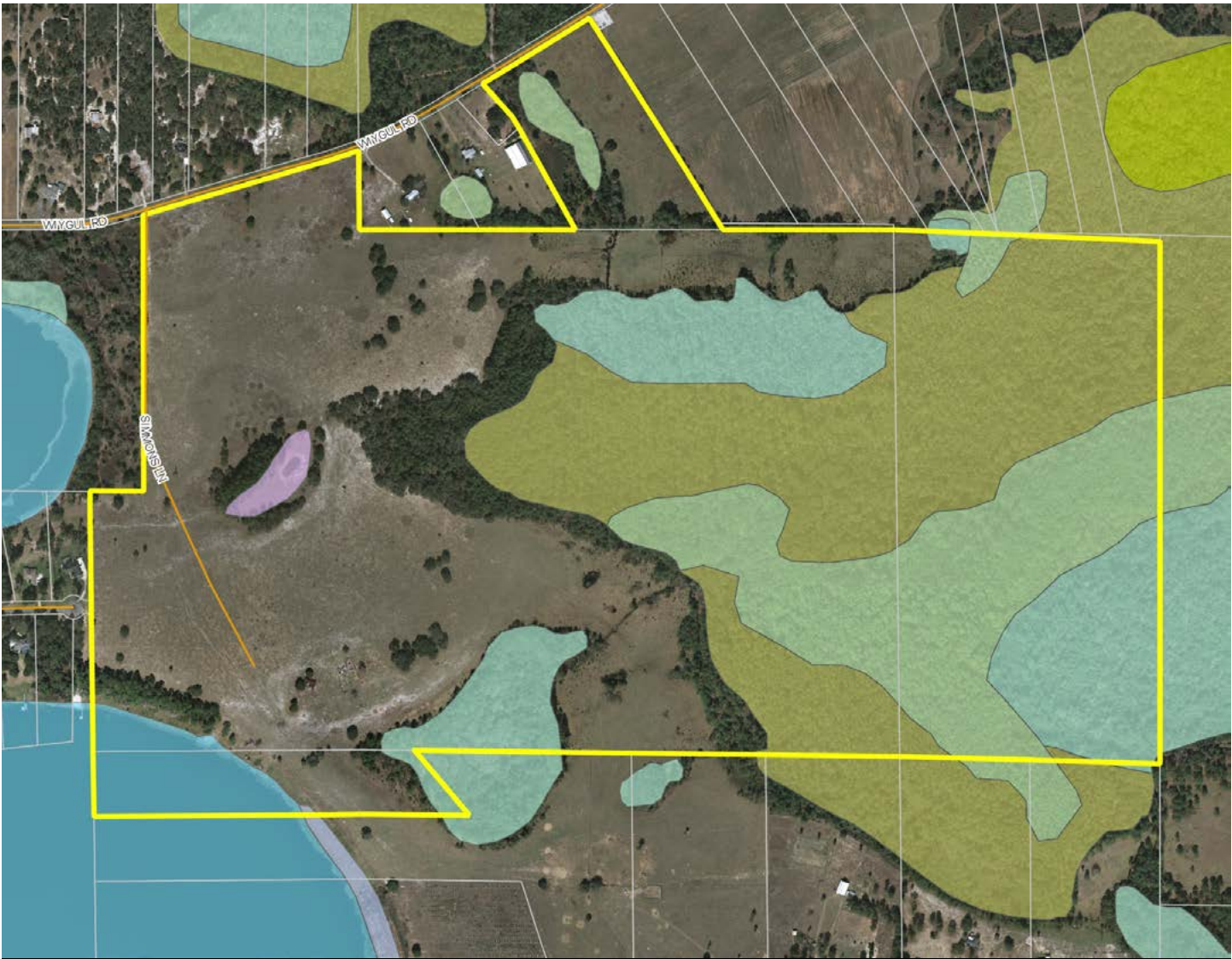
- From SR 19 in Umatilla, turn east on to CR 450A and go 2.7 miles to CR 44A
- Turn left (north) and go 8/10 mile to Wiygul Road
- Turn right (east) and go another 8/10 mile and the property is on the right

**Showing Instructions:** Contact listing agents Clay Taylor, ALC (863.774.3532) or David Hitchcock, ALC, CCIM (863.272.7155)





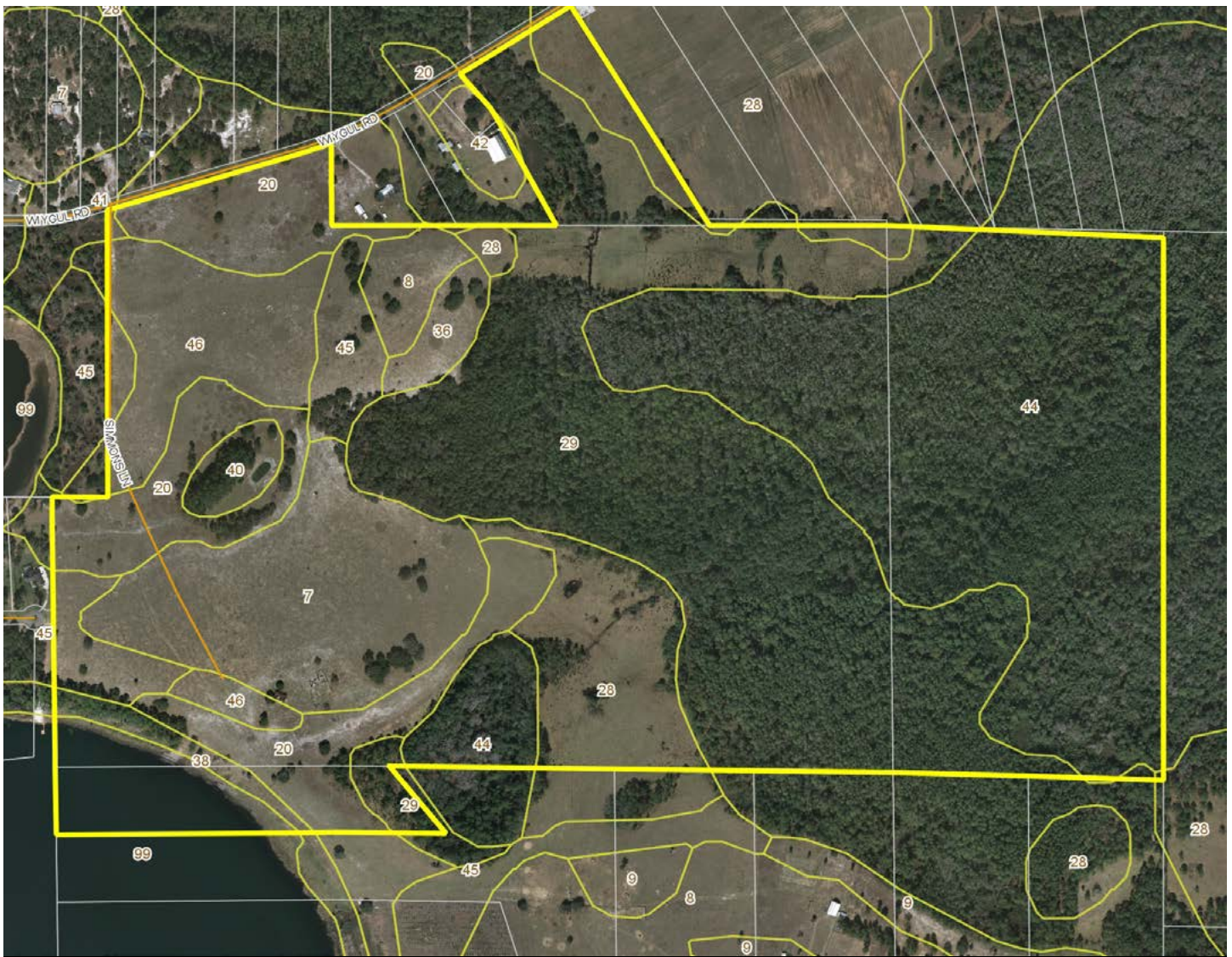
WETLANDS MAP








	CODE	DESC	ACRES
Streets MapWise	6250:	Hydric Pine Flatwoods	76.6
County Boundaries	6110:	Bay Swamps	42.4
Polygons Drawing	6300:	Wetland Forested Mixed	42.0
Lines Drawing	5200:	Lakes	9.0
Labels Drawing	6460:	Mixed Scrub-Shrub Wetland	3.4
Points Drawing	6430:	Wet Prairies	1.9
Parcel Outlines	6410:	Freshwater Marshes	.1
Water		TOTAL WETLANDS	175.4
Wetland Hardwoods		TOTAL UPLANDS	174.1
Bay Swamps		TOTAL ACRES	349.5
Mangrove Swamps			
Shrub Swamps			
Bottomland Hardwood Forest			
Mixed Wetland Hardwoods			
Wetlands Coniferous Forest			
Cypress			
Pond Pine			
Wetlands Forested Mixed			
Freshwater Marshes			
Saltwater Marshes			
Wet Prairies			
Emergent Aquatic Vegetation			
Mixed Scrub-Shrub Wetlands			
Non-Vegetated Wetlands			



# SOIL MAP



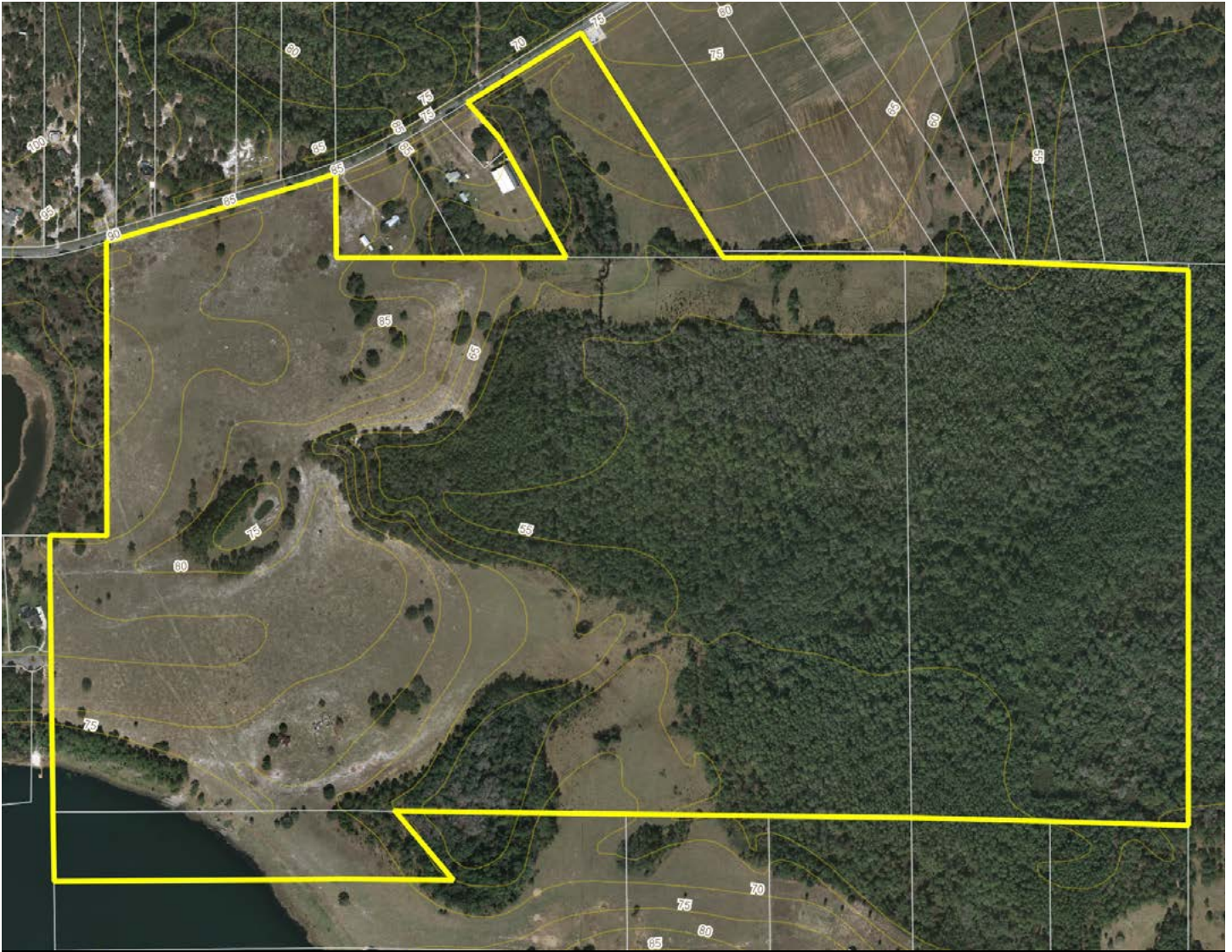
	Streets MapWise
	County Boundaries
	Polygons Drawing
	Lines Drawing
	Labels Drawing
	Points Drawing
	Parcel Outlines
	Soils Boundaries








  

CODE	DESC	ACRES
29	Myakka And Placid Sand, 2 To 8 Percent Slopes	105
44	Swamp	96
20	Immokalee Sand	35
7	Astatula Sand, 0 To 5 Percent Slopes	33
28	Myakka Sand	25
46	Orsino Sand	20
45	Tavares Sand, 0 To 5 Percent Slopes	12
99	Water	10
8	Candler Sand, 0 To 5 Percent Slopes	4
36	Paola Sand, 5 To 12 Percent Slopes	4
40	Placid And Myakka Sands, Depressional	3
38	Placid Sand, Depressional	3
41	Pomello Sand, 0 To 5 Percent Slopes	0
42	Pompano Sand	0
TOTAL = 349.53982890691 acres		



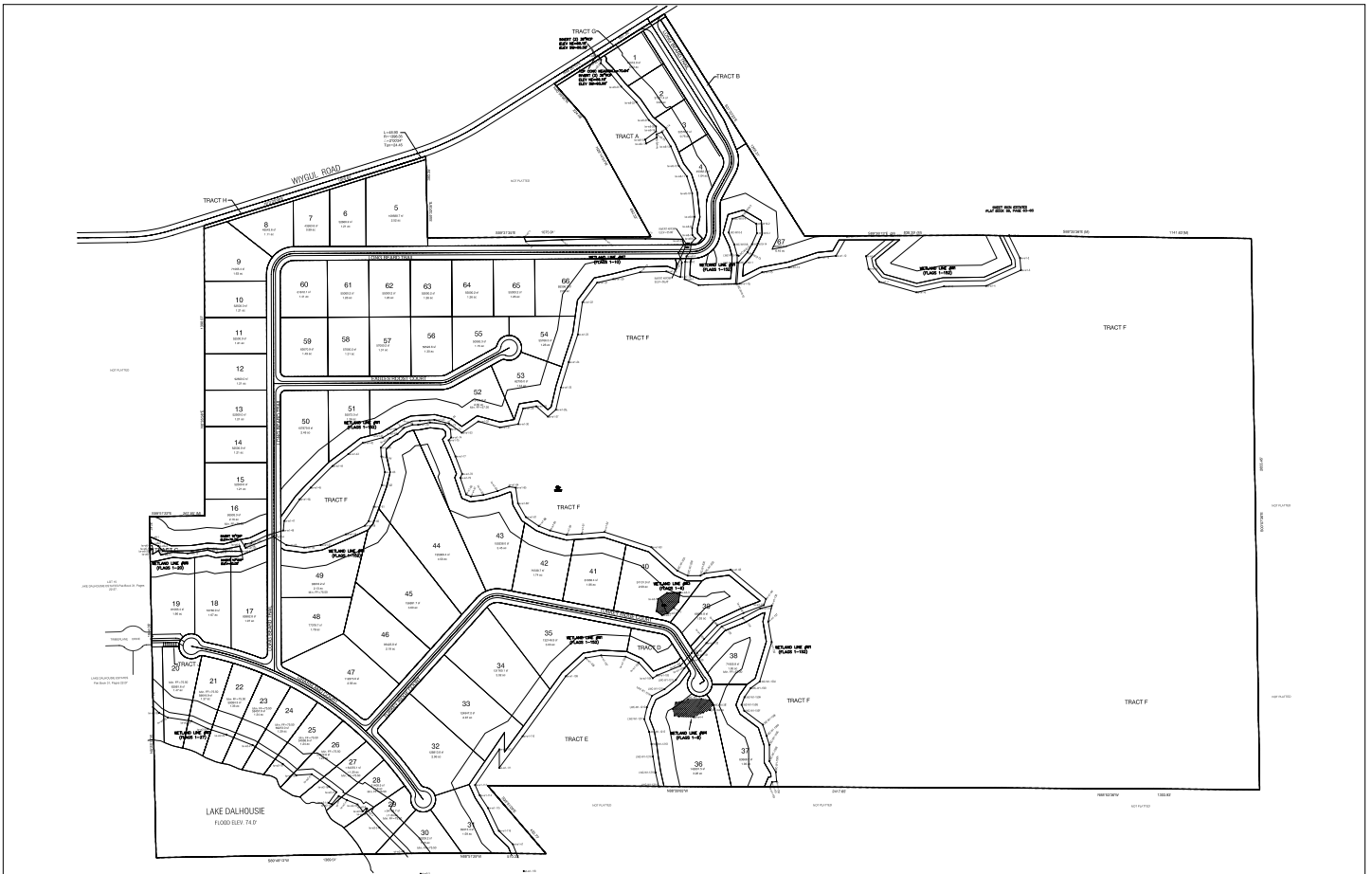
## 5' CONTOURS MAP



-  Toll Roads
-  Interstates
-  US Roads
-  State Roads
-  County Roads
-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Parcel Outlines
-  Five Foot Contours
-  Five Foot Contours2



# PRELIMINARY PLAT LAYOUT





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

**338 ± Acres • Farm or Residential Development Potential**  
Beautiful rolling pasture including lakefront on Lake Dalhousie  
Close to shopping and dining in Umatilla, Mount Dora & Eustis

[SREland.com/Umatilla338](http://SREland.com/Umatilla338)

Clay Taylor, ALC 863.774.3532 | [clay@SREland.com](mailto:clay@SREland.com)  
David Hitchcock, ALC, CCIM 863.272.7155 | [davidh@SREland.com](mailto:davidh@SREland.com)



**LAKELAND OFFICE:**  
114 N. Tennessee Ave. 3rd Floor  
Lakeland, FL 33801  
863.648.1528 - Main Office

**LAKE CITY OFFICE:**  
356 NW Lake City Avenue  
Lake City, FL 32055  
386.438.5896



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