

CLERMONT LAKEFRONT 84 ACRES

CLERMONT, FL | LAKE COUNTY

84 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 84.1 ± acres

Sale Price: \$425,000

Price Per Acre: \$5,053.51

Site Address: CR 561, Clermont, FL 34714

County: Lake

Lake Frontage: 2,200 ± ft of shoreline on Lake Gary
(Lake Gary is 17 ± acres)

Road Frontage: 1,340 ± ft on CR 561 & 655 ± feet on
Lake Nellie Road

Soil Types: Candler, Myakka, Placid, Tavares & Sparr
Fine Sands

Grass Types: Bahia

Land Cover: Pine trees & grass

Uplands/Wetlands: 49 ± acres uplands; 35 ± acres of
wetlands (including the 17-acre lake)

Zoning/FLU: Green Swamp Rural Conservation

Utilities: Electricity

This beautiful, lush acreage includes 35 ± acres of mature planted pine trees and sits on 2,200 ± feet of lake shoreline on Lake Gary. The lakefront acreage is perfect for an upscale homesite that is surrounded with acres of natural land. The timber provides potential income and an agricultural exemption for tax savings, while the remaining acres provide room to roam and play. Outdoor recreation is just a step out your door for fishing, skiing, and boating.

Located just south of Clermont on CR 561, the property already has a paved driveway in place and electricity running from CR 561 east to about Lake Gary. For an added bonus, it has been said that the fireworks from Disney World can be seen from this property at night!

Current Use: Timber production

Potential Uses: Homesite; timber; outdoor recreation, such as fishing, skiing, boating

Income Features: Timber provides potential income & an agricultural exemption for tax savings

LOCATION & DRIVING DIRECTIONS

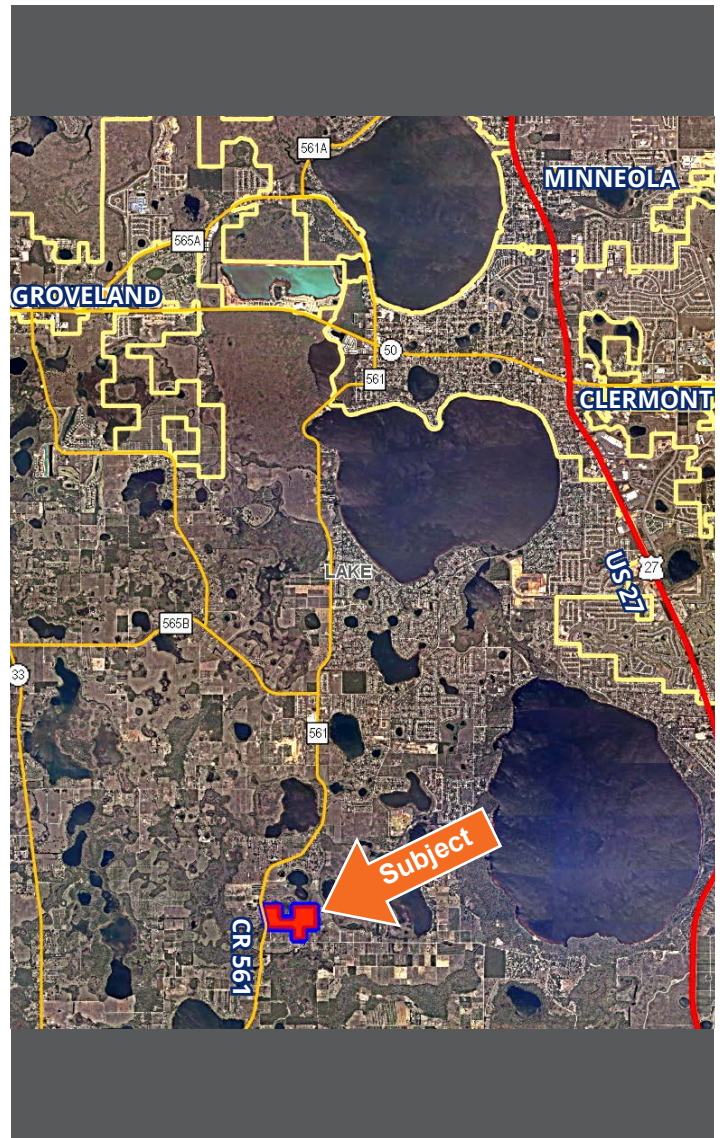
Parcel IDs:

- 23-23-25-000300001000
- 24-23-25-030000800000
- 22-23-25-000400002000

Driving Directions:

- From Clermont city limits, go south on CR 561 about 6 miles to Reds Lane.
- The property will be on the left.
- Reds Lane goes onto the property.

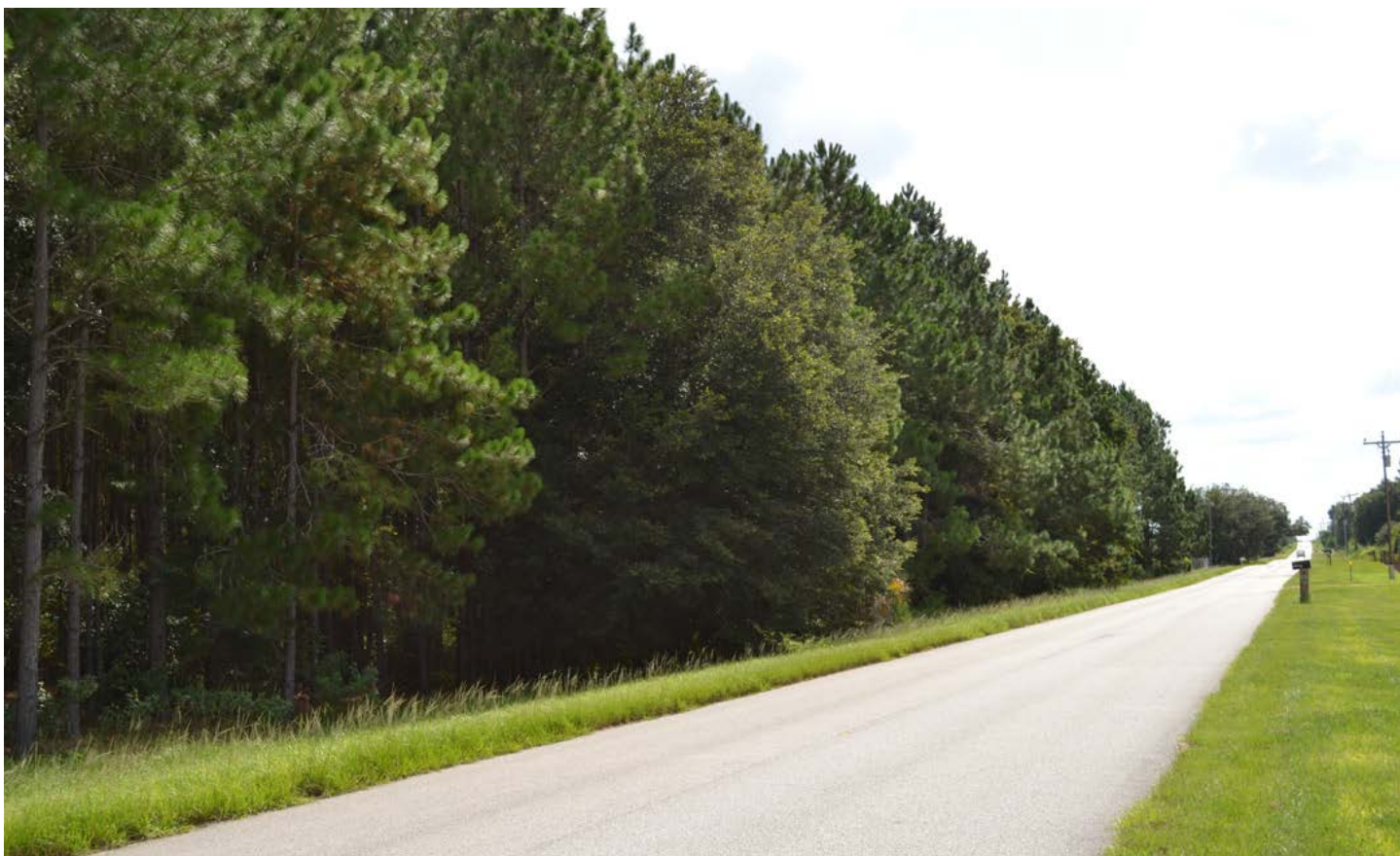
Showing Instructions: Contact the listing agents, Clay Taylor (863.774.3532) or David Hitchcock (863.272.7155), to learn more or schedule a showing time.







CR 561



NEIGHBORING HOMES





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

84 ± Acres • Beautiful Lakefront Homesite with Acreage
Includes 35 ± Acres of Mature Timber • Timber & Land Investment
2,200 ± ft Shoreline on Lake Gary

Visit SVNsaunders.com & Search For: Clermont Lakefront

Clay Taylor, ALC 863.774.3532 | clay.taylor@svn.com
David Hitchcock, ALC, CCIM 863.272.7155 | david.hitchcock@svn.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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