

FOR SALE > LAND

\$11,000,000

260 MOL ACRES OF RESIDENTIAL DEVELOPMENT IN LAKE COUNTY, FL

9249 COUNTY ROAD 48, YALAHA, FL 34797

Lake Harris

Drake Point Yalaha, FL

*260 MOL
Acres*



**CROSBY &
ASSOCIATES, INC.**

AGRICULTURAL & COMMERCIAL REAL ESTATE

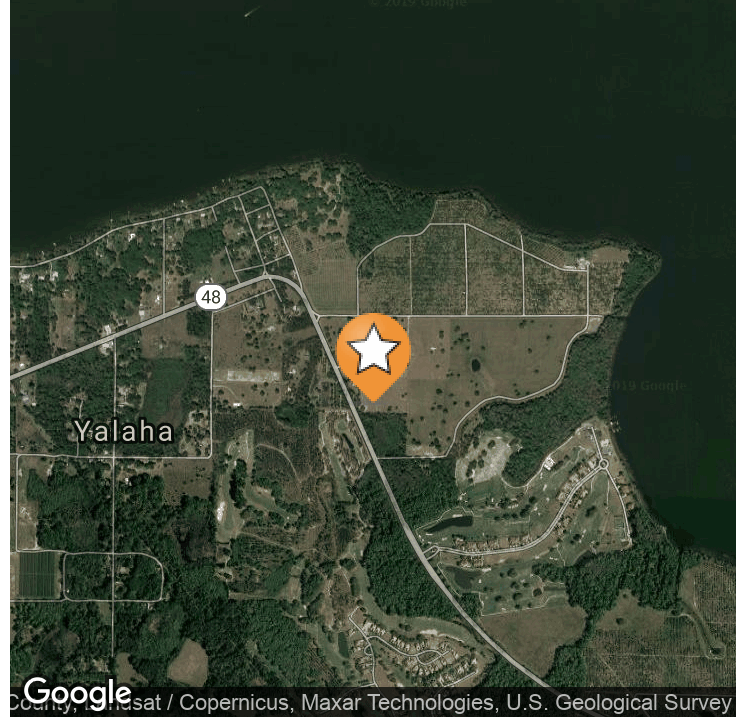


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OFFERING SUMMARY

Listing	\$11,000,000
Price	
Acres	260.87 Acres
Price/Acre	\$42,167
County	Lake
Zoning	Vacant Residential
Utilities	Well and septic for single family home and barn complex
Soils	High percentage upland sands primarily Candler sand,
Taxes	\$11,032
Coordinates	28.7394101, -81.797944
Frontage	6,600 ft

PROPERTY OVERVIEW

Historic Drake Point consists of 260.87 acres of high rolling acres not available since 1921. The land includes 6,100 feet of spectacular vistas on the 15,000 acre Lake Harris, an equestrian training center, 85 acres pasture land, 105 acre citrus grove, a beautifully maintained 2,700 sf old Florida cracker home with adjacent office and equipment barns, Two other homes, fencing, electronic entry gate and many other amenities adorn the property. The site is near Publix and other retail shopping as well as 15 minutes to the Florida Turnpike. Provides access to the Harris chain of lakes, a 9 lake chain totaling in excess of 50,000 acres.

PROPERTY HIGHLIGHTS

- High rolling topography
- 6,100 feet spectacular vistas to Lake Harris
- Citrus and equestrian income possible if land not developed
- Fenced with Electronic entry gate
- Convenient to Retail Shopping
- Development possible in County or Howey in the Hills

ID#: 516521



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Yalaha Florida and Drake Point

Yalaha, Florida on the shores of Lake Harris is one of the oldest inhabited spots in Lake County, FL. It was a favorite of Native American Indian tribes for thousands of years until the area began to be settled in the mid-1800s.

Yalaha was the shipping point to the Apopka area, Clermont, Lakeland and other towns until the Jacksonville-Tampa railroad was constructed in 1884.

Yalaha was a principal port. Goods were shipped by boat across Lake Harris to Leesburg, then via steamer up the Oklawaha or taken to Silver Springs by wagon and loaded onto St. Johns River steamers.

The first industry for Yalaha was that of growing asparagus ferns for the floral trade.

John James and his family came to Florida from England in 1886 and decided that Yalaha was ideal for growing ferns as well as other plants.

Yalaha was attracting people who would figure in the development of Florida.

Maj. Gaston Drake, came down from Tennessee for a visit and stayed. Drake Point on Lake Harris is named for him.

Drake persuaded his brother-in-law, Capt. A.J. Phares, and his wife to move to Yalaha.

The Phareses had wide connections in the world of theater and, consequently, attracted many visitors to their Yalaha home.

When it came time to decide what to call the embryo town, it is said that McEaddy, Phares and Drake held an informal meeting in Capt. W.J. McEaddy's back yard to discuss the matter. McEaddy said that he had once offered a ripe orange to a friendly Indian and the Indian said, "Yalaha," meaning, "yellow orange." And as they say, the rest is history.

Clarence Gerald Bouis bought the property from Major Drake in 1921. The property was acquired through Florida Fruit Company, Inc. which had its inception in 1895. For generations, the Bouis Families have enjoyed a spectacular view from Drake Point. To the left, a grand view of Lake Harris, to the right, Little Lake Harris, and behind them acres of citrus groves and pasture. The current owner, Mrs. Cathye J. Bouis resides in what was first constructed in 1925 as a small "cracker house" just inland from Drake Point. Today the residence maintains its historical charm with the addition of modern amenities.

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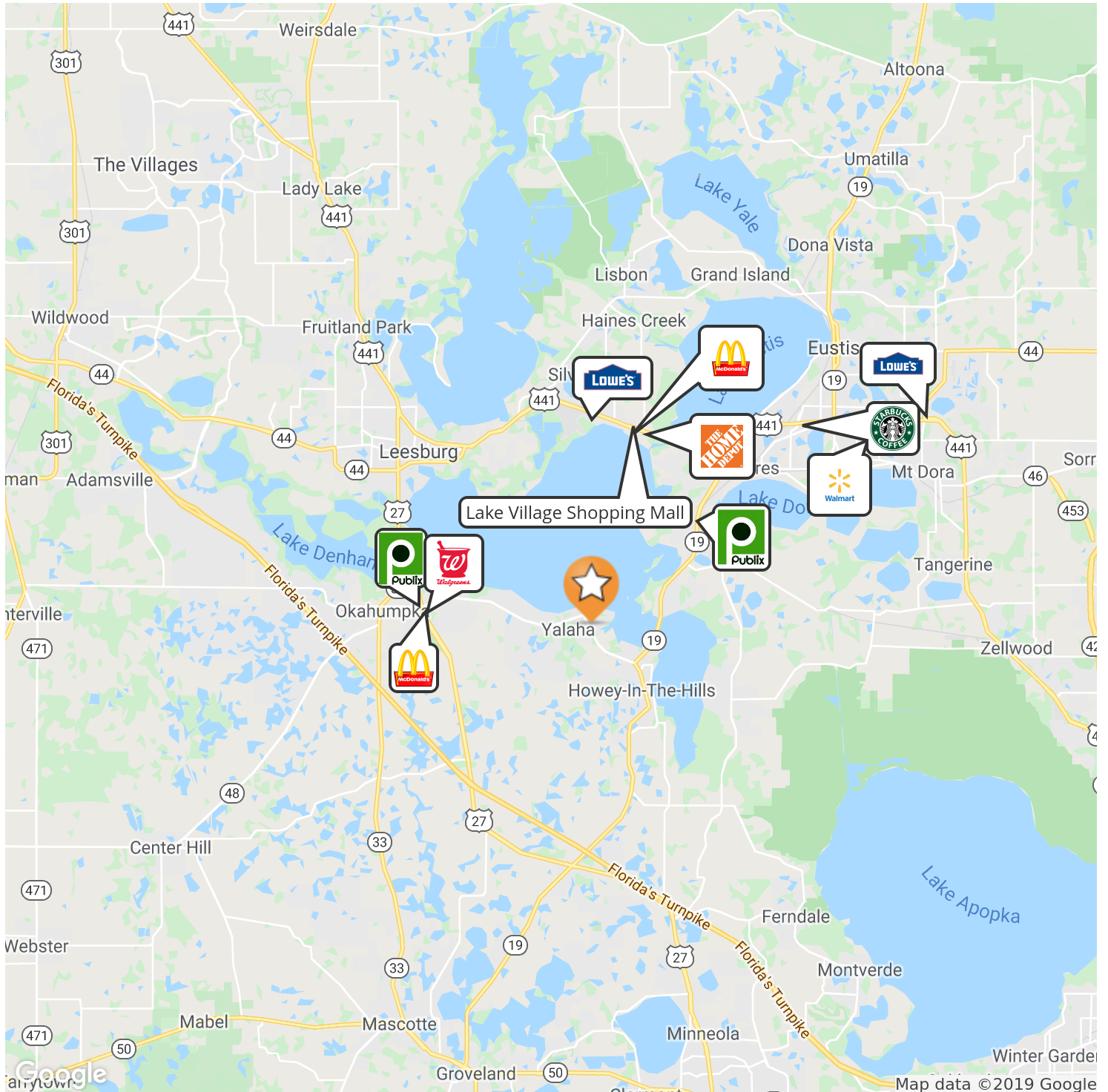
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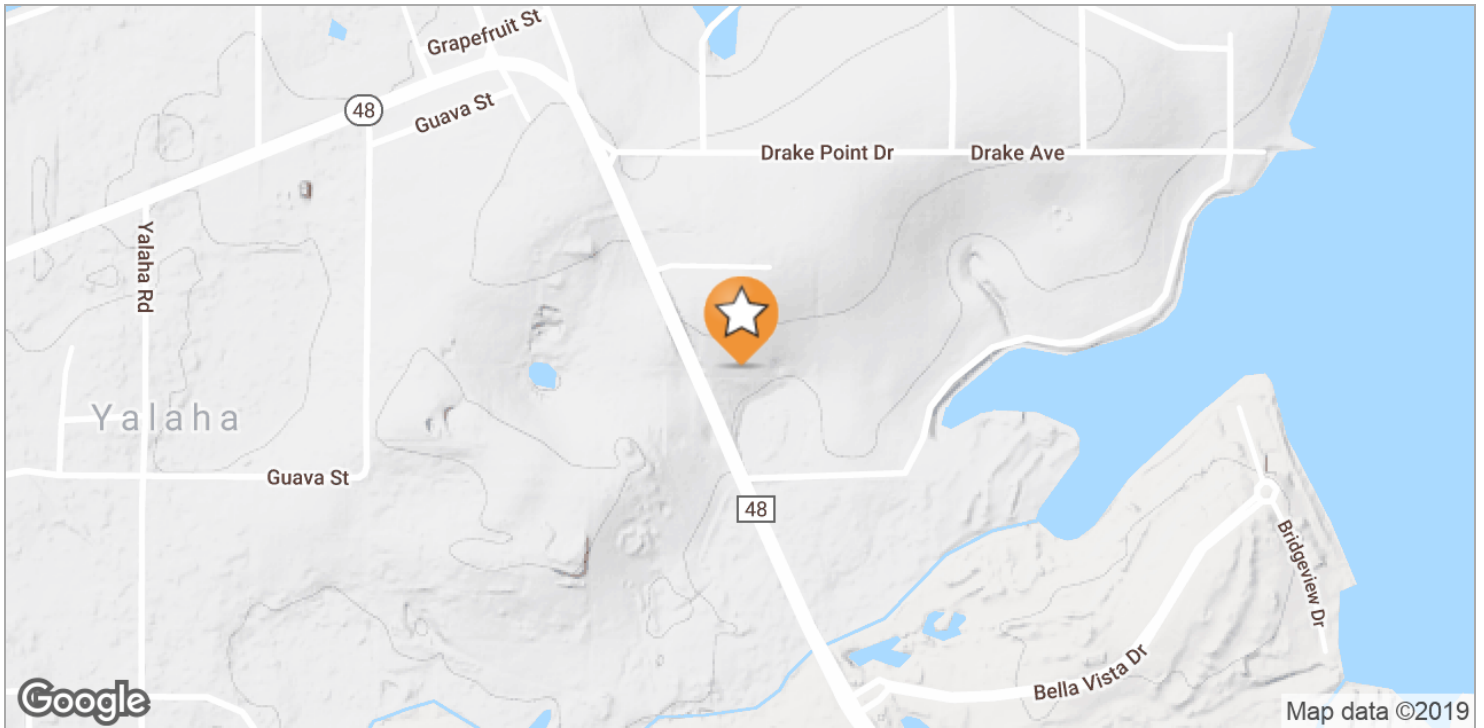


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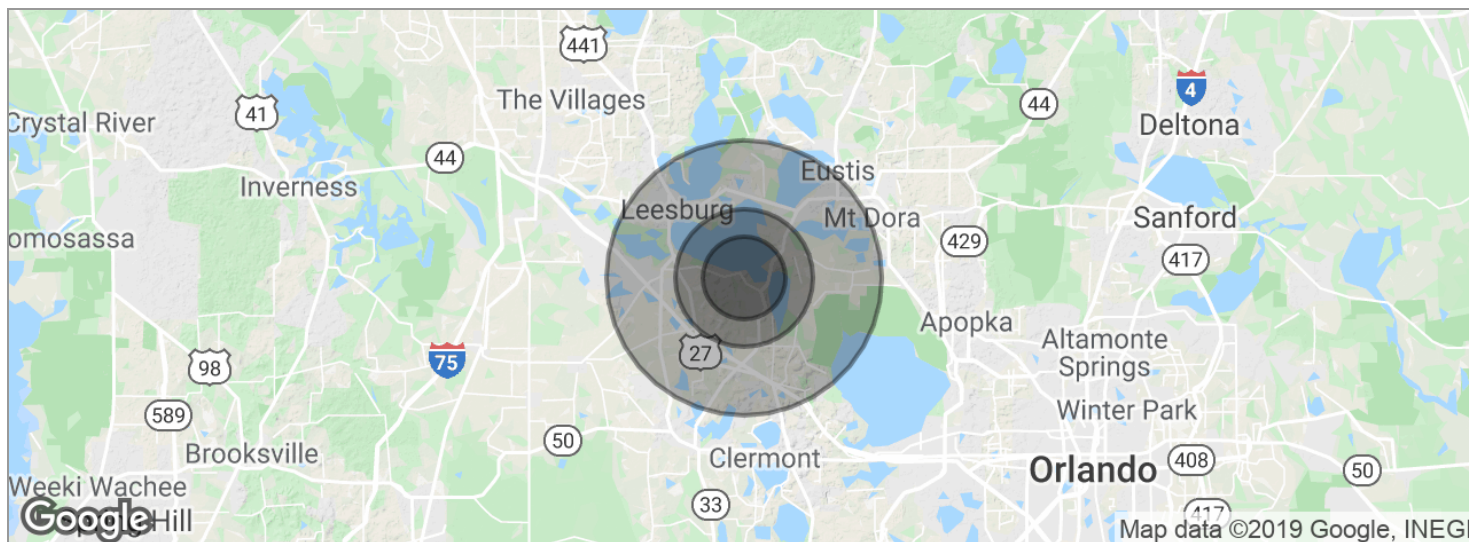


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POPULATION	3 MILES	5 MILES	10 MILES
Total population	5,012	22,515	116,146
Median age	63.3	63.1	55.9
Median age (male)	62.4	61.2	52.5
Median age (Female)	63.7	63.8	55.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	2,345	10,480	51,179
# of persons per HH	2.14	2.15	2.21
Average HH income	\$79,993	\$68,824	\$62,649
Average house value	\$0	\$0	\$0
ETHNICITY (%)	3 MILES	5 MILES	10 MILES
Hispanic	8.8%	9.7%	10.9%
RACE (%)	3 MILES	5 MILES	10 MILES
White	89.8%	86.9%	79.9%
Black	4.8%	6.1%	12.4%
Asian	1.7%	1.9%	1.7%
Hawaiian	0.0%	0.0%	0.1%
American Indian	0.4%	0.3%	0.3%
Other	1.3%	2.8%	3.3%

* Demographic data derived from 2010 US Census

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