



**FOR SALE
LAND
\$1,700,000**

**200 ACRE LONESOME ISLAND GROVE - HIGHLANDS
COUNTY**

750 LONESOME ISLAND RD, LAKE PLACID, FL 33852

POSSIBLE SELLER FINANCING

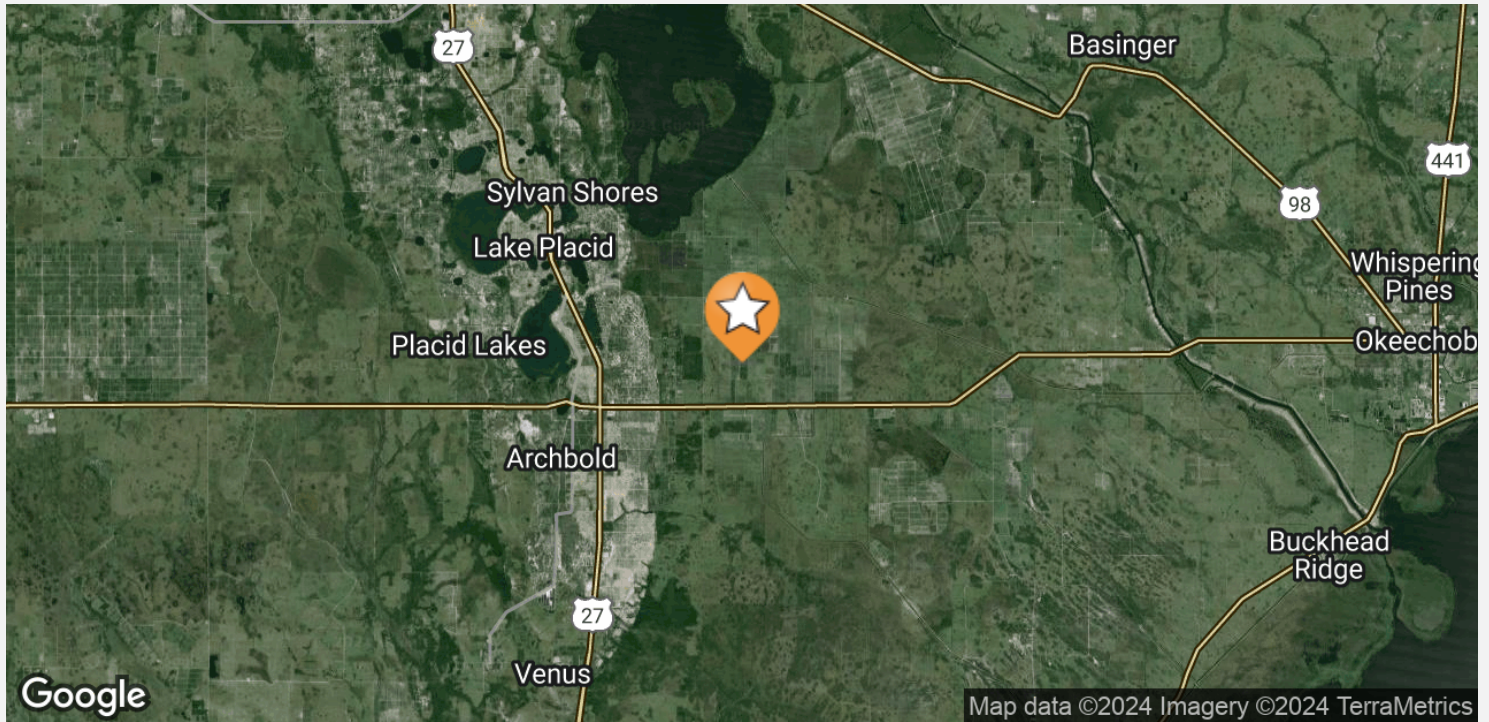


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OFFERING SUMMARY

Listing Price	\$1,700,000
Acres	200 Acres
\$/Acre	\$8,500
County	Highlands
Zoning	AG
Irrigation	low volume micro sprinkler and flood sourced from surface water provided from the C-41 canal draining water from Lake Istapoga to Lake Okeechobee
Utilities	Well and diesel power for irrigation and drainage
Parcel IDs	C293731A0000100000, B0000000-0040500008
Coordinates	27.2317143, -81.243011
Frontage	1,450 ft
RE Taxes	\$3,509.00

PROPERTY OVERVIEW

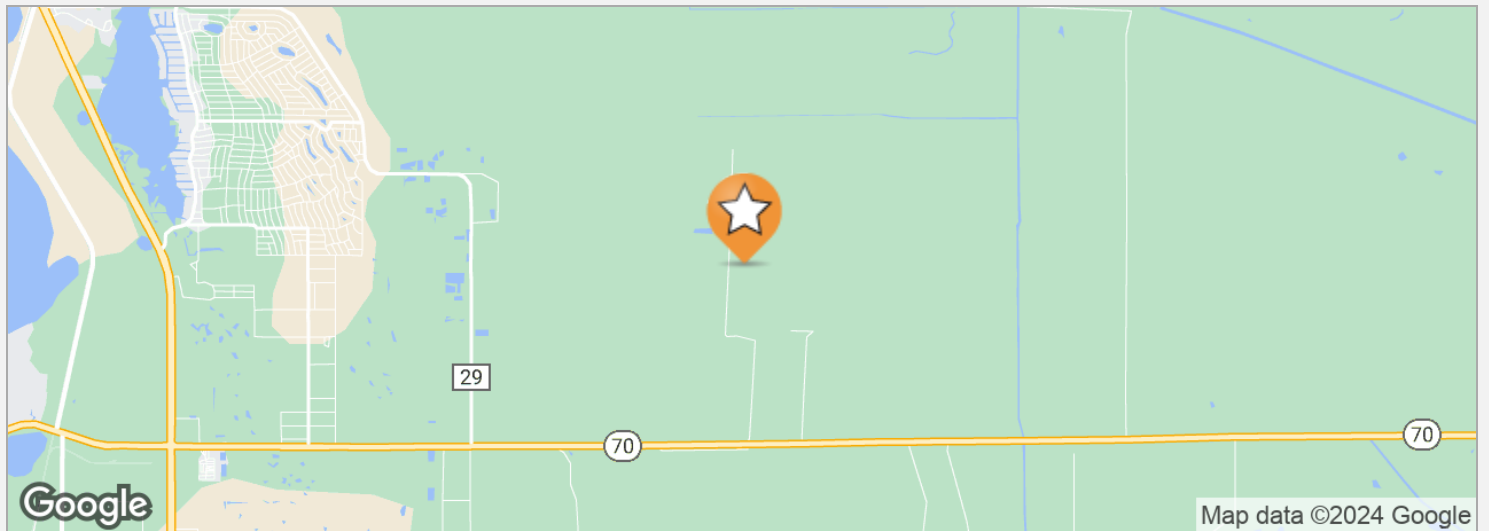
Rare farming opportunity for purchase of 200 acres of highly productive Bassinger fine sand along with minor amounts of Kaliga, Tequesta and Hicoria muck. This farm is currently a grove. Its history is very high production of hamlin and valencia oranges. It is an excellent prospect also for a vegetable, sod or ornamental operation. 3 Diesel powered pumping stations in place for surface water irrigation and drainage.

PROPERTY HIGHLIGHTS

- Located in Opportunity Zone for tax purposes
- Surface water irrigation from the C-41 canal/ Istokpoga Canal/ Kissimmee River
- There is a surface well, an artisan well, and a deep water well
- High quality soils available for row crop, citrus, ornamental nursery and sod farming
- County maintained road access from FL SR 70
- Excellent drainage system via C-41 Canal/ Istokpoga Canal
- Young grove managed partially using mesh bags and the oxytetracycline injection program







DRIVE TIMES

Lake Placid 15 minutes
Tampa 2 hours 15 minutes
Orlando 2 hours
Miami 2 hours 40 minutes
Palm Beach 1 hour 40 minutes
Fort Myers 1 hour 50 minutes

DRIVING DIRECTIONS

From US 27 at SR 70 Lake Placid, proceed east 5.3 miles to Lonesome Island Rd, turn north (left) a mile to grove.
From US 441 & SR 70 Okeechobee, proceed west on SR 70 26 miles to Lonesome Island Rd, turn north (north) to grove.