

TURKEY LAKE GROVE & ACREAGE

72± acres

Lake County, FL



TURKEY LAKE GROVE & ACREAGE

Citrus, agricultural, estate, equestrian and land enthusiasts take notice! This property is a combined 72± acres of lake front, citrus and cleared agricultural land.

Currently, this property has approximately 27 acres of actively producing citrus grove. In addition, approximately 21 acres have been cleared.

This land can easily be reset into citrus or other alternative agricultural operations, including blueberries, pasture, tree farm, etc. Irrigation is available to both the citrus and cleared land.

If you are looking for the perfect place to build an estate, look no further. This land has a gentle roll and fits into the surrounding agrarian community. An added bonus to this property is the potential and immediate income stream available from the 27 acres of producing grove. Please call for production numbers and variety information for the grove.



— Commercial Real Estate Investments | Management | Brokerage | Development | Land —

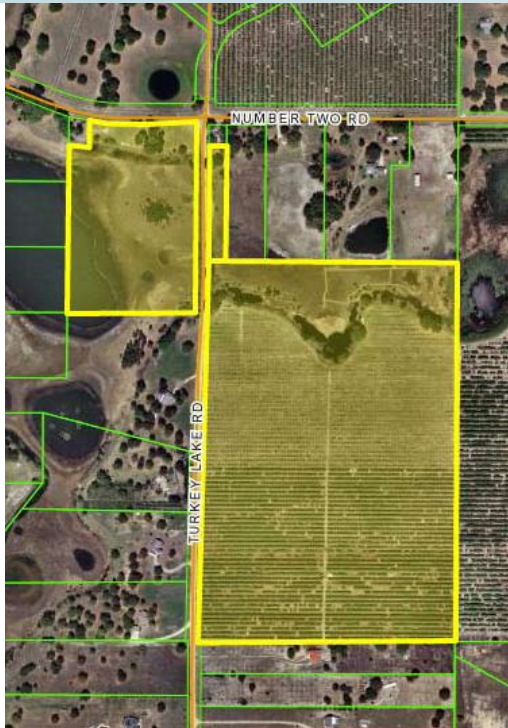
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



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LOCATION

Located between Highway 27 and Highway 19, north of The Florida Turnpike in Lake County, Florida. Just minutes south of The City of Yalaha at the corner of Number Two Road and Turkey Lake Road.

SIZE

72± acres

PRICE

\$750,000 or \$10,416/acre - BRING OFFERS!

FRONTAGE

ROAD: 2,640± feet on Turkey Lake Road; 552± feet on Number Two Road. LAKE: 835± feet.

UTILITIES

POWER: available on Turkey Lake Road. WATER: 2-12" deep wells; diesel pump; Microjet emitters.

DESCRIPTION

Combined acreage of lake front, citrus and cleared agricultural land. 72± acres includes 27 acres citrus grove and 21 acres cleared land. Potential and immediate income stream from producing grove (SEE ATTACHED). 25 minutes to The Villages and Eustis, 10 minutes to Tavares and Leesburg, minutes to Howey in the Hills and Florida Turnpike.

PARCEL IDs

292025000400001900

292025000400003300

292025000400002500

Offering subject to errors, omission, prior sale or withdrawal without notice.

LAND FOR SALE

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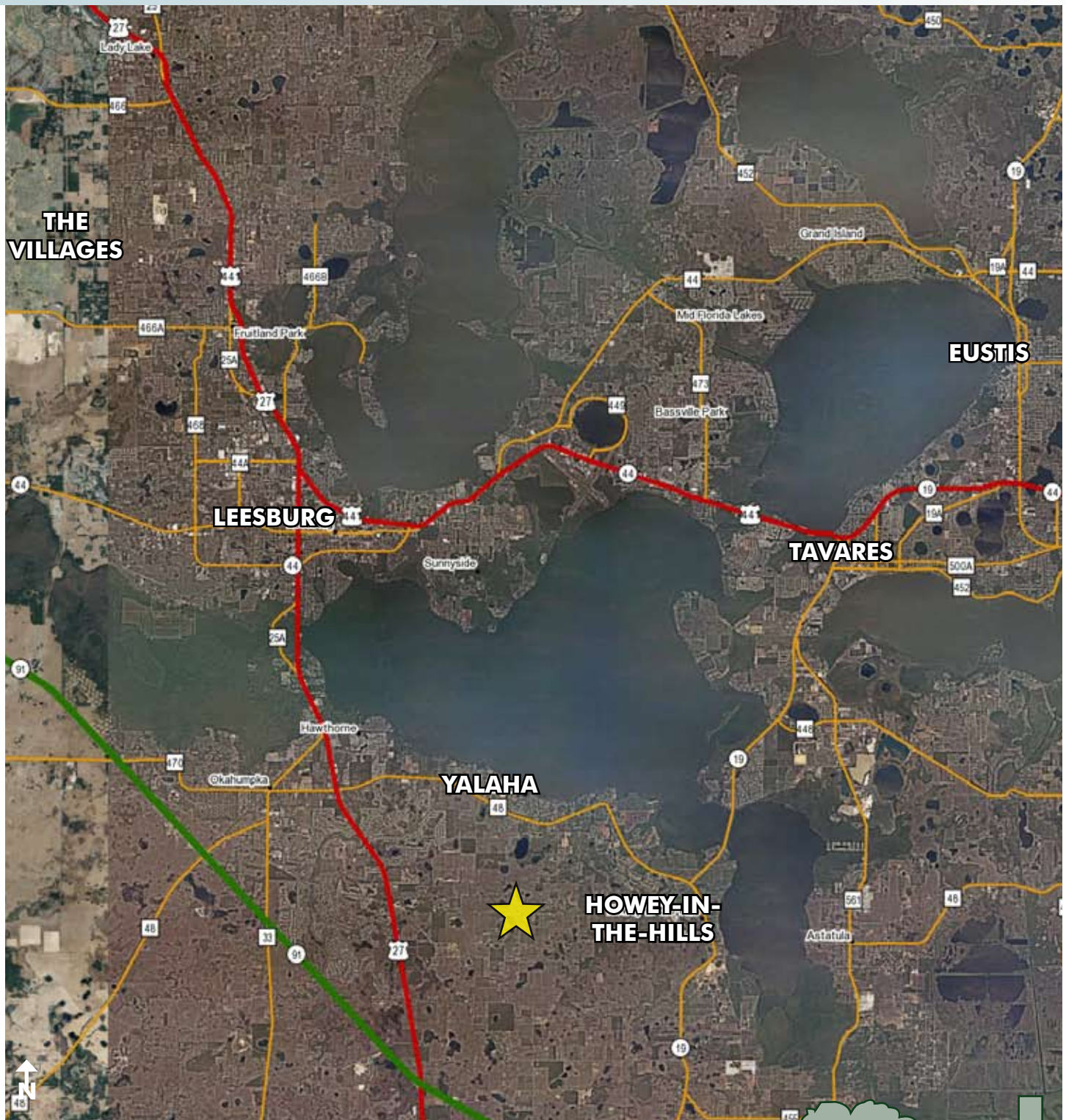
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LOCATION MAP

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INCOME & EXPENSES

CALENDAR YEAR

| | 2010 | 2011 | 2012 |
|----------------------|------------------|------------------|------------------|
| Revenue | 35,976.18 | 75,499.00 | 54,274.50 |
| Expenses | 21,886.69 | 28,314.58 | 16,507.60 |
| Profit (Loss) | 14,089.49 | 47,184.42 | 37,776.90 |

Fruit crop to be picked starting November 2013.

Year-to-date expenses for 2013 are \$8,598.00.

TREE COUNT/ACREAGE

| | Acres | Tree Count |
|---|--------------|--------------|
| Sunburst & Robinson Tangerines | 12.84 | 1,525 |
| Red Navels | 14.27 | 1,872 |
| Vacant Ag Land | 21.49 | 0 |
| TOTALS | 48.60 | 3,397 |

Information on rootstock and tree age not available.

PRODUCTION

OF BOXES

| | 2010/2011 | 2011/2012 | 2012/2013 |
|----------------------------|-----------|-----------|-----------|
| Red Navels | 2,446 | 3,836 | 4,023 |
| Sunburst Tangerines | 1,890 | 2,109 | 1,179 |

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