

# Land Near Turkey Lake Sold By Roper Family

Turkey Lake Properties, a 441-acre land tract east of Windermere and north of Bay Hill, was sold last week. The property consists of two parcels. Part of the land is in orange grove, and some of it is unimproved acreage.

The property is bordered on the north by Steer Lake Road and also has frontage on Hiwassee Road, Apopka-Vineland Road and the Florida Turnpike.

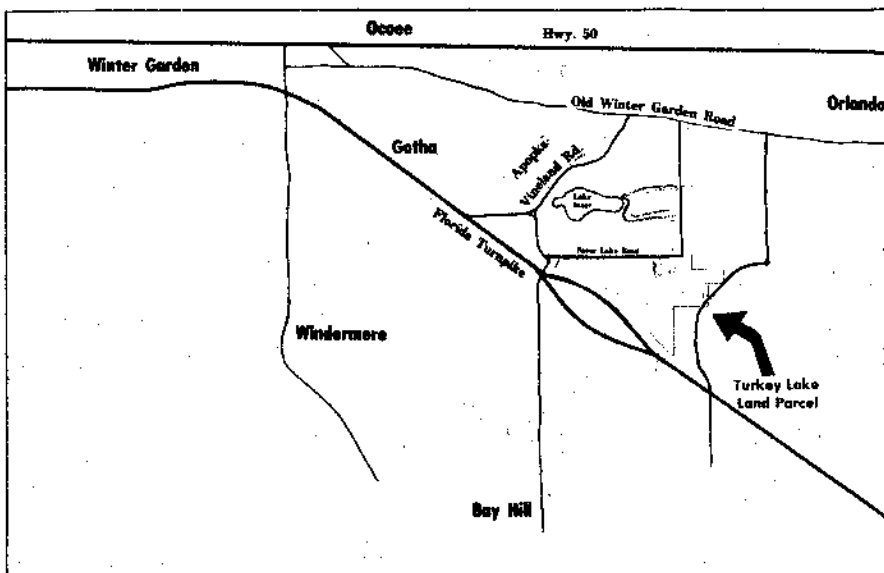
The buyer is Edward J. Poitras, the same Massachusetts investor who bought the 7000-acre Taft Ranch in southeast Orange County two years ago. The seller is D.E. "Dal" Duppenhaller, as Trustee representing the heirs of Mr. L.F. "Mr. Frank" Roper and other owners.

Dal, who is married to the former Betty Roper, a niece of the late Mr. Frank Roper, was a longtime business associate of Mr. Frank.

In recent years, the property near Turkey Lake has been the local source for fill dirt and sand. Close to 3,000,000 yards of dirt have been taken from the property to be used at Walt Disney World, in the Florida Center area, for the East-West Expressway and for industrial and apartment projects all over southwest Orange County.

It became such an important source of fill during the construction surge of the early 1970's that the Florida Turnpike Authority allowed a special entrance and exit to the property to facilitate hauling. During the busiest period, more than 15,000 yards of fill were being hauled out daily.

The buyers are expected to continue the excavation of fill dirt and sand, supplying the needs of the Orlando and West Orange areas. Maury L. Carter and Dr. Robert E. O'Brien, brokers of Maury L. Carter & Associates, Inc., handled the transaction. The sale price was reportedly \$2.6 million.



## Avalon Clay Company Formed To Meet A Need

The late L.F. "Mr. Frank" Roper was instrumental in combining eight different land parcels to form the 441-acre land tract about ten years ago. It's an interesting story, how this evolved.

Back in 1969, a man named Tim Lake came into Frank Roper's office wanting to find some clay. Mr. Frank and Dal Duppenhaller took him on a search all through the Avalon area, using a posthole digger, metal probe and even a bulldozer to look for good clay.

They eventually found and bought a piece of land near the old turkey farm that contained beautiful clay.

The three men formed Avalon Clay Company; and they took more than 100,000 yards out of the pit over the next few years. Much of it went to Disney World to be used as stabilizer for roads, parking lots, etc.

Beautiful white sand was found under the clay, but it was encased in clay and was therefore not usable in its natural form. Excellent sand was eventually located on the Disney property.

Anticipating the need for a great deal of sand and dirt for the construction of the East-West Expressway, Frank Roper, Tim Lake, and Dal Duppenhaller launched another search. They located an entire hill containing sand near Turkey Lake; and a land parcel was assembled from eight separate pieces. That's the property which was sold last week.

Another venture, Avalon Equipment Company, was formed to provide graders, drag lines, back hoes and front end loaders to dig the dirt. The big loaders carried 10 yards to a scoop and could load a truck with just two scoops.

One of the most remarkable things about the Turkey Lake property is that the dirt fill operation was planned in such a fashion that it did not spoil the land. Millions of yards of fill could be removed, leaving the property as attractive and usable as it was in the beginning.

Avalon Clay Company and Turkey Lake Properties are good examples of Frank Roper's imagination, organization skill and ability to get things done.