

TWIN LAKES GROVE

210± Acres

Lake County, FL



LAND FOR SALE

Citrus growers, agriculturalists, investors

& recreational users...

This is the Property for You!

Twin Lakes Grove is located on the "Lake Wales Ridge" in western Lake County, Florida. If you are looking for a property that can generate income from citrus growing, this is it. If citrus isn't your thing, but are looking for a property that can be farmed, Twin Lakes can offer alternative agricultural uses as well. In addition to agricultural uses, Twin Lakes is ideal for hunting, fishing and other recreational opportunities. Deer, turkey and hogs call this property home. Some buyers are looking for a large property to buy and build an estate, being nestled between two lakes, Twin Lakes Grove would be the ideal place to do just that and live, recreate and farm.

LAKE FRONTAGE

Lake Frontage on two lakes: This property is located directly between two gorgeous western Lake County Lakes (Brantly Lake is approximately 40+/- acres in size and borders the northern portion of the property. This land has roughly 2,225 feet of frontage on Lake Brantly. Cypress Lake, an approximately 90 acre lake borders the southern portion of the property with 540+/- feet of frontage. In addition to the recreation on land, take advantage of the recreational opportunities on both of these lakes; fishing, water skiing, boating, etc.

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

Maury L. Carter & Associates, Inc.

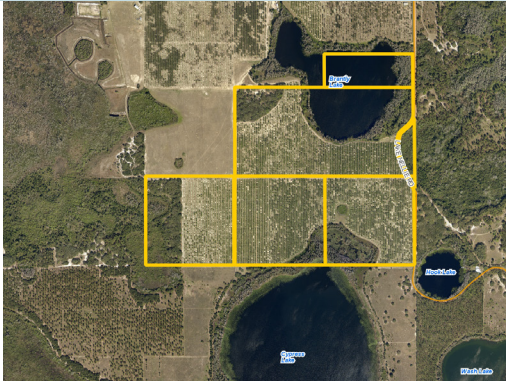
407-422-3144 | www.maurycarter.com



TWIN LAKES GROVE

210± Acres

Lake County, FL



PARCEL IDs

362325000400001000; 362325000400001200;
362325000100001300; 362325000400001100;
012224830005100000

CITRUS PRODUCTION

Earlies and White Grapefruit, please see production information and block map included herein.

SIZE

210± acres

PRICE

\$1,350,000 oe \$6,428/acre

ZONING

Agricultural

ROAD FRONTAGE &

3,170+/- feet on Lake Nelle Road (dirt road).

UTILITIES

No Utilities - Septic and Well Required for any residence. 1-12" agricultural well on site for irrigation, run by diesel power unit. The irrigation is zoned and irrigated in zones. The trees are on microjet. Power lines on Lake Nelle Road.

LAND FOR SALE

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

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

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



TWIN LAKES GROVE

210± Acres

Lake County, FL



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

Maury L. Carter & Associates, Inc.

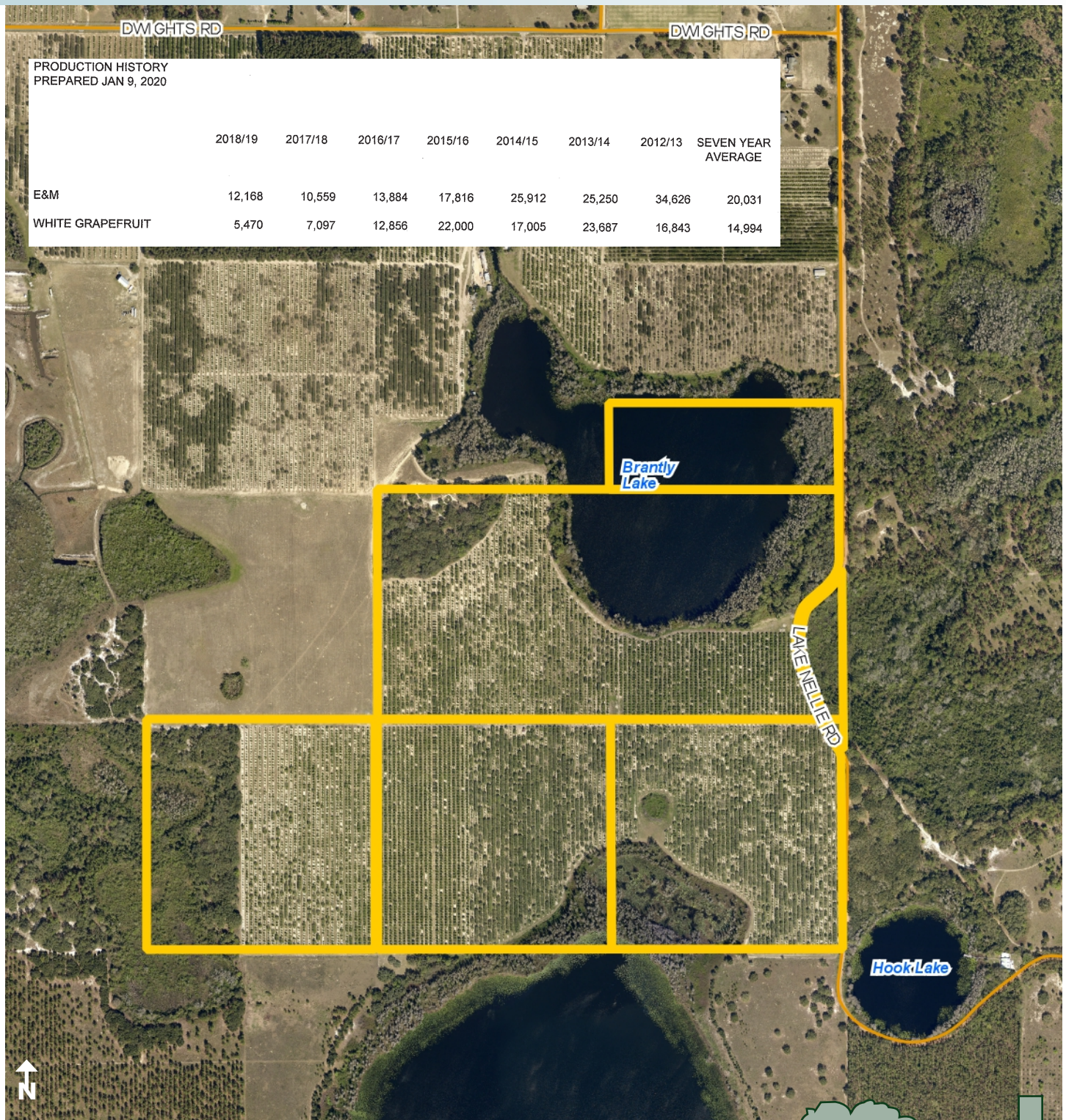
407-422-3144 | www.maurycarter.com



TWIN LAKES GROVE

210± Acres

Lake County, FL



PROPERTY MAP

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

Maury L. Carter & Associates, Inc.

407-422-3144 | www.maurycarter.com

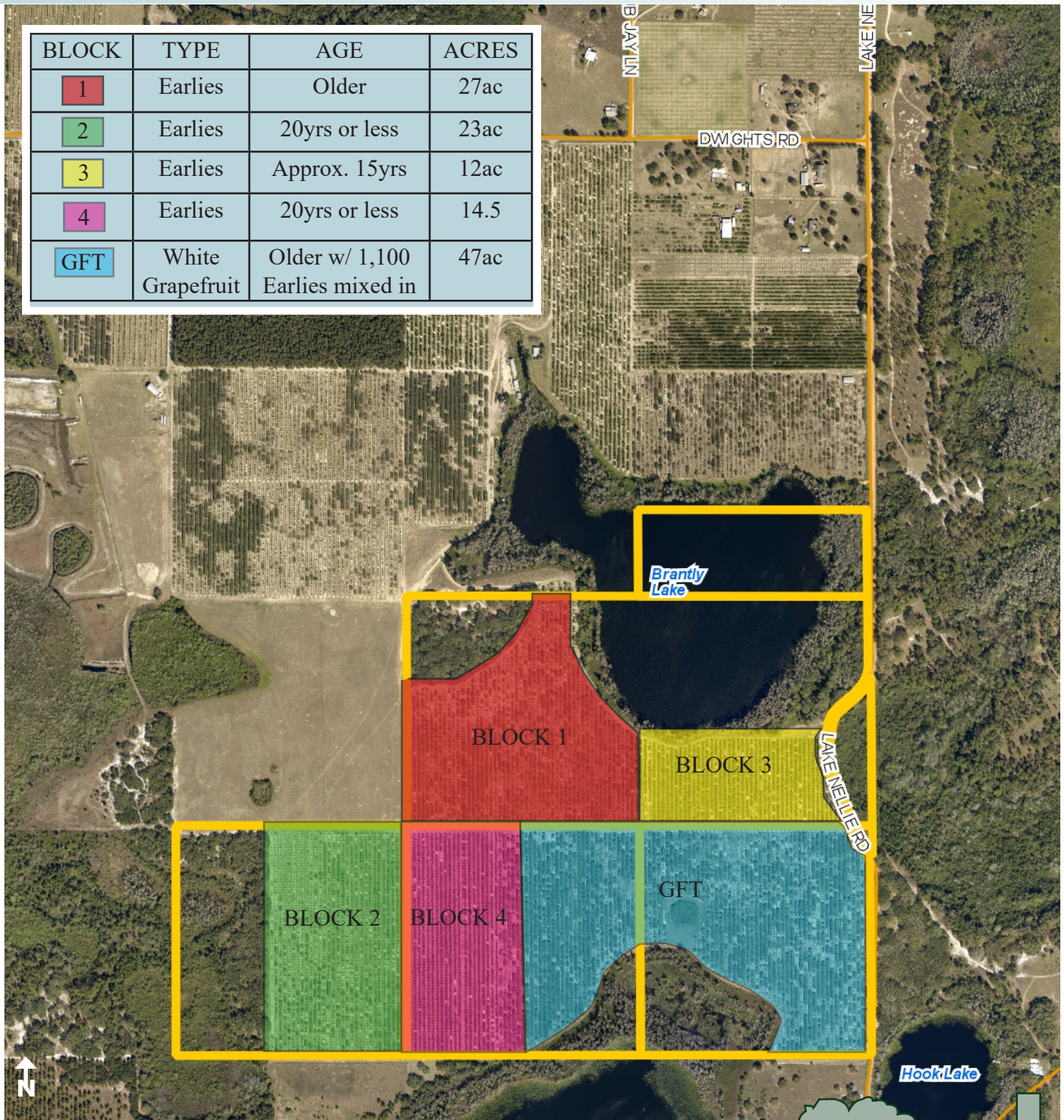


TWIN LAKES GROVE

210± Acres

Lake County, FL

BLOCK	TYPE	AGE	ACRES
1	Earlies	Older	27ac
2	Earlies	20yrs or less	23ac
3	Earlies	Approx. 15yrs	12ac
4	Earlies	20yrs or less	14.5
GFT	White Grapefruit	Older w/ 1,100 Earlies mixed in	47ac



BLOCK MAP

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

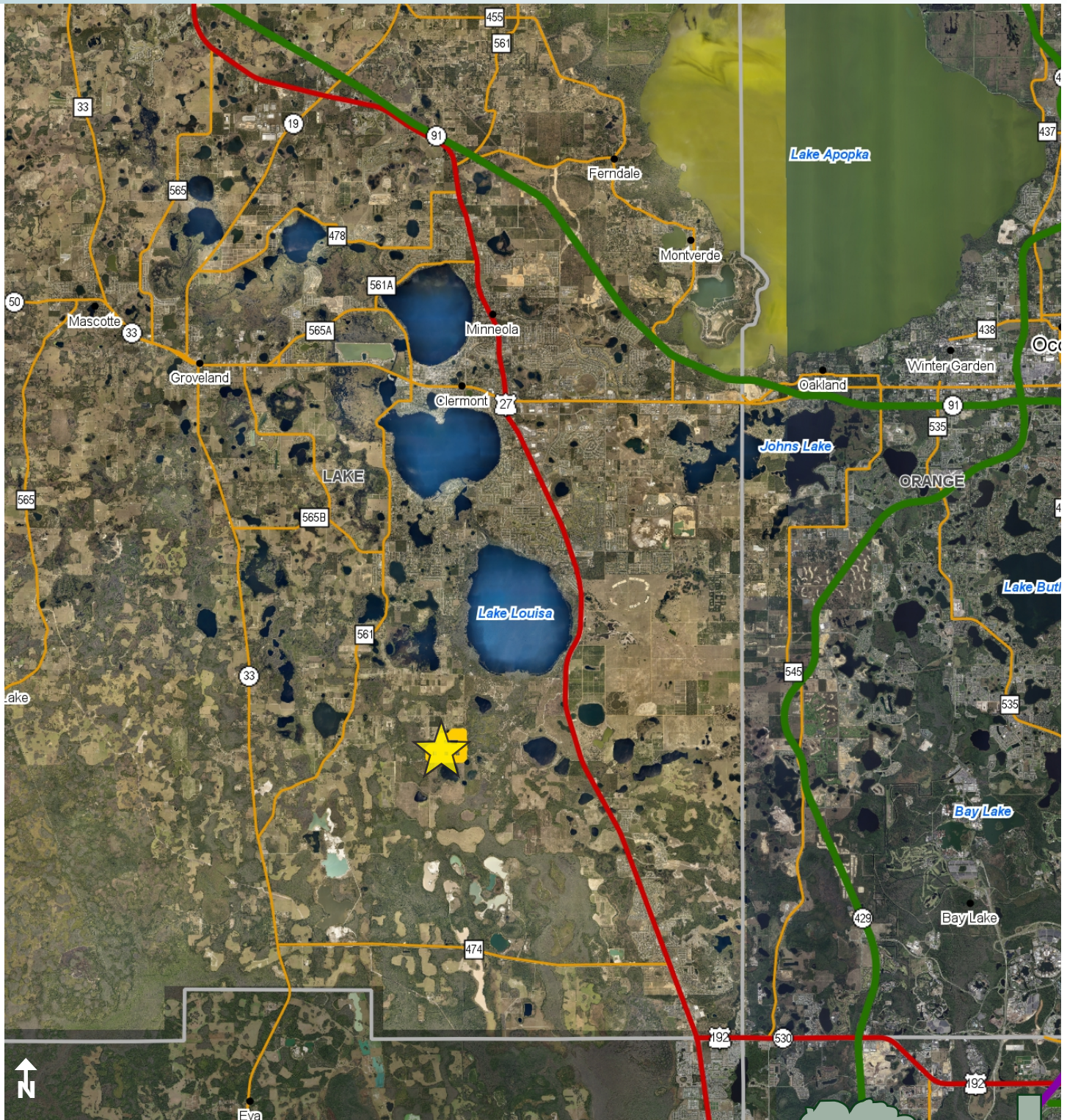
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



TWIN LAKES GROVE

210± Acres

Lake County, FL



REGIONAL MAP

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

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



TWIN LAKES GROVE

210± Acres

Lake County, FL



LOCATION MAP

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

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

