

TWIN LAKES GROVE

210± acres
Lake County, FL

enjoy WATERFRONT,
RECREATION & beautiful
old Florida scenery

CITRUS
income opportunity
DON'T MISS THIS!



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 and offers many possible uses. If you are looking for a property that can generate income from citrus growing, look no further! If not citrus, Twin Lakes can offer alternative agricultural uses as well. Hunting, fishing and other recreational opportunities galore with abundant Florida wildlife on property. Deer, turkey, and hogs all call this property home. Ideal property to build your custom estate home, farm and recreate!

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 with roughly 2,225 feet of frontage. The 90-acre Cypress Lake borders the southern portion of the property with 540± feet of frontage. In addition to the recreation on land, take advantage of the endless recreational opportunities on both of these lakes such as fishing, water skiing, boating, and more.

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

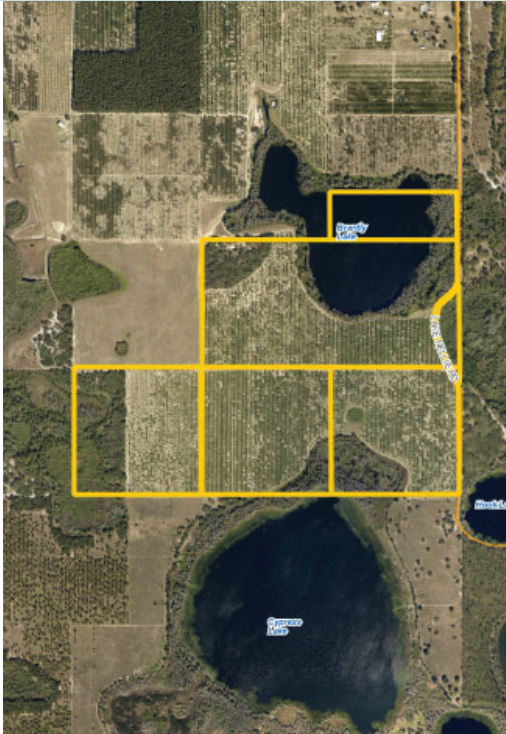
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



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210± acres

Lake County, FL



LOCATION

Just west of Highway 27 on Lake Nellie Road in western Lake County, Florida. 11 miles to Clermont; 40 miles to Orlando

SIZE

210± acres

PRICE

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

ZONING

Agricultural

ROAD FRONTAGE

3,170'± on Lake Nellie Road (dirt road)

UTILITIES

No utilities - septic and well required for any residence. One 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

CITRUS PRODUCTION

Currently and historically used as a citrus grove. Income producing property with current operating citrus grove. Earlies and White Grapefruit - *please see production information and block map included herein*

PARCEL IDs

362325000400001000; 362325000400001200;
362325000100001300; 362325000400001100;
012224830005100000

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

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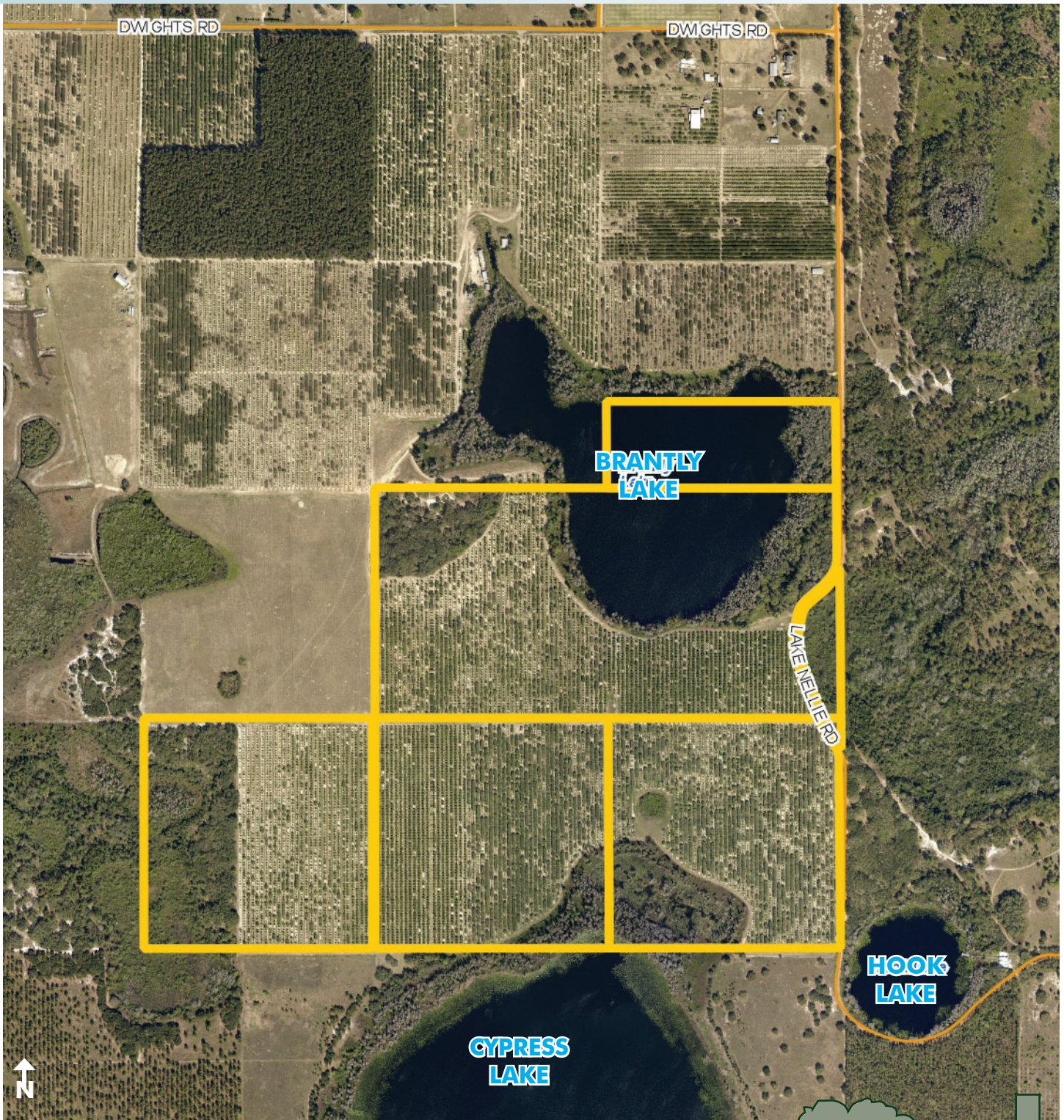
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PROPERTY MAP

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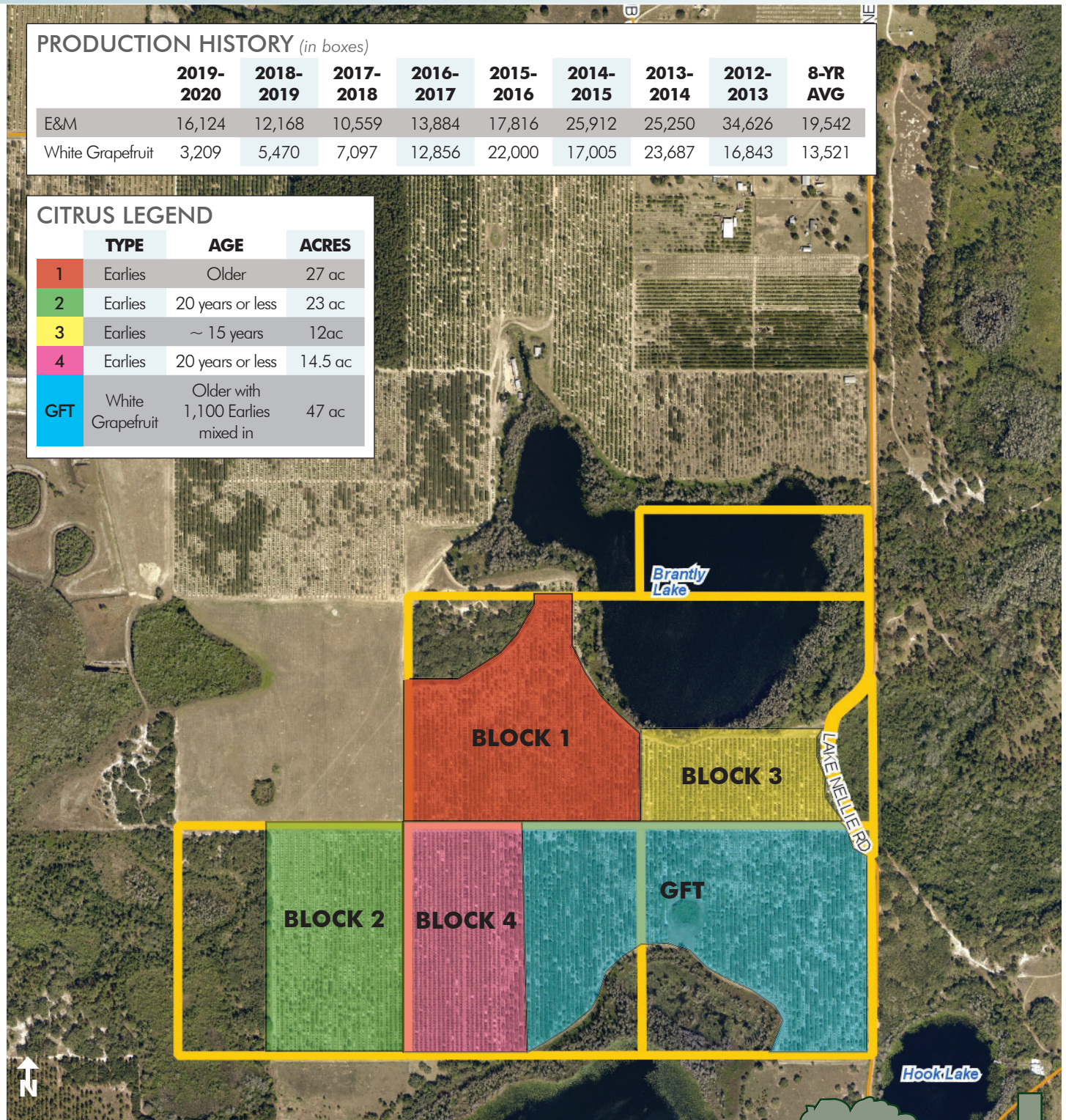
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PRODUCTION HISTORY *(in boxes)*

	2019-2020	2018-2019	2017-2018	2016-2017	2015-2016	2014-2015	2013-2014	2012-2013	8-YR AVG
E&M	16,124	12,168	10,559	13,884	17,816	25,912	25,250	34,626	19,542
White Grapefruit	3,209	5,470	7,097	12,856	22,000	17,005	23,687	16,843	13,521

CITRUS LEGEND

	TYPE	AGE	ACRES
1	Earlies	Older	27 ac
2	Earlies	20 years or less	23 ac
3	Earlies	~ 15 years	12ac
4	Earlies	20 years or less	14.5 ac
GFT	White Grapefruit	Older with 1,100 Earlies mixed in	47 ac



BLOCK MAP

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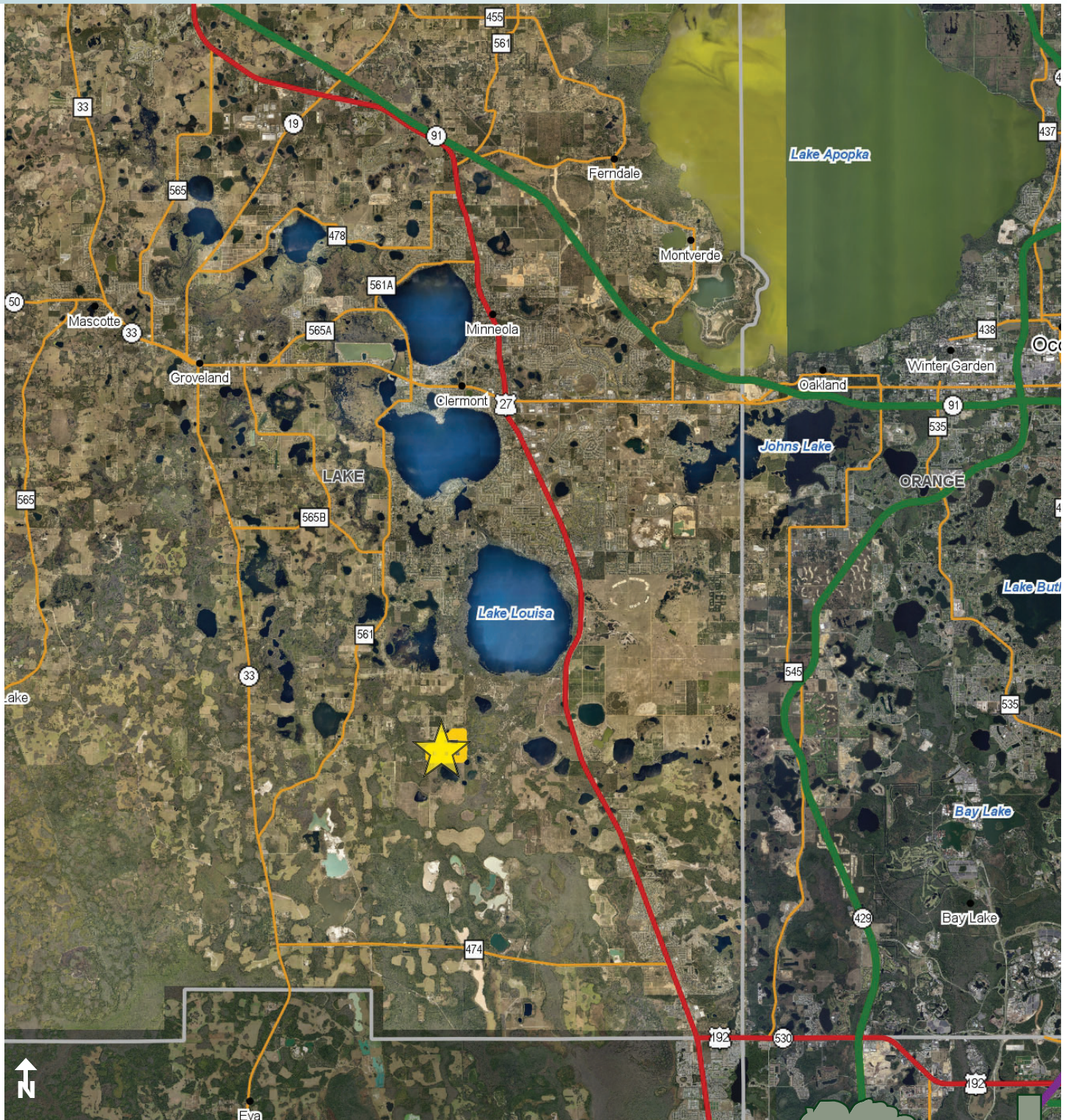
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REGIONAL MAP

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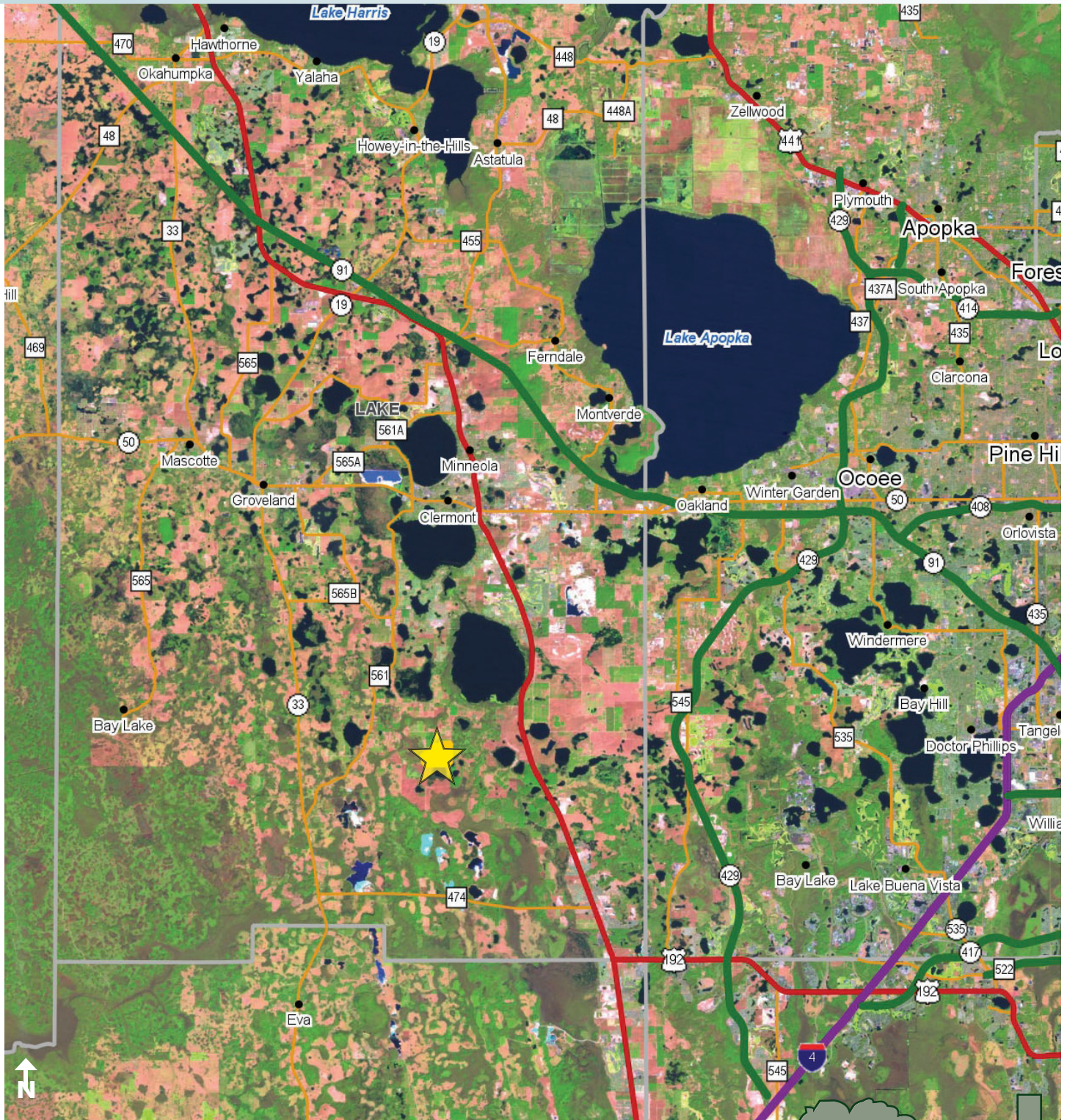
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