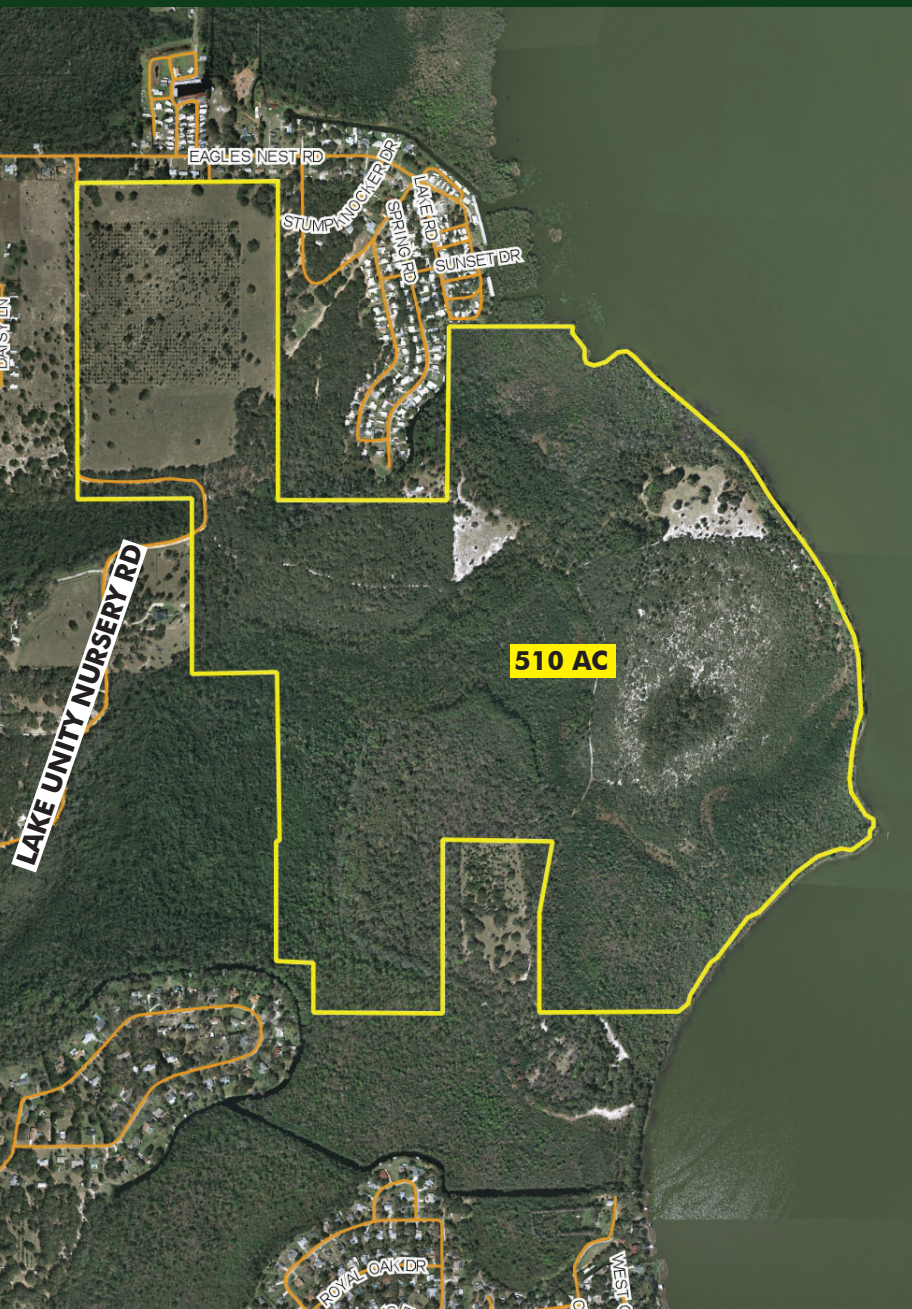


**FOR
SALE**

LAKE GRIFFIN FARMS

36221 Lake Unity Nursery Rd, Fruitland Park, FL 34731



ABOUT THE PROPERTY

SIZE 510± acres

AREA Located in Leesburg, FL, just 10 miles from The Villages

ZONING Agricultural (1 unit/5 acres). Possible annexation into Fruitland Park with PUD

LAKE FRONTAGE 1.3± miles on Lake Griffin

DESCRIPTION Moss-draped live oaks and palms line the sandy shoreline of this splendid Old Florida property. Much of the land to the south of the property is Lake County Water Authority holdings. The Lake Griffin State Park is 620 acres just southwest of the property and is famous for having the state's second largest live oak. Lake Griffin Preserve is just a few short miles to 43 golf courses, schools, new retail and dining options, and hospitals. Approximately 80 acres of cleared pasture and former orange grove, areas of natural pines, and a small duck pond. Property has roads throughout and has been fenced for cattle, which currently affords the owners an ag exemption on property taxes.

DEMOGRAPHICS (US CENSUS DATA 2019)

	Fruitland Park	Leesburg
Population	10,730	23,671
Median HH Income	60,319	37,092

MAURY L. CARTER & ASSOCIATES, INC.

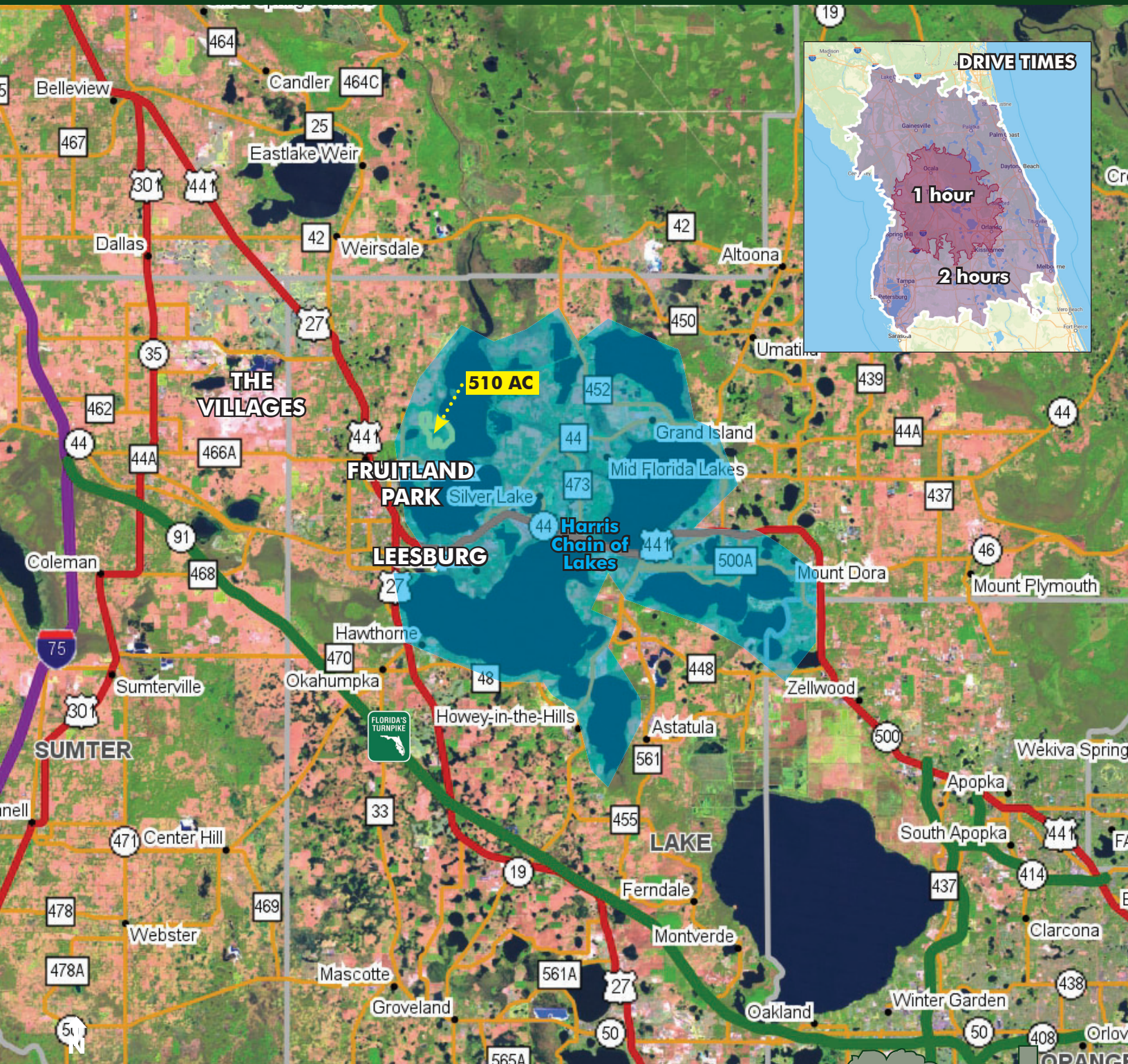
Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



**FOR
SALE**

LAKE GRIFFIN FARMS

36221 Lake Unity Nursery Rd, Fruitland Park, FL 34731



REGIONAL MAP

MAURY L. CARTER & ASSOCIATES, INC.

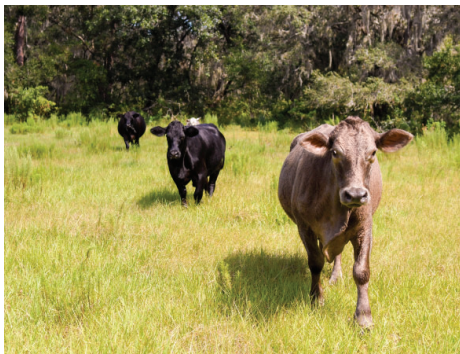
Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



**FOR
SALE**

LAKE GRIFFIN FARMS

36221 Lake Unity Nursery Rd, Fruitland Park, FL 34731



IMAGERY FROM SITE

MAURY L. CARTER & ASSOCIATES, INC.

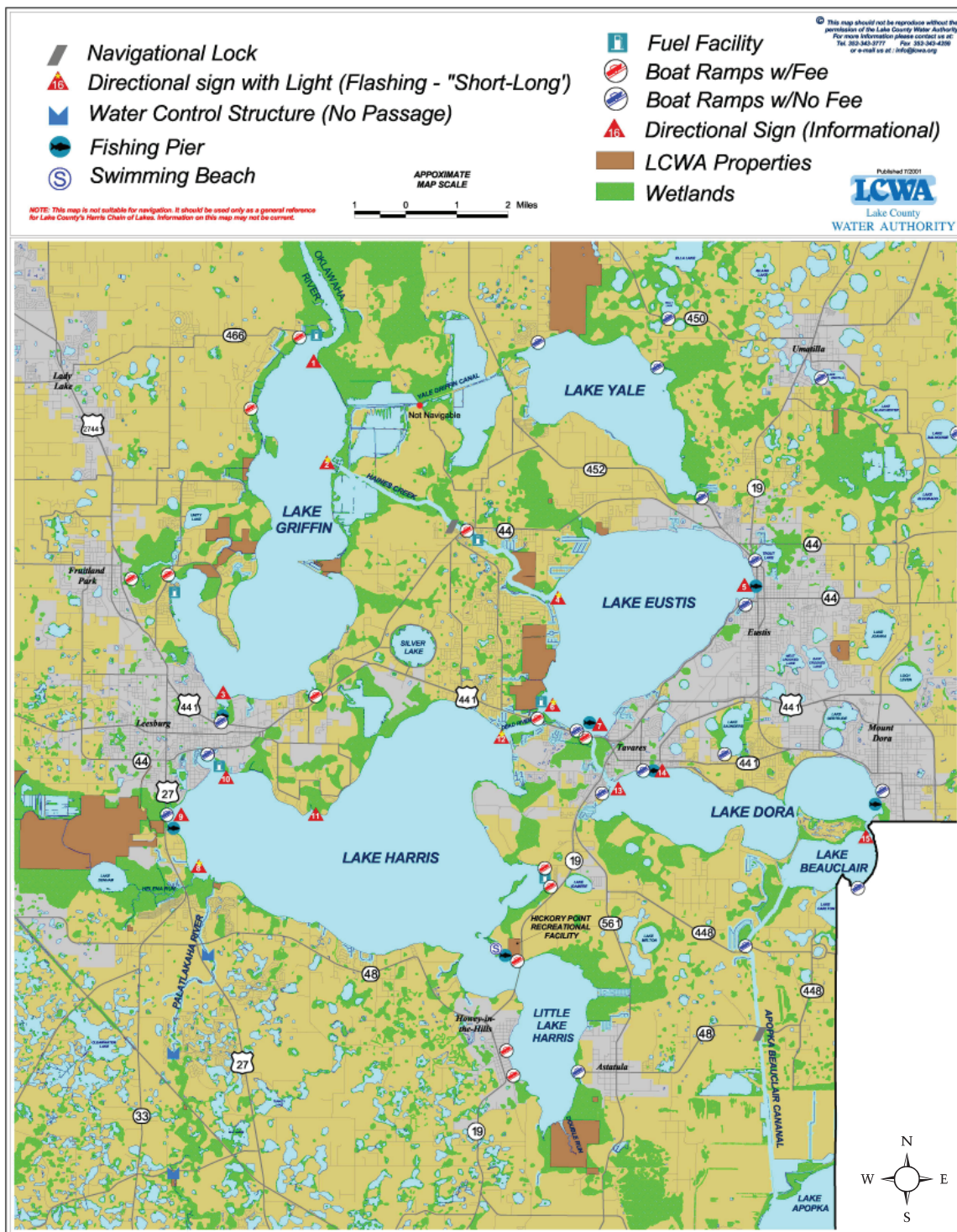
Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



**FOR
SALE**

LAKE GRIFFIN FARMS

36221 Lake Unity Nursery Rd, Fruitland Park, FL 34731



HARRIS CHAIN OF LAKES

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



Maury L. Carter & Associates, Inc.SM
Licensed Real Estate Broker