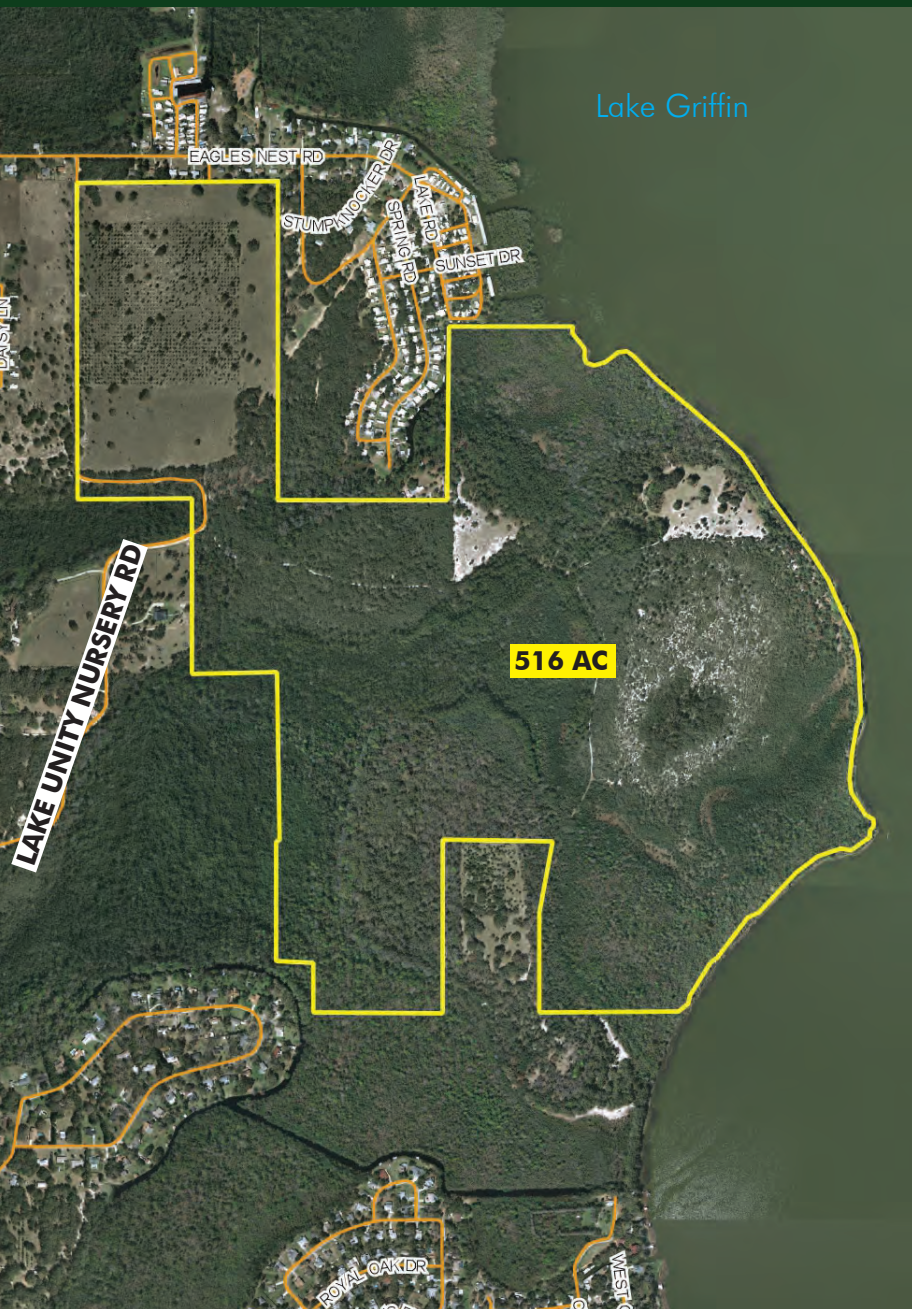


**FOR
SALE**

LAKE GRIFFIN FARMS

36221 Lake Unity Nursery Rd, Fruitland Park, FL 34731



ABOUT THE PROPERTY

**UNDER
CONTRACT**

SIZE 516± acres

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

ZONING R-1 (1 DU/acre)

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.

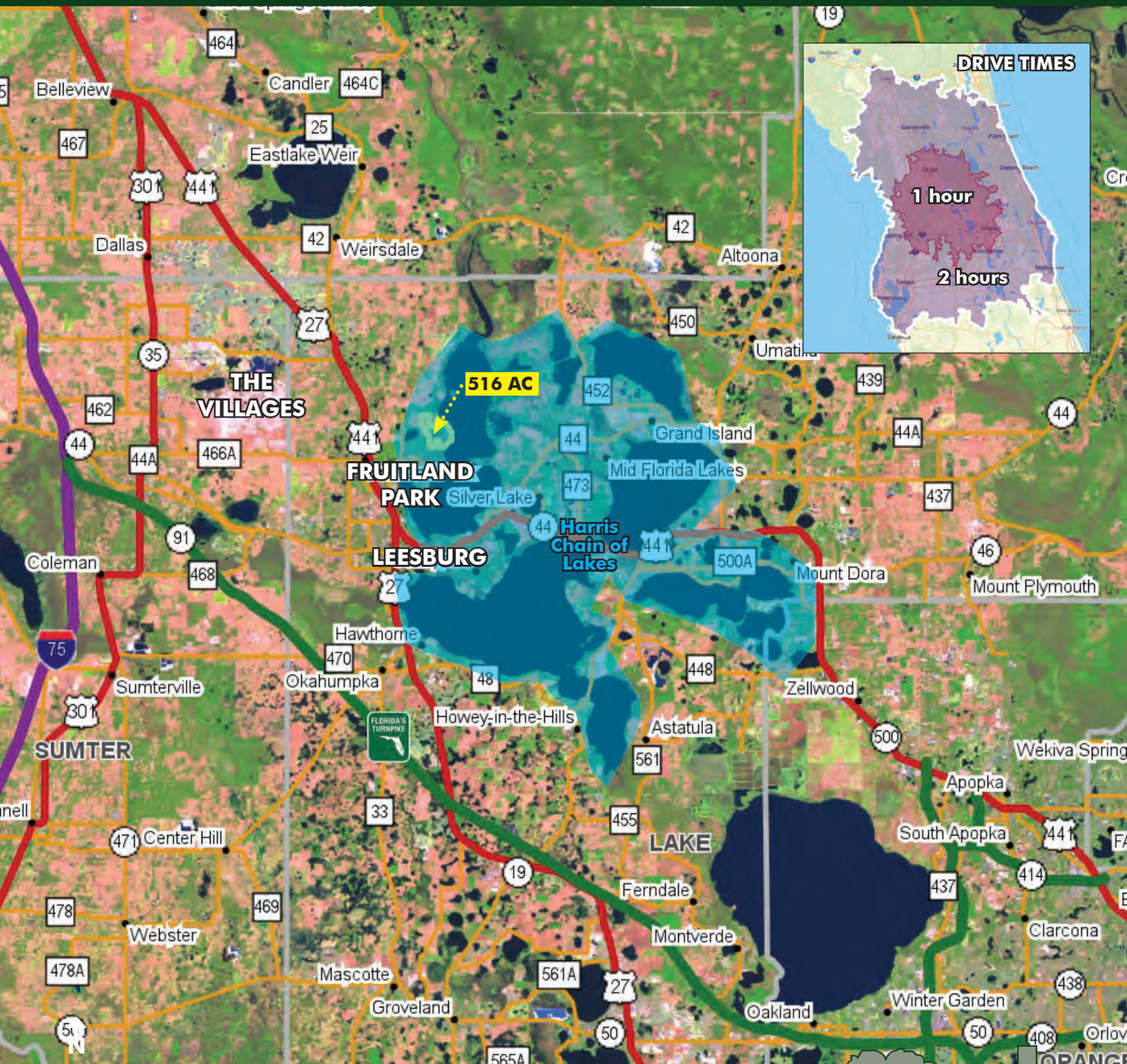
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REGIONAL MAP

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IMAGERY FROM SITE

MAURY L. CARTER & ASSOCIATES, INC.

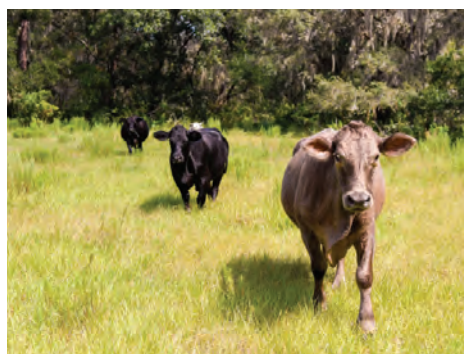
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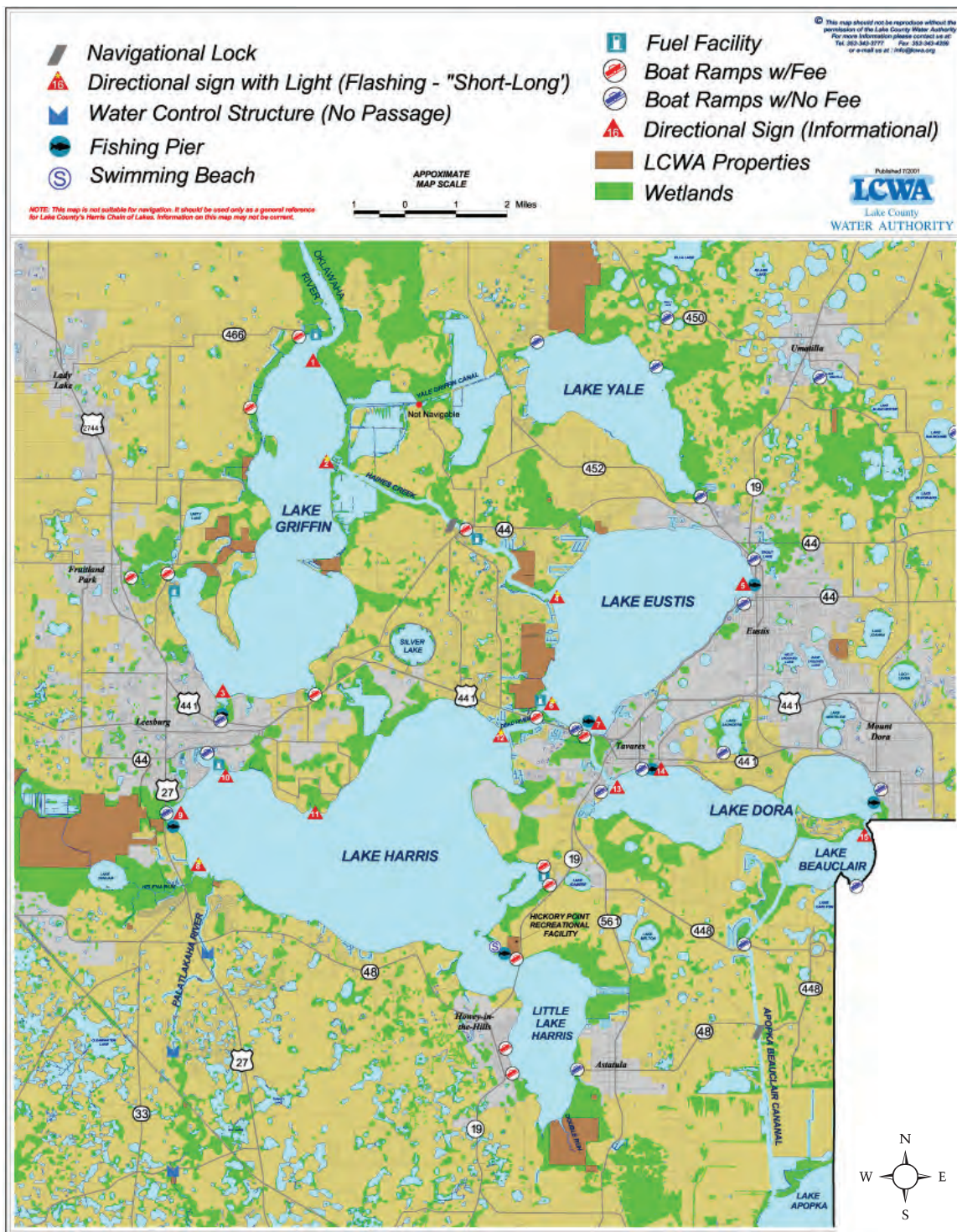
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HARRIS CHAIN OF LAKES

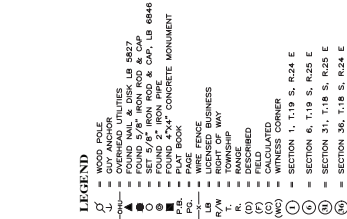
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LAKE GRIFFIN FARMS
36221 Lake Unity Nursery Rd, Fruitland Park, FL 34731

BOUNDARY SURVEY



GOVERNMENT LOTS 6, 7, 8 & 9 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEGIN 728.79 FEET EAST OF THE ACQUADRE POLDER CANAL, BEING 100.00 FEET NORTH, EAST, SOUTH AND WEST OF THE CORNER OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, TO THE NORTH LINE OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, TO THE NORTHEAST CORNER OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, TO THE INTERSECTION OF FIRST LINE, SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST, AND GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, TO THE INTERSECTION OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

AND

THE SOUTH 1120 FEET OF GOVERNMENT LOT 3 AND ALL OF GOVERNMENT LOT 4, SECTION 36, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

AND

1. THIS BOUNDARY SURVEY WAS PREPARED FOR KRIS GREIDEN, ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EASE LAND SERVICES, INC.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLAT 2011E, TOWNSHIP 16N, RANGE 24E, SECTION 36, TOWNSHIP 16 SOUTH, RANGE 24 EAST, BEARING S07°26'50"E

BOUNDARY SURVEY

OF
PARCELS LYING IN THE FOLLOWING SECTIONS
TOWNSHIP 18 SOUTH, RANGE 24 EAST; SECTION
9 SOUTH, RANGE 25 EAST AND SECTION 31,
SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

KRIS CREEDEN

NAME	GROUP	HEIGHT	WEIGHT	HAIR	NOSES	P.E.	P.L.	LOC	AGE
1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5	5	5
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9	9	9	9	9	9	9	9	9	9
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