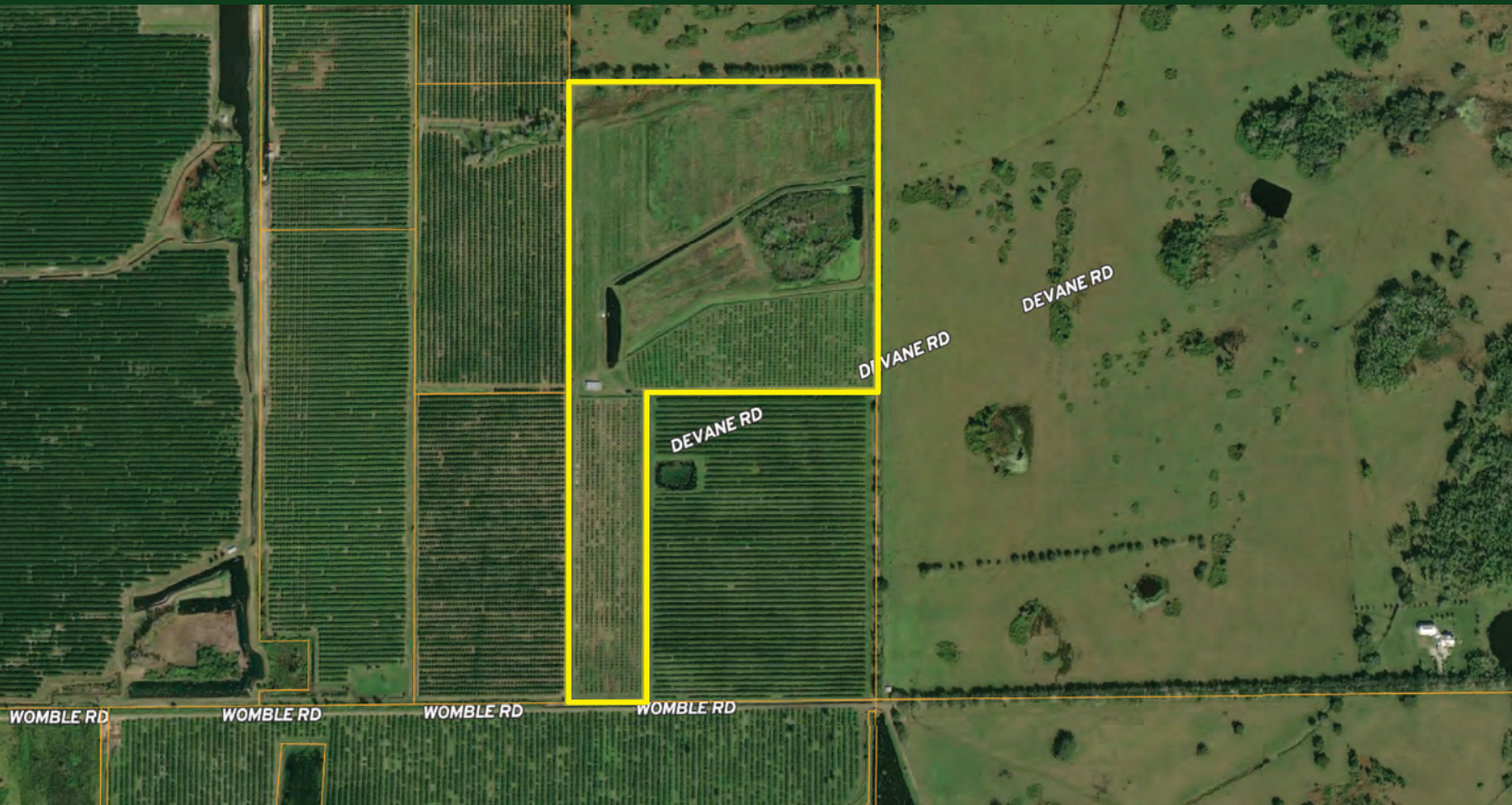


**FOR
SALE**

HIGHLANDS COUNTY RECREATIONAL ACREAGE

212 Womble Rd, Venus, FL 33852



ABOUT THE PROPERTY

SIZE	50.53± acres
PRICE	\$500,000
ZONING	AU
FLU	AG
ROAD FRONTAGE	340'± on Womble Rd
UTILITIES	2 artesian wells
PARCEL ID	C-14-38-30-A00-0040-000

DESCRIPTION

Situated on the edge of the Lakes Wales ridge, this property boasts long views, clear water from artesian wells throughout, and phenomenal recreational opportunities. This property lies in close proximity to a high fenced hunting preserve, which has allowed the occasional exotic species to have been harvested on site. The pond and reservoir offer opportunities for fishing, and the occasional swim. There is power onsite and a partly finished living quarters in the barn. This farm has historically been used to grow acorn squash, but is currently a dead orange grove. This offers the new buyer the opportunity to scrape the slate clean and start anew. ***Call for a showing today!***

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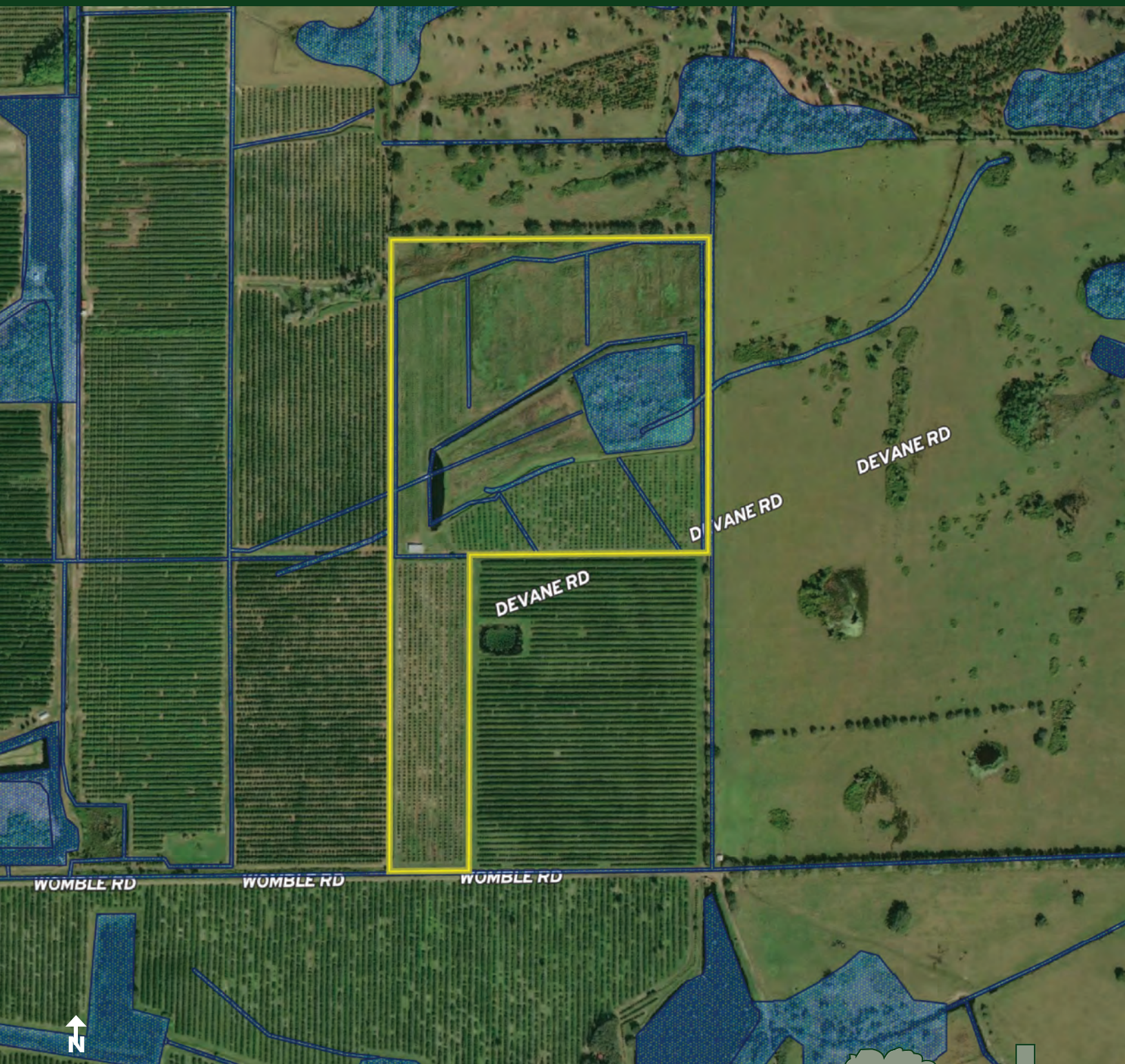
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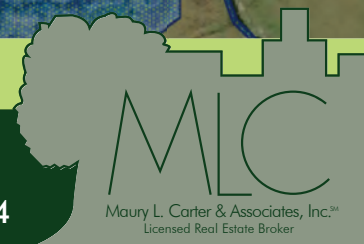
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WETLANDS MAP

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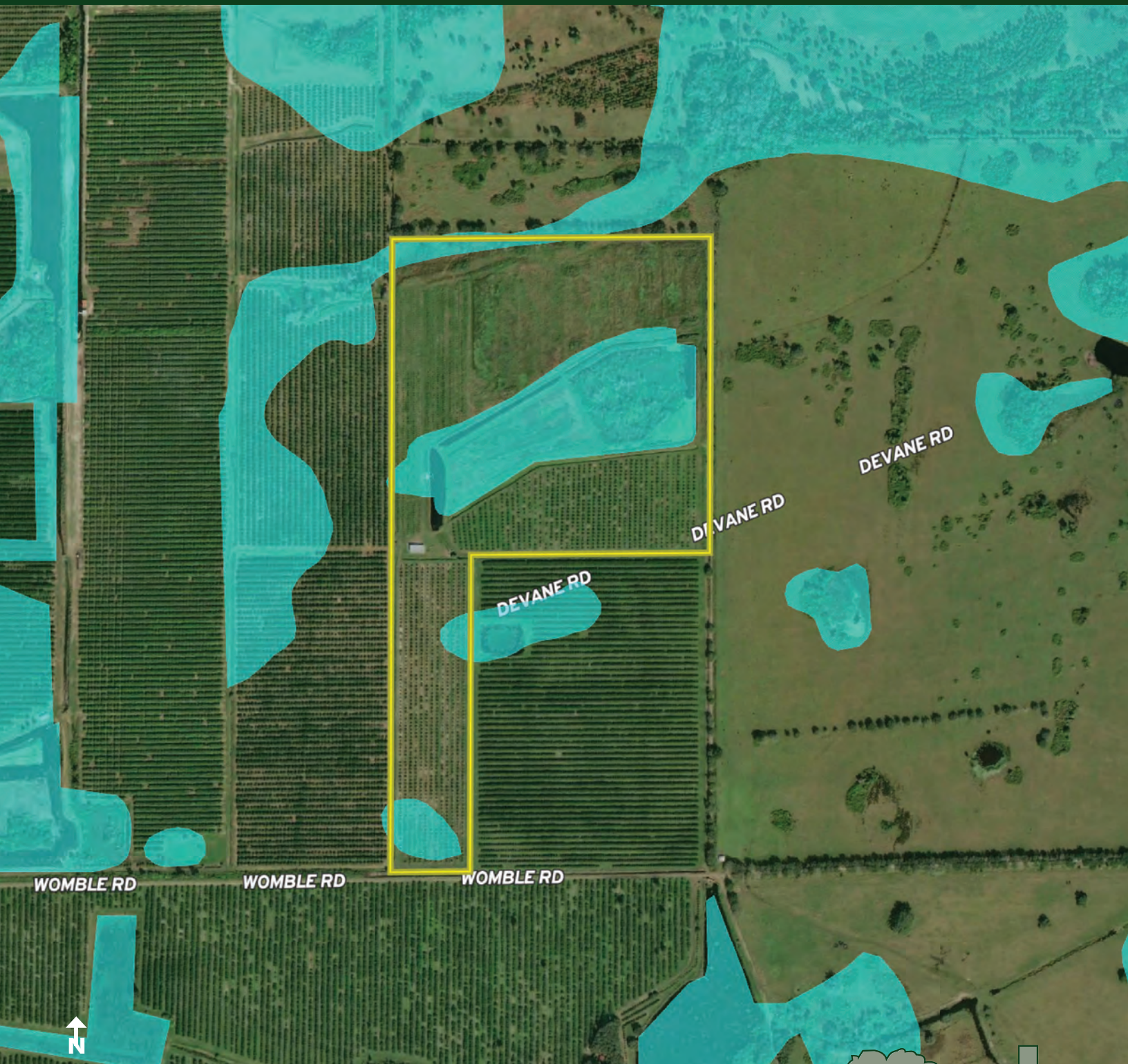
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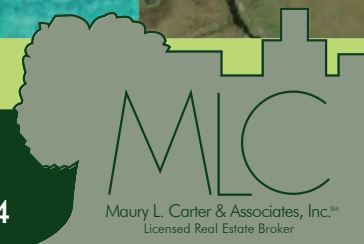
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FEMA FLOODPLAINS MAP

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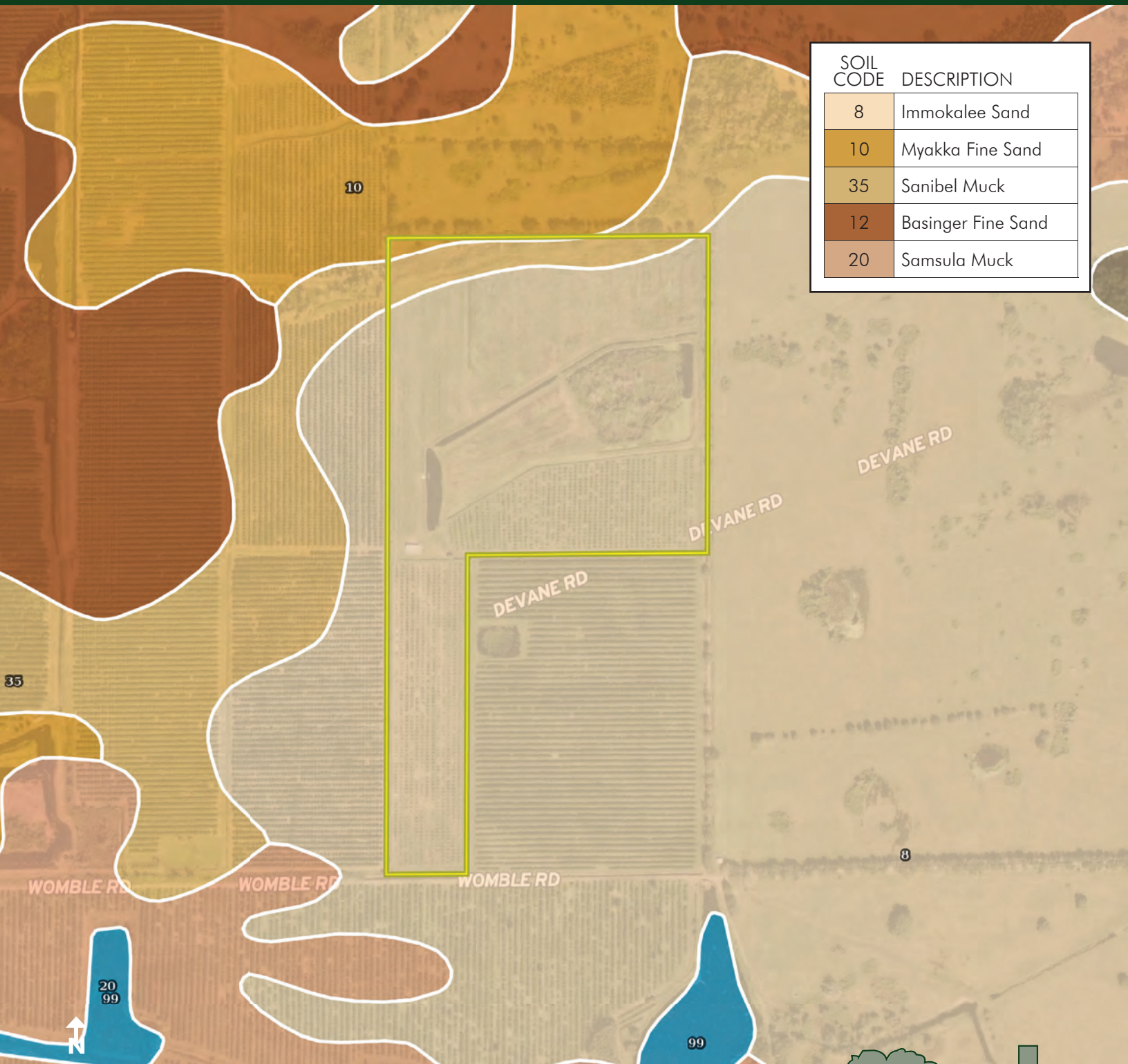


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SOIL CODE	DESCRIPTION
8	Immokalee Sand
10	Myakka Fine Sand
35	Sanibel Muck
12	Basinger Fine Sand
20	Samsula Muck



SOILS MAP

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DRIVE TIMES

Downtown Lake Placid: 15 min

Placid Lakes Airport: 15 min

Sebring: 35 min

Arcadia: 40 min

Okeechobee: 40 min

Ft. Myers: 1.25 hours

Sarasota: 1.75 hours

Tampa: 2.25 hours

REGIONAL MAP

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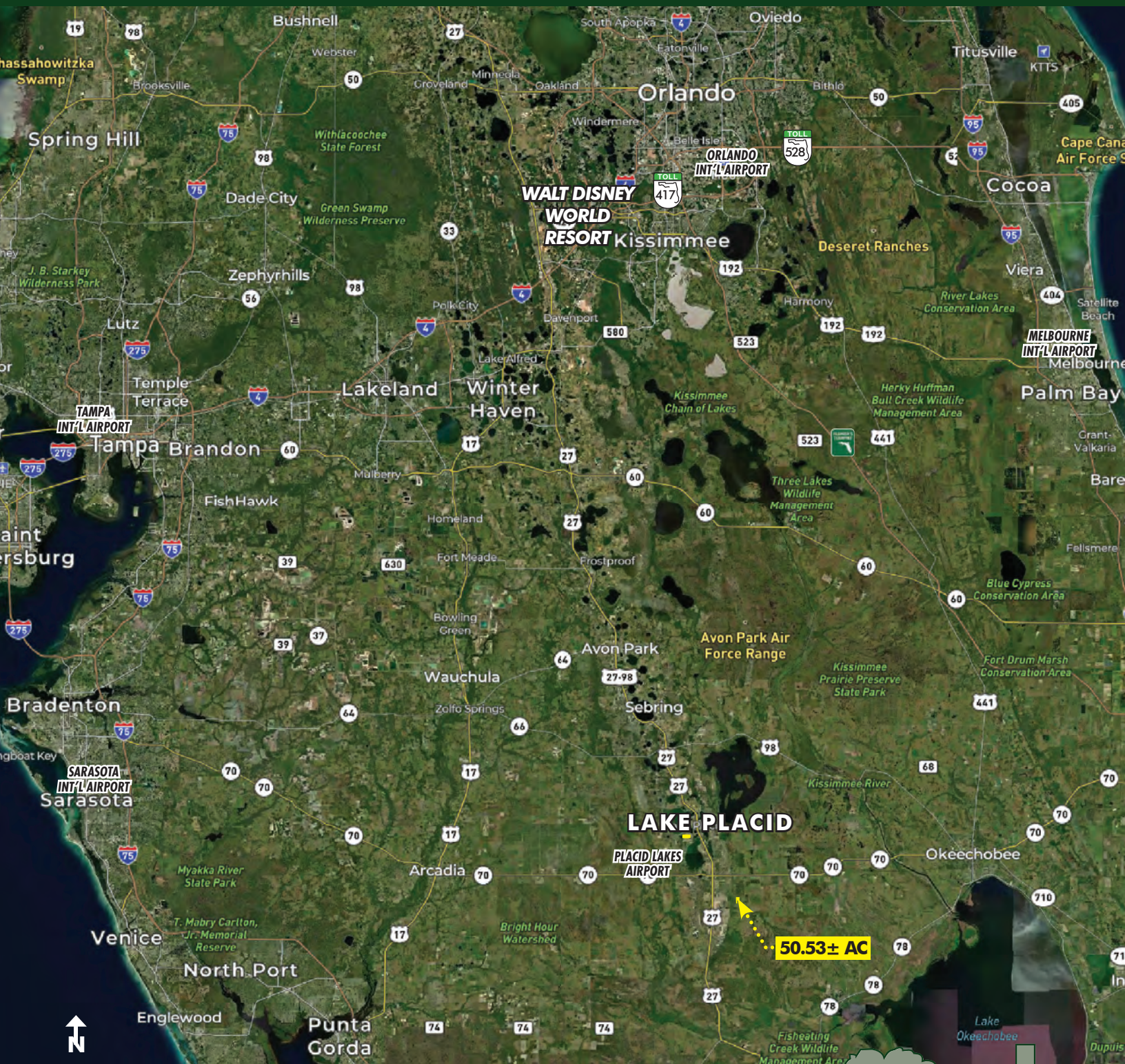
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LOCATION MAP

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