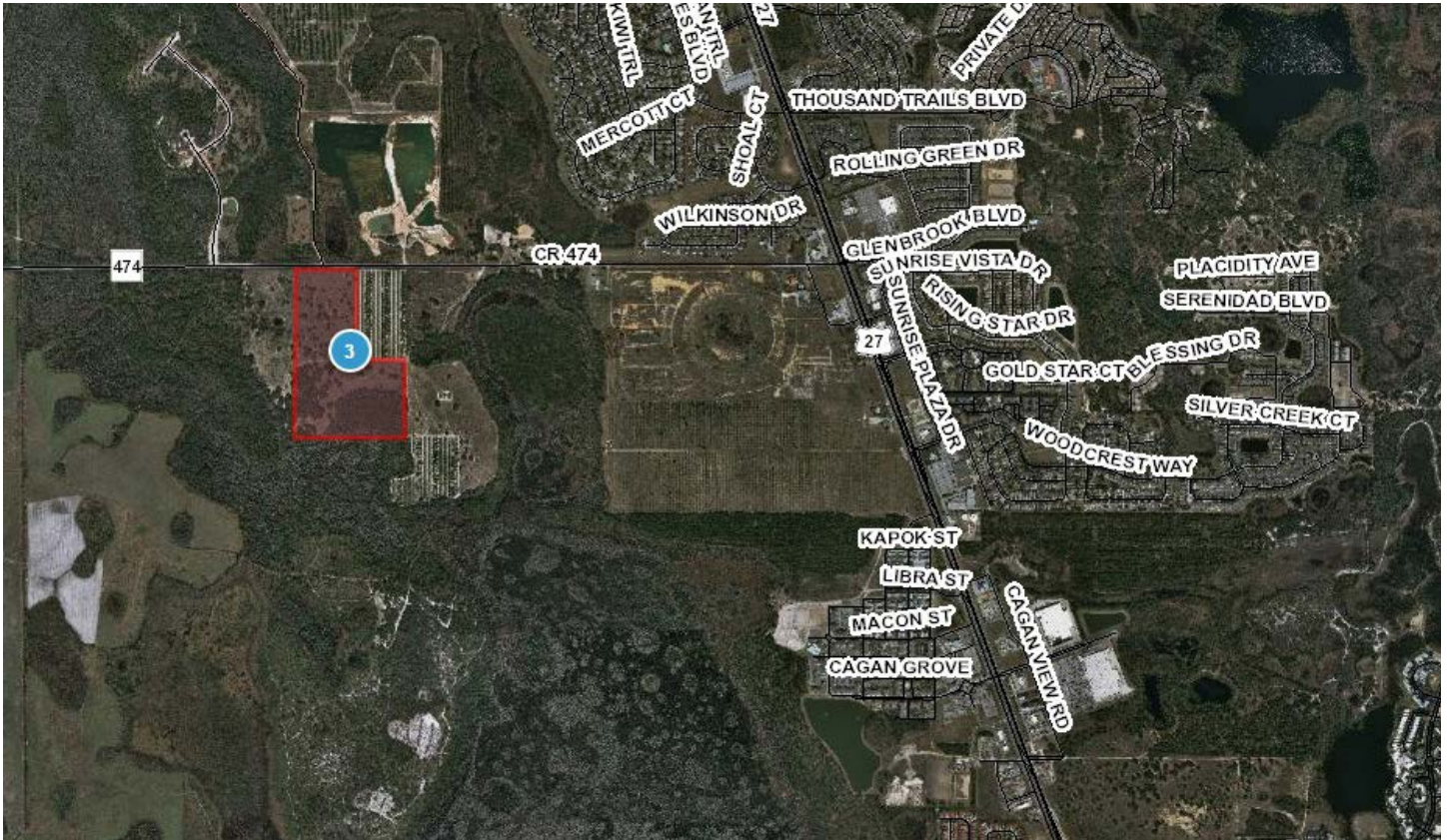


# CLERMONT 57 ACRES

CLERMONT, FL | LAKE COUNTY

57.82 ± ACRES TOTAL





## SPECIFICATIONS & FEATURES

**Acreage:** 57.82 ± acres

**Sale Price:** \$950,000

**Price per Acre:** \$16,964.29

**Site Address:** 15008 CR 474, Clermont, FL 34714

**County:** Lake

**Road Frontage:** 815 FT of frontage on CR 474

**Predominant Soil Types:** Myakka, Tavares, and Candler Sands

**Uplands/Wetlands:** 42 acres of uplands / 15 acres of wetlands

**Water Source:** The property does not have Lake County utilities available. It will require Well & Septic.

**Zoning/FLU:** Green Swamp Area of Concern

**Taxes:** \$222.61 (2017)

**Fencing:** Wire fencing around perimeter

**Current Use:** Cattle Grazing

**Land Cover:** Upland Mixed Hardwood, Cypress, Mixed Scrub, and Freshwater Marshes

**General Points of Interest:** 10 Miles to Disney, 1 Mile off of HWY 27 in Clermont

- Current allowable building ratio is (1) one Home per (20) twenty acres
- Excellent location for Ranchette style Homesites
- Located just off of US Highway 27 in the 4 corners area of South Lake County, Florida
- Easy access to US Hwy 27, 192, 429 and I-4
- Very accessible to the metro Orlando and Lakeland markets

1, 3, 5 Mile Radius



# LOCATION & DRIVING DIRECTIONS

**Parcel IDs:** 27-24-26-000200002500

**Driving Direction:**

- Located just off US Highway 27 in the 4 Corners area of Clermont, South Lake County, Florida

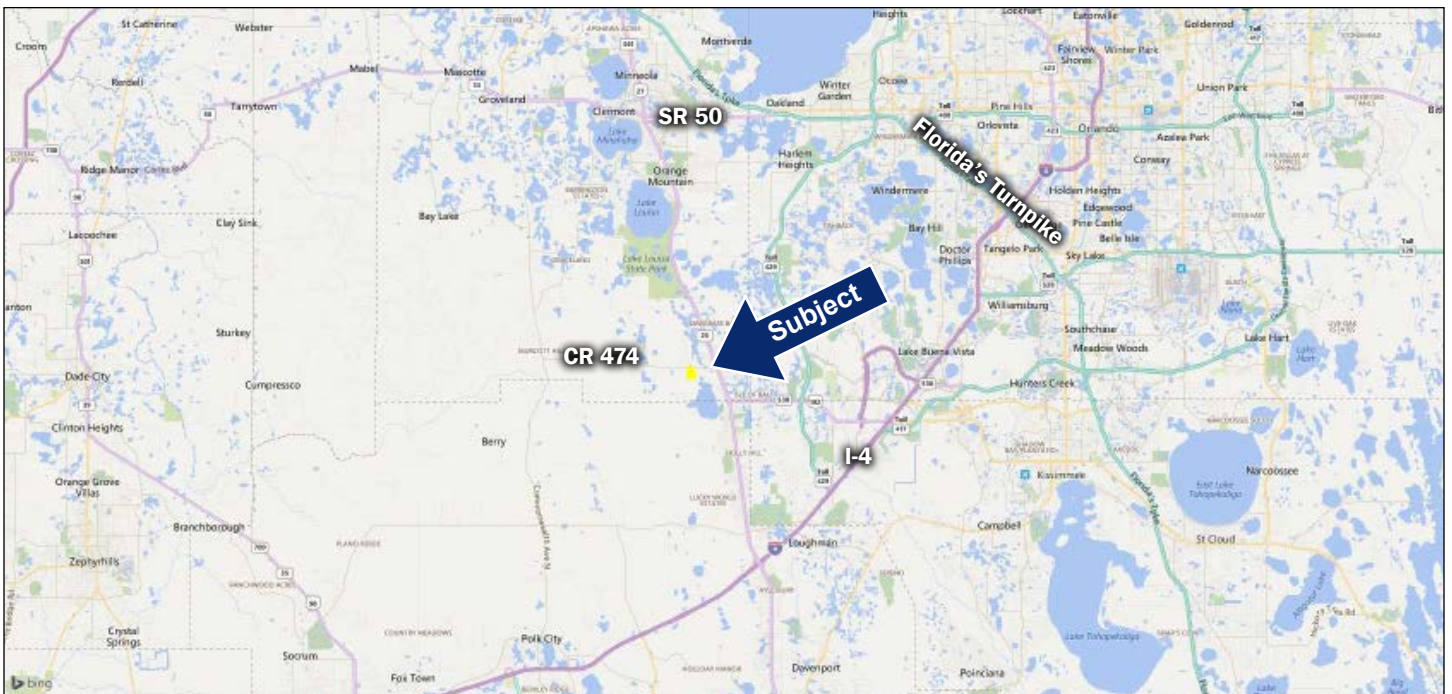
**Showing Instructions:** Please contact Chris Settineri or Christy Clark

### Demographic Summary

	1 Mile	3 Miles	5 Miles
Population	471	16,016	25,458
Households	147	5,926	9,643
Median HH Income	\$70,746	\$55,753	\$54,209

Located 10 Miles from Disney World!

## Location Map





114 N. Tennessee Ave.  
3rd Floor  
Lakeland, FL 33801

**57 ± Acres • Excellent location for Ranchette style Homesites**  
Located 10 Miles from Disney World!

## SREland.com/Clermont57

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transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,  
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