

LAND FOR SALE

IMPACT PALMS

SHARON ROAD

Groveland, FL 34736

LISTED BY:

TRISH LEISNER, CCIM

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FL #BK3185853





SALE PRICE	\$795,000
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OFFERING SUMMARY

ACREAGE:	60 Acres
PRICE / ACRE:	\$13,250
CITY:	Groveland
COUNTY:	Lake
PROPERTY TYPE:	Farm & Nursery

PROPERTY OVERVIEW

60 acres consisting of two 30-acre parcels. This is a working Tree Farm with a 1584 sqft barn, loft above that could be an office or living quarters. Two pole barns one contains the well and equipment. This property is planted with Sylvester Palms and has produced great income in the past years. Currently, one of the tree lots have approximately 600 Sylvester Palms that are in great shape, fertilized on June 10th, and will be ready to harvest in two years. This lot is called Block 7, which contains 3.21 acres.

The tree farm is set up on the road front of the land and is split up into 7 Blocks that are all irrigated by a 5" well. This land backs up to a grassy lake that would be fun in an airboat. On the back of the property, you will find an Oak Island that has Pines with Turpentine Scars on them. The owner says this property is full of game and is an amazing private hunting preserve.

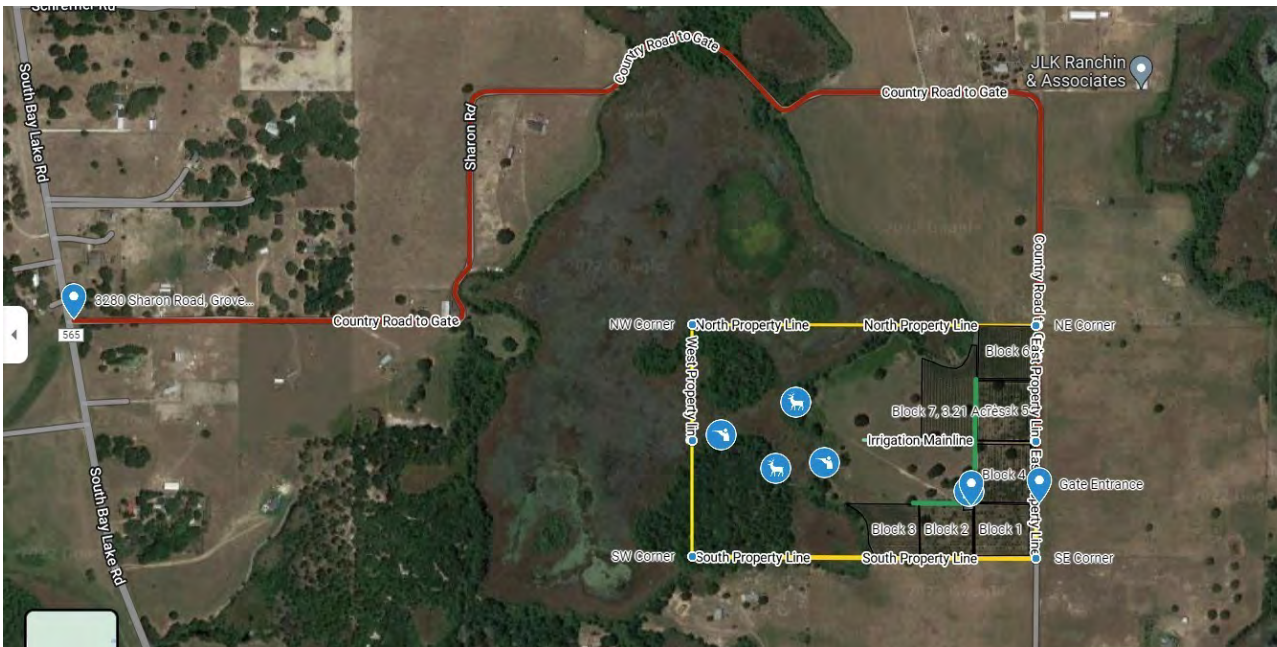
Very private property, no rear neighbors to speak of, lots of game, and income-producing agricultural property. Relaxed deed restrictions, no barbed wire on the road front, minimum house size 1800 sqft, no manufactured homes. (Less Mineral Rights).

As far as the Palms are concerned: (Notes from the owner)
 I would focus on the potential of block 7. Most of the other blocks have been sold through.
 Fertilized the young trees on June 11
 600 Trees, 2 years from harvest, very healthy.
 Sell 6' Average Clear Trunk [CT]
 \$125 per CT foot
 6 * \$125 = \$750 per
 60% Yield = .60 x 600 Trees x \$750 per = \$270,000.
 This is a very reasonable scenario.



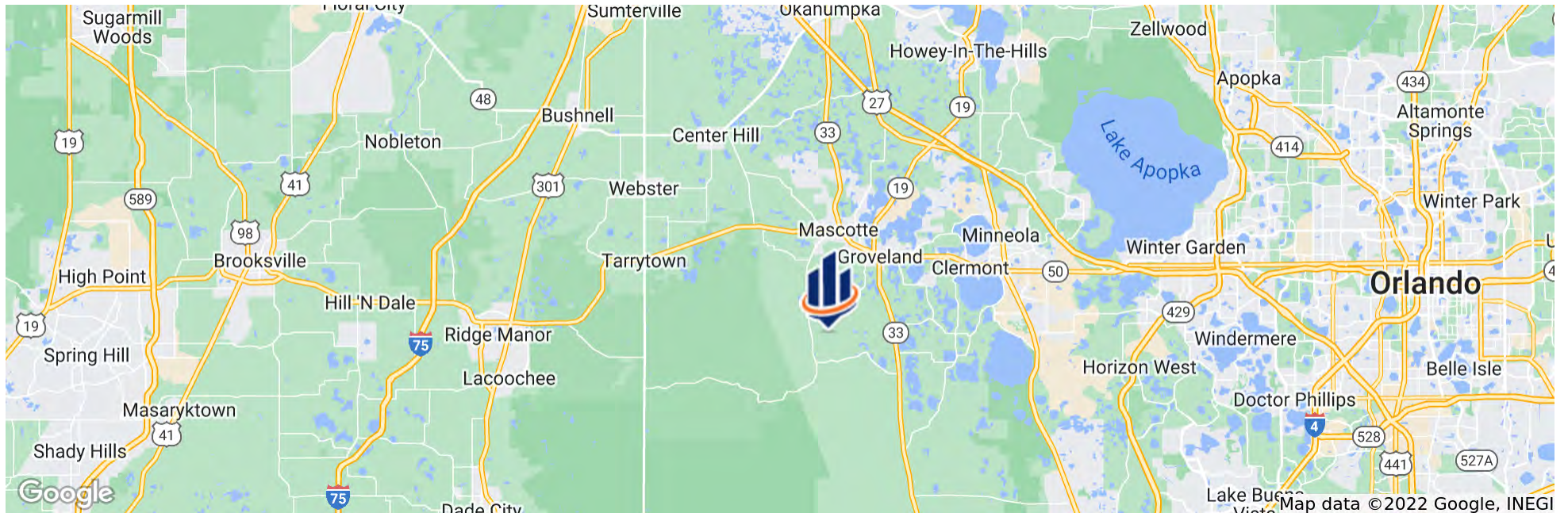
SPECIFICATIONS & FEATURES

LAND TYPES:	Nursery
UPLANDS / WETLANDS:	47 ± Upland Acres
SOIL TYPES:	Arents [0.37 Acres]; Myakka Sand [0.22 Acres and 8.64 Acres]; Oklawaha Muck [11.49 Acres and 3.61 Acres]; Apopka Sand [5 To 12 Percent Slopes - 15.83 and 14.9 Acres]; Candler Sand [5 To 12 Percent Slopes - 2.27 and 2.97 Acres]
TAXES & TAX YEAR:	\$199.46 and \$444.42 for 2022
ZONING / FLU:	A - Green Swamp Rural
LAKE FRONTAGE / WATER FEATURES:	Grassy Lake
WATER SOURCE & UTILITIES:	Well 5" Inch
NEAREST POINT OF INTEREST:	Groveland Downtown/Clermont
FENCING:	Yes
CURRENT USE:	Sylvester Palm Nursery
GRASS TYPES:	Bahia
STRUCTURES & YEAR BUILT:	Barn 1584 sqft Two [2] Pole Barns

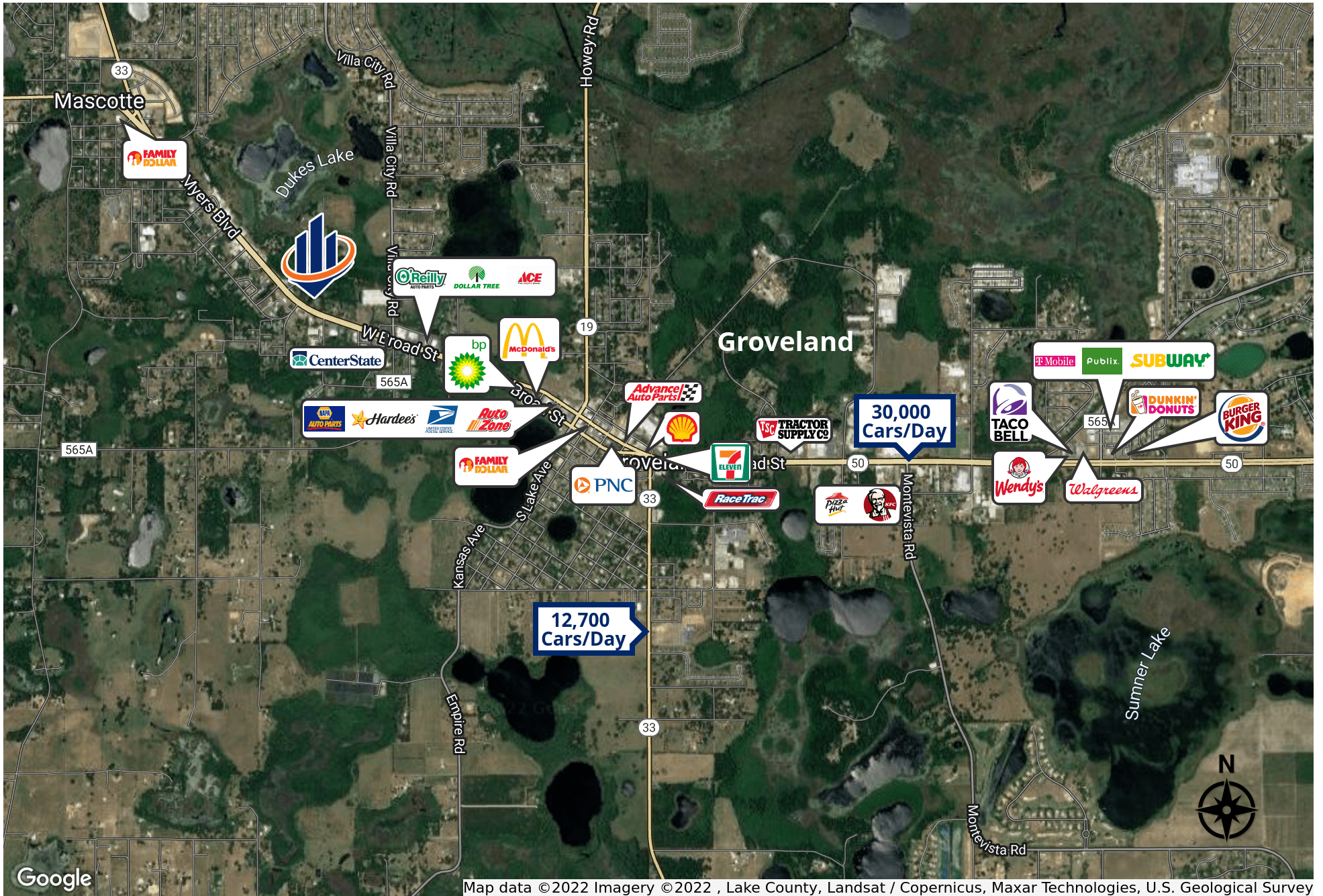


LOCATION & DRIVING DIRECTIONS

PARCEL:	3847967 3869414
GPS:	28.4974702, -81.8941056
DRIVING DIRECTIONS:	Bay Lake Road to Sharon Road
SHOWING INSTRUCTIONS:	Contact Trish Leisner





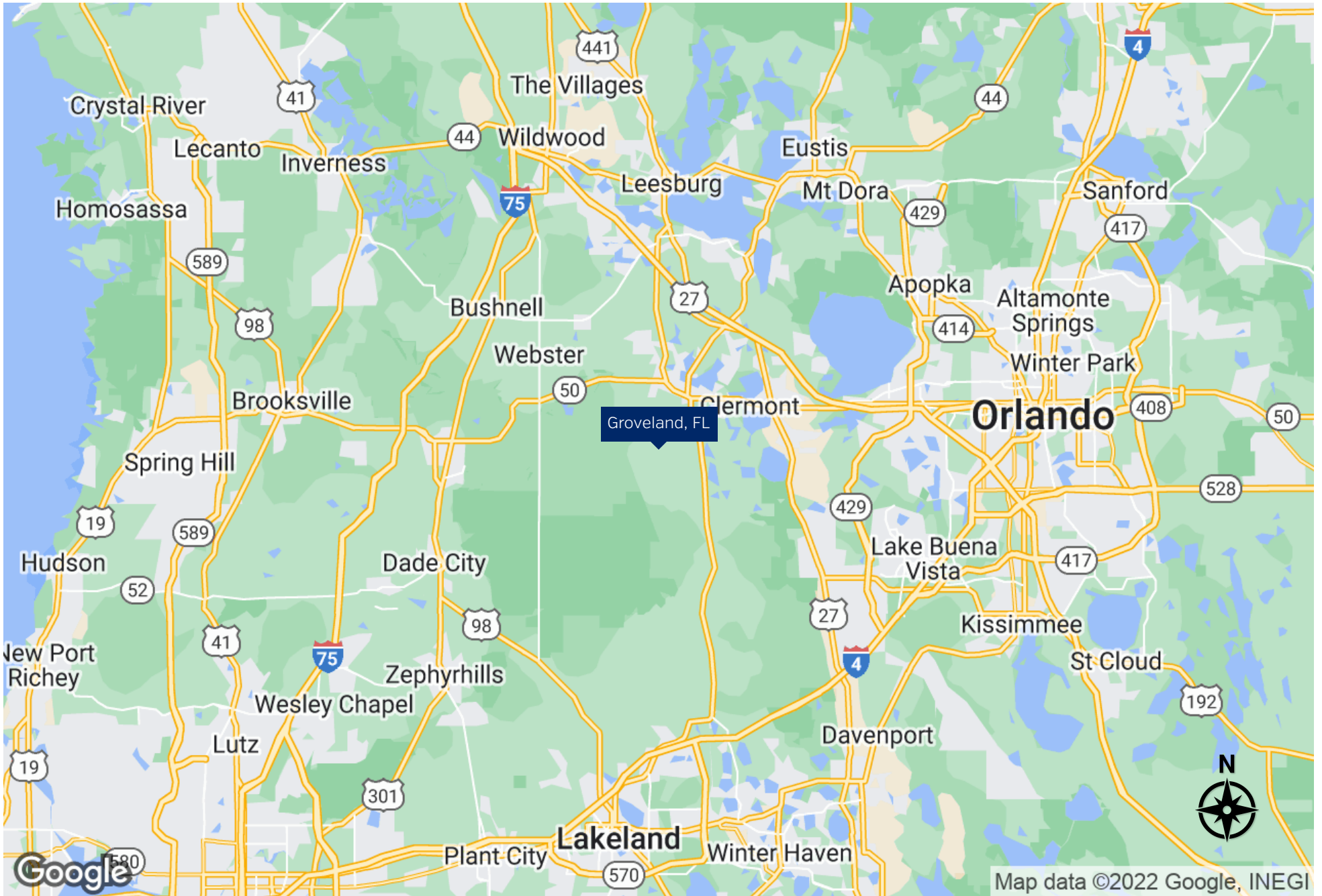


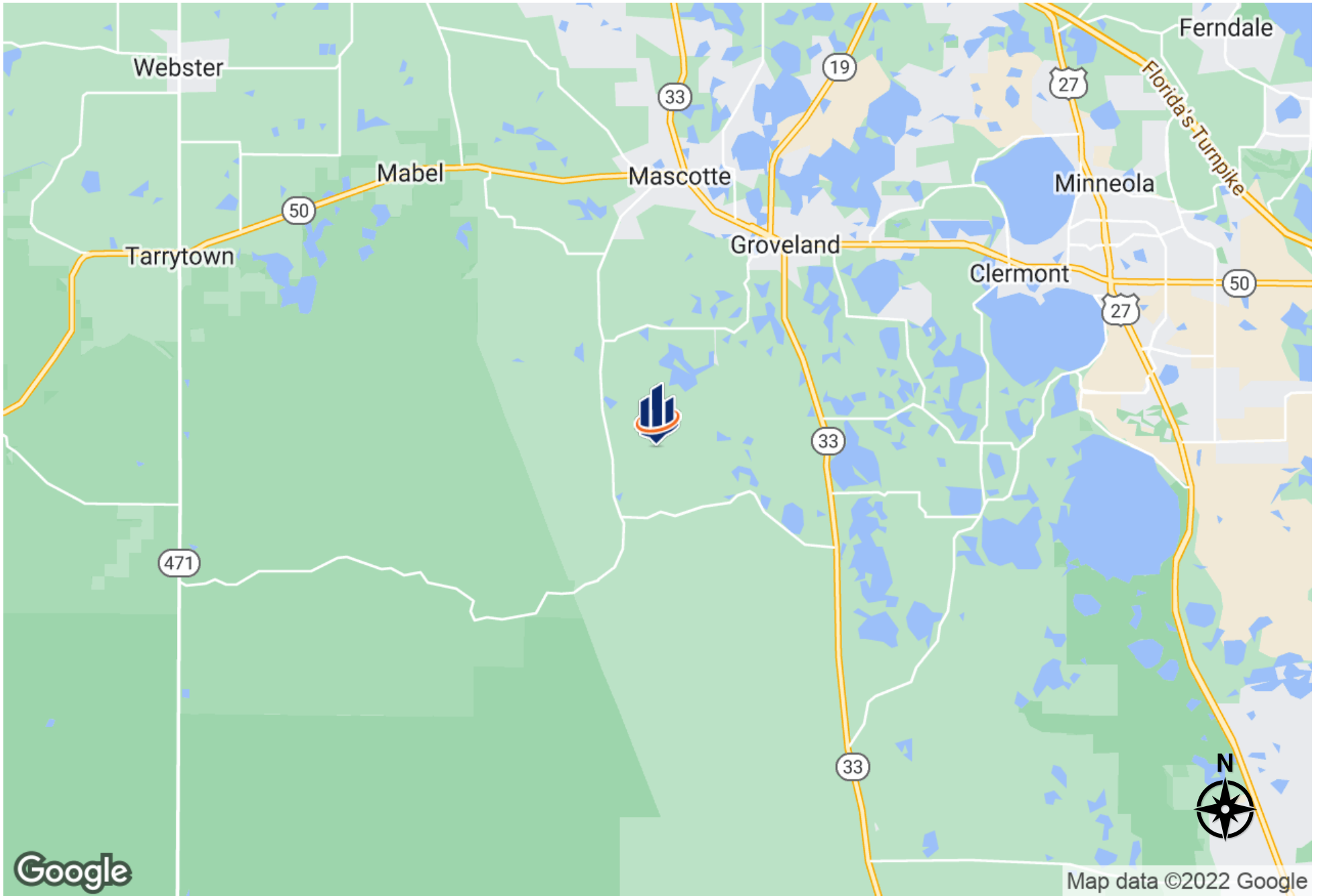




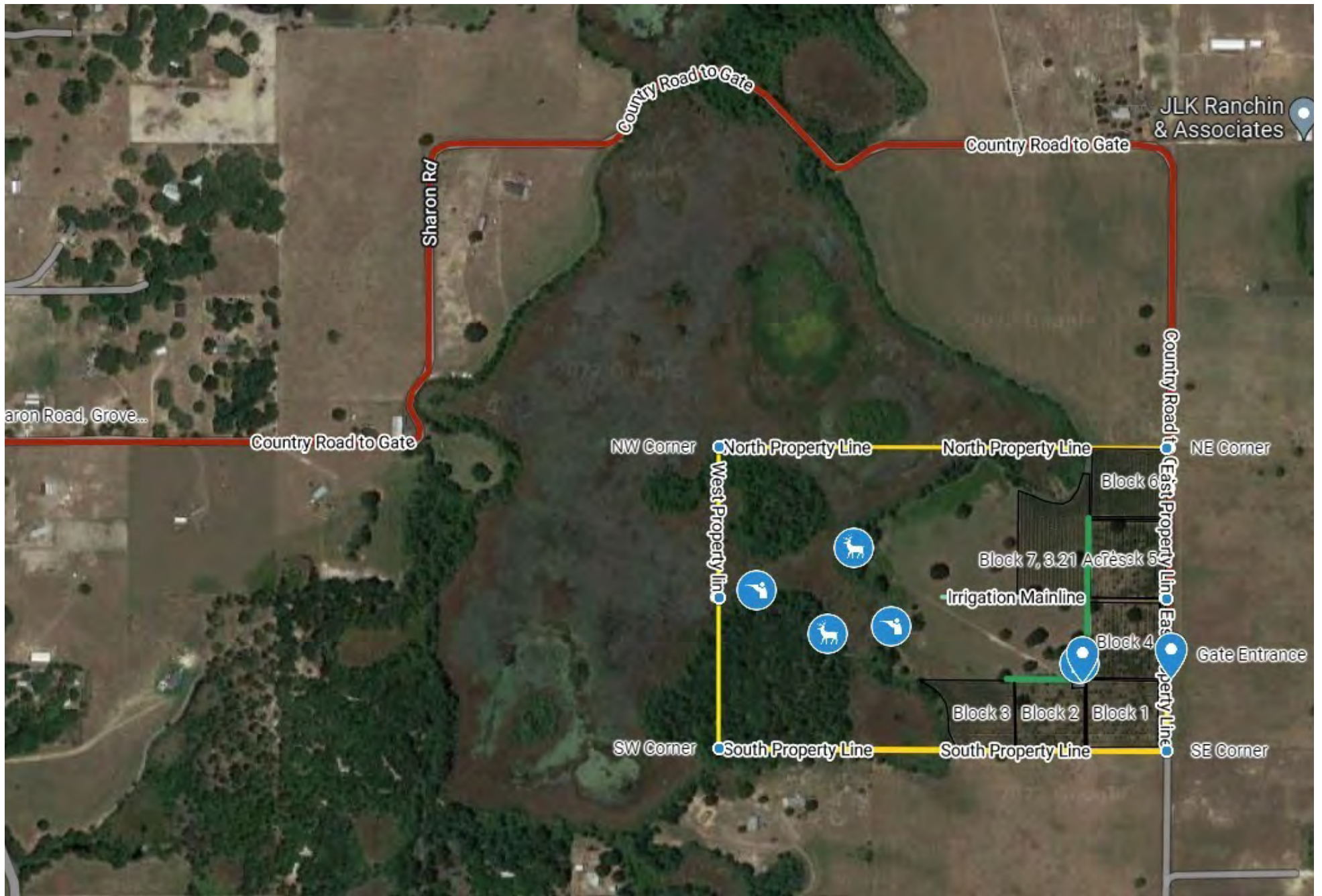














TRISH LEISNER, CCIM

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PROFESSIONAL BACKGROUND

Trish Leisner, CCIM, is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. Trish is a seasoned real estate professional with more than 30 years of experience in the industry. In 2021, she joined our brokerage to expand her commercial services offerings through our marketing strategies, advisor team, and the SVN® international network.

Trish is the founder and broker of Realteam Realty, Inc. Opened in 2011, the firm is in downtown Clermont, just west of Orlando in Central Florida. Her brokerage team provides services in commercial, land, farms, and residential.

Trish works across four fast-growing central Florida counties: Lake, Orange, Sumter, and Polk. She is a valuable source of expertise for properties in this part of the state.

Trish is originally from Maryland's Chesapeake Bay, moving to Florida 20 years ago. Her varied professional and business background includes:

- Small Area Planner - Anne Arundel County, MD 1998
- Owned two retail stores for 15 years.
- Owned, developed, and managed commercial properties in Maryland and Florida
- Worked in multiple Nuclear Power Stations in Quality Control (1980-1985)
- Farmer and rancher

Like many in our brokerage, Trish loves to be outdoors. She grew up water skiing, snow skiing, and owning horses - jumpers and dressage. She competed in endurance horse racing for several years. For 25 years, Trish was an avid offshore fisherman, traveling up and down the Coast from MD to the Bahamas, fishing many Big Game Tournaments. Today, Trish enjoys time with her husband at their retreat in Wyoming. She still has many horses and a working farm.

Disciplines

- Commercial CCIM and residential broker
- Land
- Farms
- Commercial
- Market analysis
- Pro-forma and property valuations on commercial real estate
- Court-ordered sales
- Estate properties
- Experienced with bankruptcies, trusts, and probate

Awards

- RPAC - REALTORS® Political Action Committee - Major Investor - Golden 'R' President's Circle

Trish's industry leadership roles include:

RALSC - Realtors Association of Lake and Sumter Counties - 2021 President-Elect

CFCAR - Central Florida Association of Realtors - Vice President Admin. 2020

FAR - Florida Association of Realtors - Director 2020, 2021

NAR - National Association of Realtors - Director 2020

RPAC - Realtor's* Political Action Committee - Major Investor - Golden 'R' President's Circle

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