



Sumter County Sod Farm

167 ACRES • CENTER HILL, FL

David Lapham

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Property Overview

SALE PRICE: \$2,250,000

OFFERING SUMMARY

Acreage:	167 Acres
Price / Acre:	\$13,473
City:	Center Hill
County:	Sumter
Land Type:	Bahia Grass

PROPERTY OVERVIEW

This established sod farm sits in the heart of Central Florida's rapidly growing economy, offering a rare opportunity to acquire 120 farmable acres of well-maintained Bahia grass that will soon be ready for harvest. Known by local sod installation companies as producing the best Bahia in the area, this farm has a reputation for quality and consistency. The current owner has invested significant time and resources to bring the land into pristine condition, ensuring it is optimized for quality sod production. With proximity to major development corridors and strong regional demand, this property is ideally positioned for both immediate returns and long-term value. Whether you're expanding an existing operation or entering the market, this is a turn-key opportunity that's hard to find.



Specifications & Features

Soil: Pompano (79 acres), Malabar (69 acres), Placid (17 acres) are hydric; Tavares (2.4 acres) non-hydric.

Structures & Year Built:

Utility, 280 sq ft

Polebarn 1121 sq ft

Utility, 750 sq ft

Utility, 1056 sq ft

Utility, 1056 sq ft

Utility, 968 sq ft

Polebarn, 660 sq ft

Carport/Open Porch, 288 sq ft

Carport/Open Porch, 1080 sq ft

Utility, 432 sq ft

Carport/Open Porch, 288 sq ft

Taxes:

Q36-001 (2024) - \$3,522.24

Q25-004 (2024) - \$3,767.54





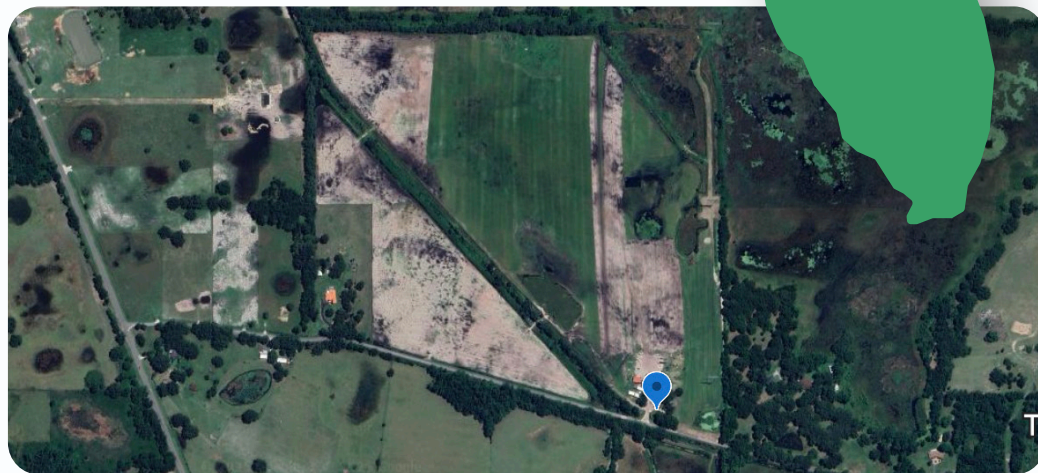
Location & Driving Directions



Parcel: Q25-004, Q36-001

LOCATION OVERVIEW

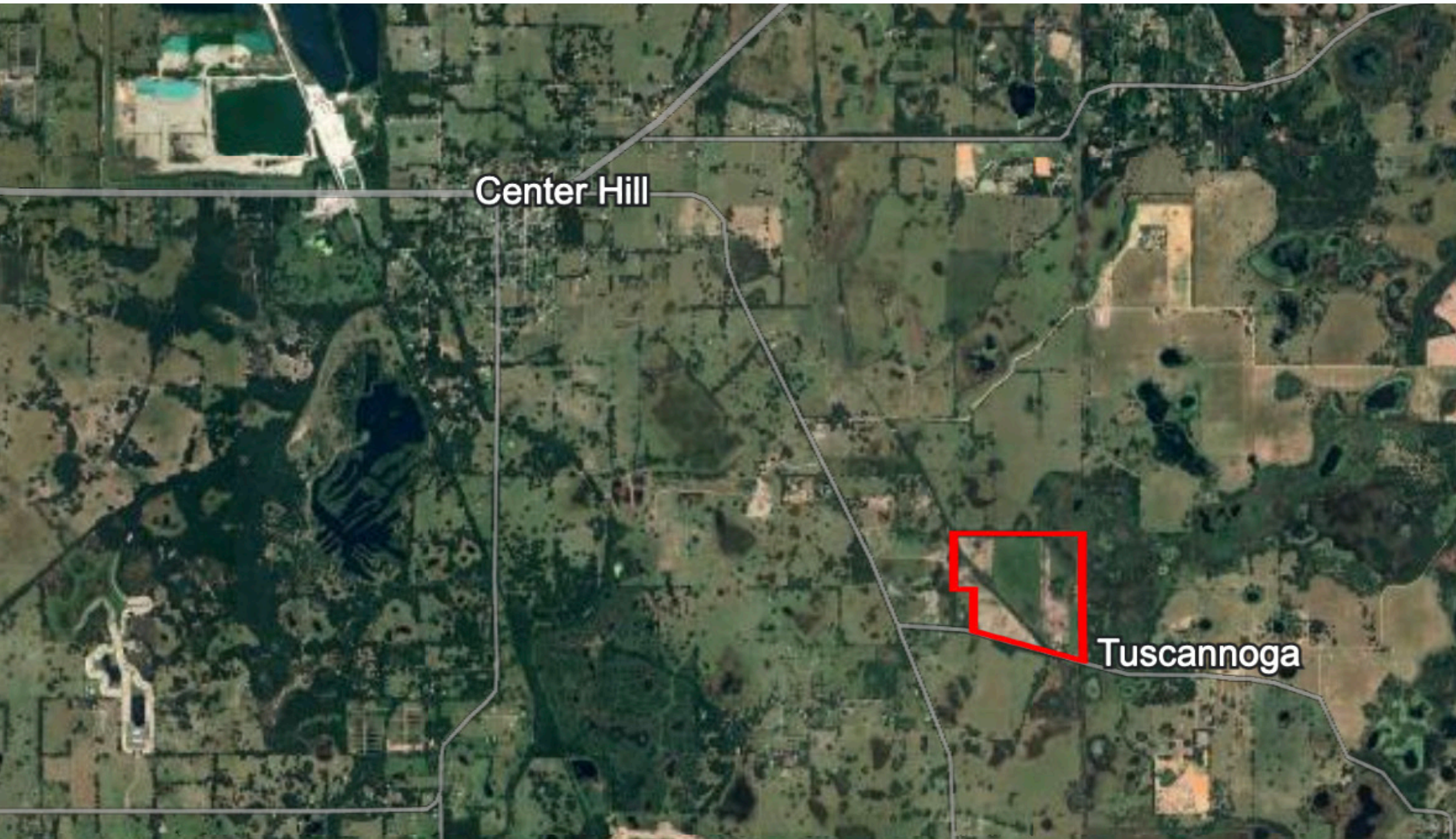
Center Hill, FL is located in rapidly growing Sumter County, a strategic choice for a sod farm. This location offers a serene, rural atmosphere, yet it's remarkably connected. With excellent access to US 301, the Florida Turnpike, and I-75, reaching major hubs like Orlando and Tampa is straightforward. This Sumter County sod farm site represents an opportunity in a region with dynamic growth and logistical advantages.



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Property Map

SUMTER COUNTY, FLORIDA



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Additional Photos



Advisor Bio



David Lapham

ASSOCIATE ADVISOR

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With a focus on Florida's sod industry, David brings a fresh and innovative approach to the profession. Originally from Michigan, David relocated to Florida in 2008 and began an impactful journey in land management and technology.

At the age of 17, David enlisted in the Army, an experience that has profoundly shaped his work ethic and leadership style. The military instilled in him a strong sense of discipline and adaptability, traits he later applied to his academic and professional pursuits.

David's educational journey led him to Southeastern University, where he earned a degree in Communications. This education, combined with his military experience, has been instrumental in developing his exceptional communication skills, which are essential for relationship-building within the real estate industry.

However, David truly shines at the intersection of technology and agriculture. With a background in software engineering, he has been able to effectively apply technological solutions within the sod industry. Through these advancements, David streamlined operations and brought a new level of efficiency and insight into sod management practices.

David's contributions within the sod industry are not just enhancing current practices but are also paving the way for future advancements. As an advisor at Saunders Real Estate, David will continue making waves within Florida's land and commercial real estate industry.

DAVID SPECIALIZES IN:

- Sod Farms
- Land
- Retail



ABOUT SAUNDERS REAL ESTATE

Saunders Real Estate is a full-service land and commercial real estate brokerage with over \$6 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, forestry division, international partnerships, and hunting lease management.



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