

WEKIVA

58± acres total (see below)
Sorrento, Lake County, FL



DREAM HOME POTENTIAL

This property is truly a rare find. This land borders The Seminole State Forest which consists of approximately 27,000 acres of conservation land used for recreation. Horseback riding, hunting, hiking, canoeing, bird watching, camping and other activities are available on these 58 acres. In addition, enjoy and take advantage of many of these same activities on the vast landscapes of the state owned lands.

Looking for a perfect place to build your dream home? Look no further. Make this property your “ball of clay”, turn it into your dream estate for hobby farming, equestrian activities, cattle ranching, country living or whatever you desire. Like to hunt? Draw game off of the national forest onto your “private preserve”. Utilize wide open spaces with beautiful back drops for target shooting. This 58 acres (and the surrounding areas) are teeming with an abundance of deer, turkey and other species of wildlife. Escape the city life. Enjoy peace, quiet and serenity.



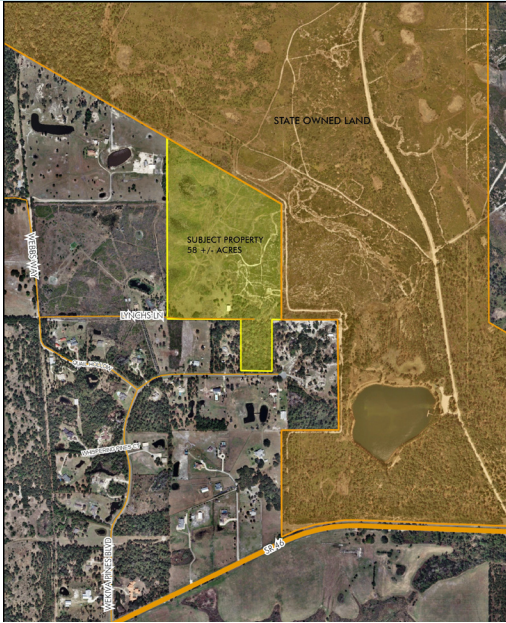
— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



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DIRECTIONS

Location/Directions: This property is located in northeast Lake County, Florida. From the I-4 exit in Sanford head west on SR 46 approximately 6.5 miles. You will cross the Seminole County/Lake County line and you will travel over The Wekiva River. Take a right (head north) on Wekiva Pines Blvd (road is located roughly 1.3 miles past Wekiva River bridge). Follow Wekiva Pines Blvd for approximately 3/4 of a mile. The subject property will be on the north side of Wekiva Pines Blvd.

Wekiva Parkway/429 Toll Road Extension: This property will greatly benefit commuters when the new Wekiva Parkway is built. This will allow direct access to and from the Sorrento area. For more information please visit: <http://wekivaparkway.com/>.

SIZE

58± acres

PRICE

\$16,000/acre or \$928,000! Bring Offers!

ROAD FRONTAGE

365' on Wekiva Pines Blvd

LOCATION

Enjoy peaceful country living with all of the amenities of the urban life. Lake Mary and Sanford are approximately 7 mile east of the property. Take advantage of enjoying the small and quaint City of Mount Dora, which is located only a short 10 minute drive west on SR 46. Downtown Orlando, Winter Park, the Florida East Coast (New Smyrna Beach and Daytona Beach) and Clermont are all comfortably within a 45 minute (or less) drive time.

ZONING

A-1

Note: Offer subject to errors, omission, prior sale or withdrawal without notice.

ALT KEY NUMBERS

2578394, 1745772, 1604524

LAND FOR SALE

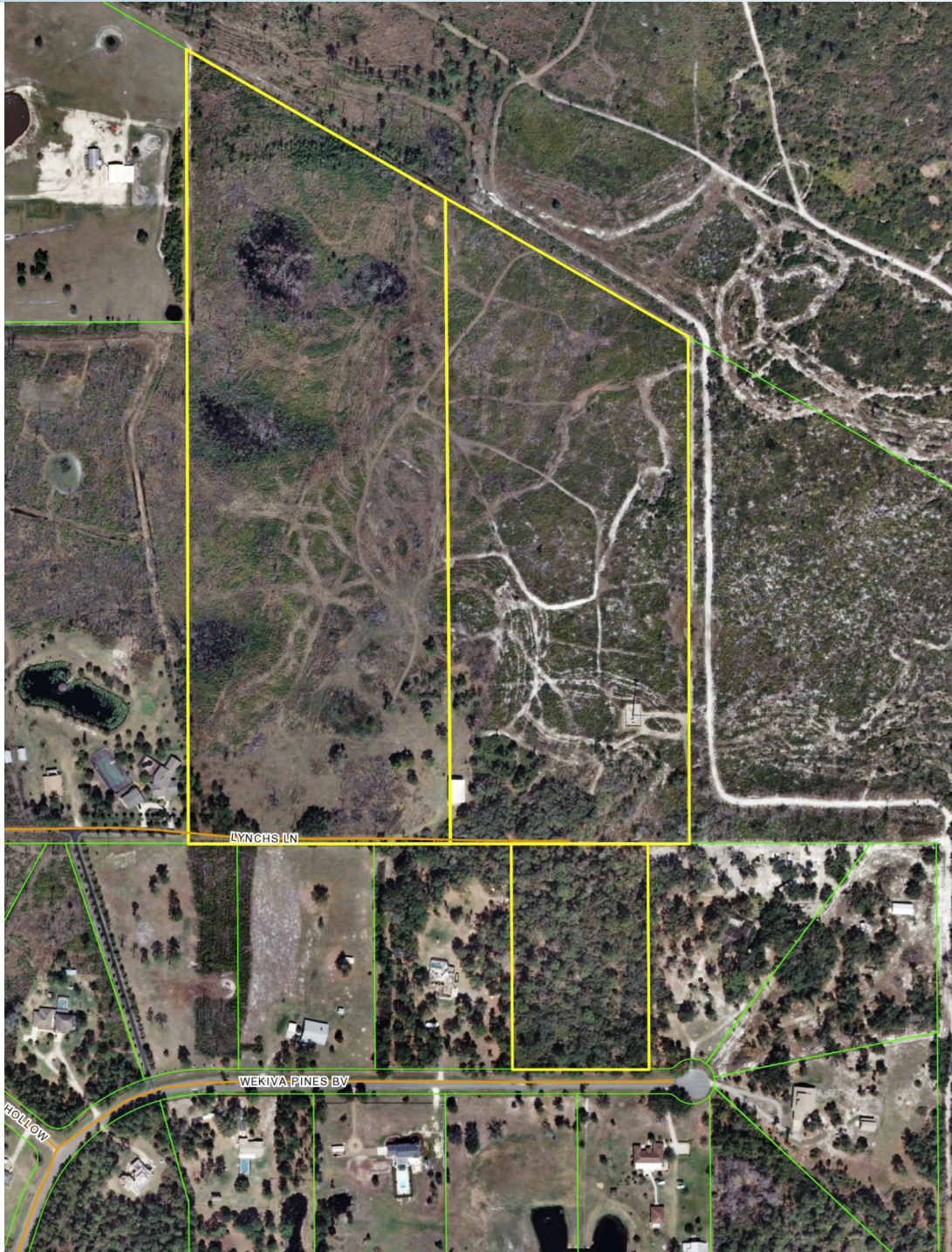
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AVAILABILITY

The vast majority of the surrounding lands are owned by governmental agencies. There are VERY little privately held land holdings in the immediate area. Available properties of this size, in this location, are very difficult to find. .

STRUCTURES

One metal sided "drive in" barn for equipment storage, tools and covered work space.

ELECTRICITY

Single Phase on site provided by Duke Energy.

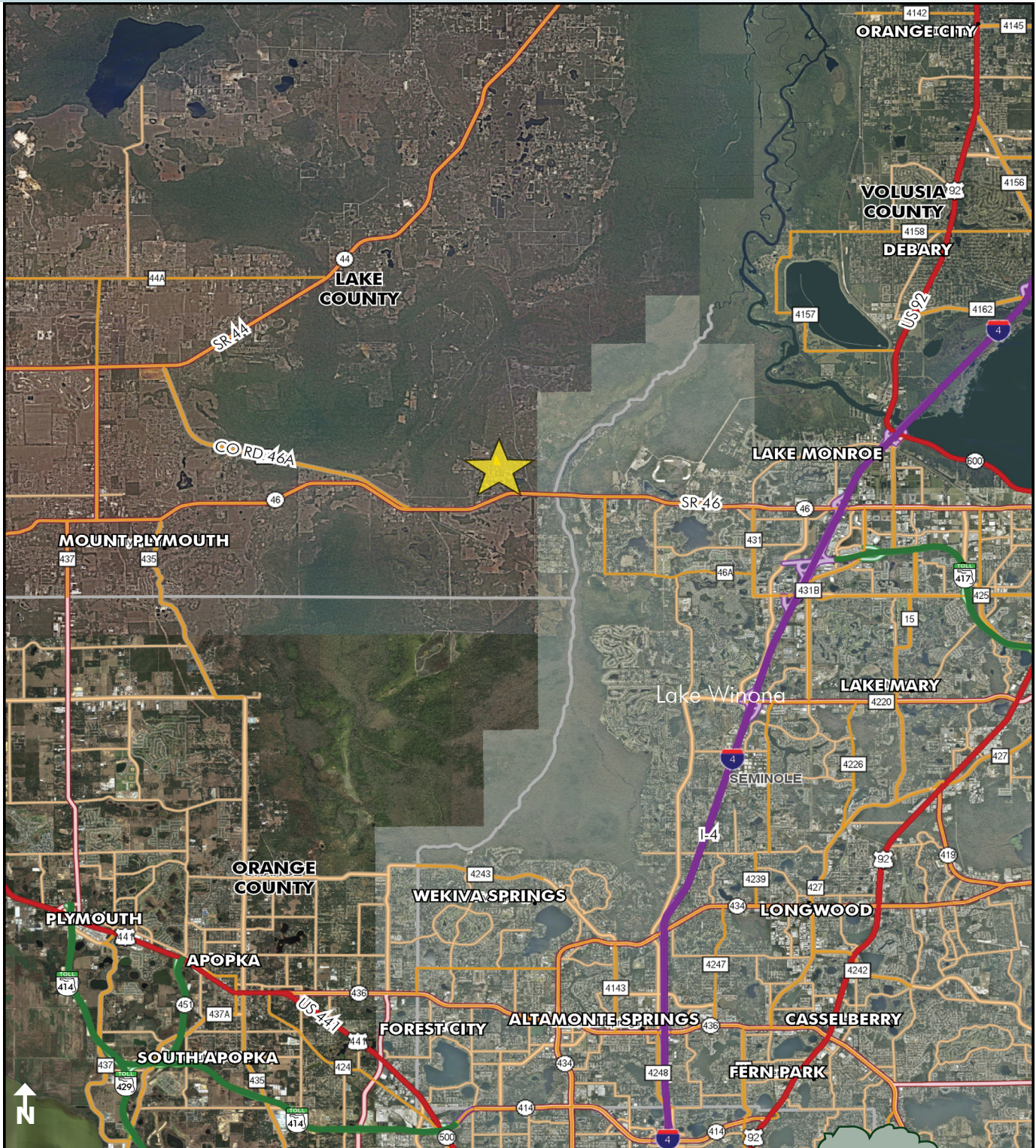
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PROPERTY MAP

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