



Lake Jem Road Properties

32.02 Acres Citrus Grove/Land
Lake Jem Road, Paved
Mount Dora/Tavares Area
Lake County, Florida

FOR SALE: \$2,200,000

Please Contact:

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Property Information

- Great opportunity in beautiful rolling hills of Lake County
- High, dry land with good soils suitable for agricultural or rural residential uses
- Extensive paved road frontages
- Well-maintained citrus grove
- Prime property for continued citrus, other agricultural pursuits, or acreage homesites
- Minutes from Mount Dora, Tavares, Astatula, and Apopka

| Property Summary | |
|-------------------|---|
| Address | Lake Jem Rd, Mount Dora, Florida 32757 |
| Parcel IDs | 11-20-26-0050-003-00000 12-20-26-0003-000-00500 11-20-26-0004-000-01200 |
| Location | Mount Dora/Tavares |
| Land Size | Western Tract—18.26 Acres Eastern Tract—13.76 Acres Total—32.02 Acres |
| Utilities | Electric, well, septic |
| Irrigation Source | Pump from Lake Victoria |
| Zoning | A/RR Agriculture/Rural Residential |

Aerial



Property Information

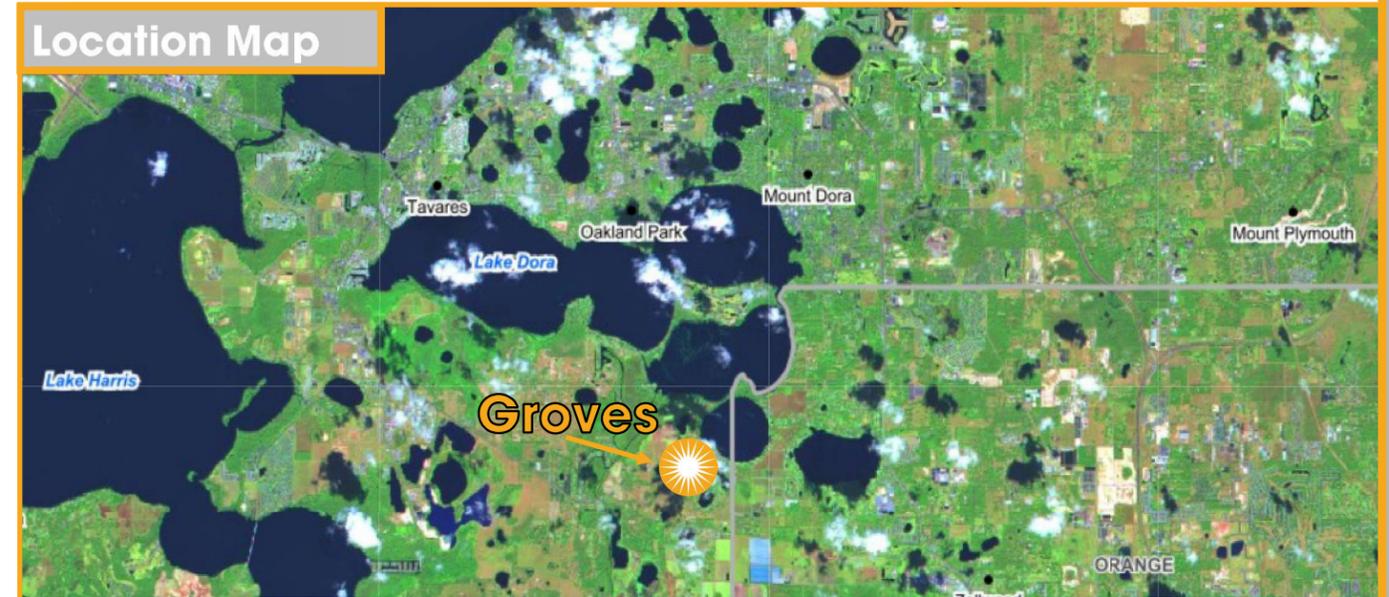
The Land

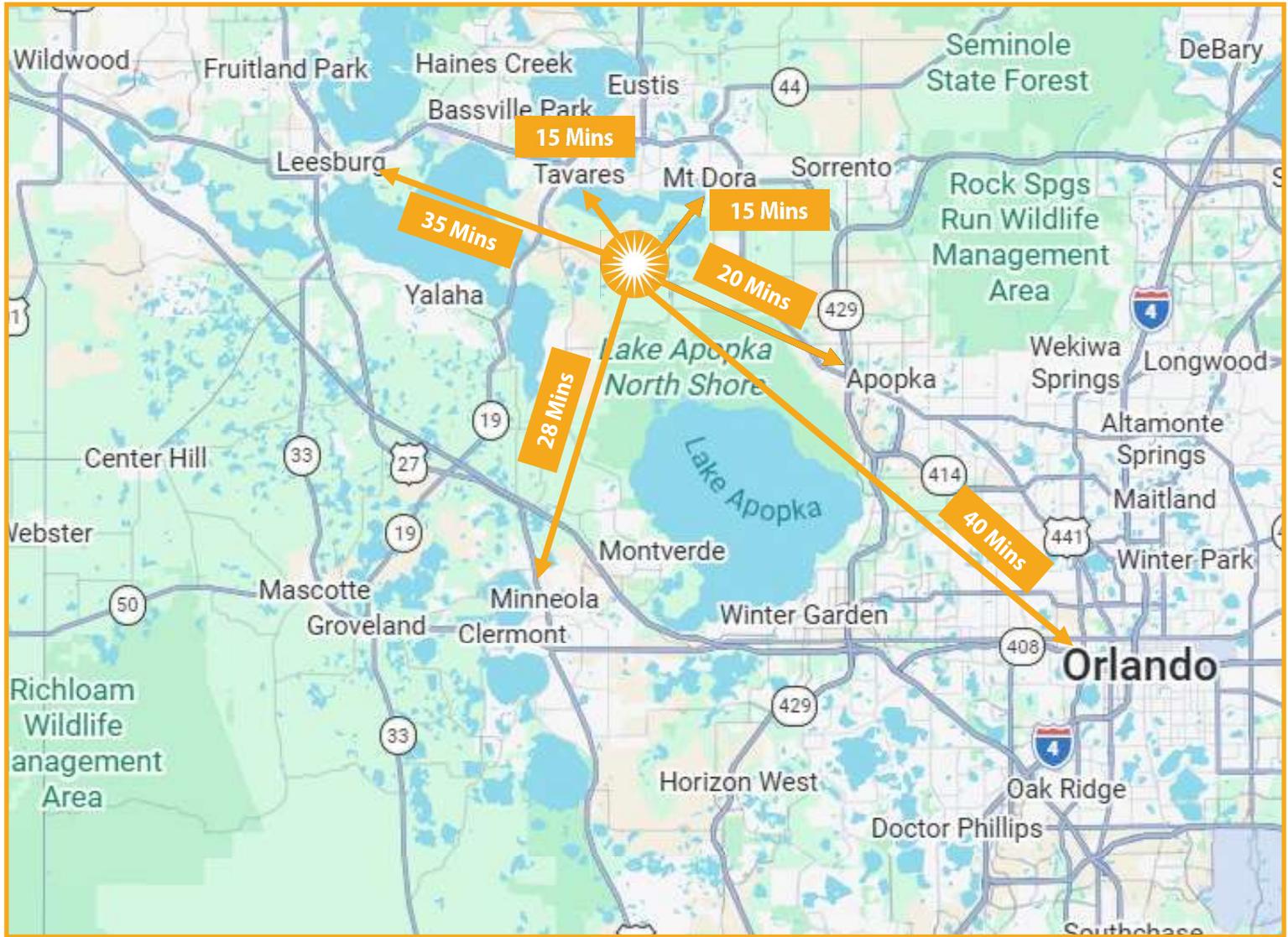
- Two separate tracts to be sold together totaling 32.02 gross acres
- Western Tract
 - 18.26 acres
 - Current use is citrus grove
 - Over 925 feet paved road frontage
 - Includes two narrow strips extending south from road to Lake Victoria
 - Lake Victoria connection is location of irrigation pump station
- Eastern Tract
 - 13.76 acres
 - Current use is citrus grove
 - 460 feet paved road frontage
- Candler and Lake Sands, both well-drained, sandy soils
- Surrounded by sod farming operation, acreage homesites, lakefront homes



The Grove

- Both tracts fully developed to citrus grove
- Trees vary from mature to newer resets
- All under microjet irrigation
- Irrigation water drawn from Lake Victoria
- Newer motor pump unit, which includes fertigation, remote operation





About Condev Realty

Condev Realty has the deep experience and resources to provide meaningful advisory and valuation services to its clients. With over 40 years of commercial real estate experience throughout the state, the Realty division has vast knowledge related to residential development and transitional land; industrial, retail, office, and mixed-use properties; agricultural holdings; and environmentally sensitive land. Whatever the need, Condev's Realty division is ready to assist our clients with their important decisions related to their valued real estate assets.

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