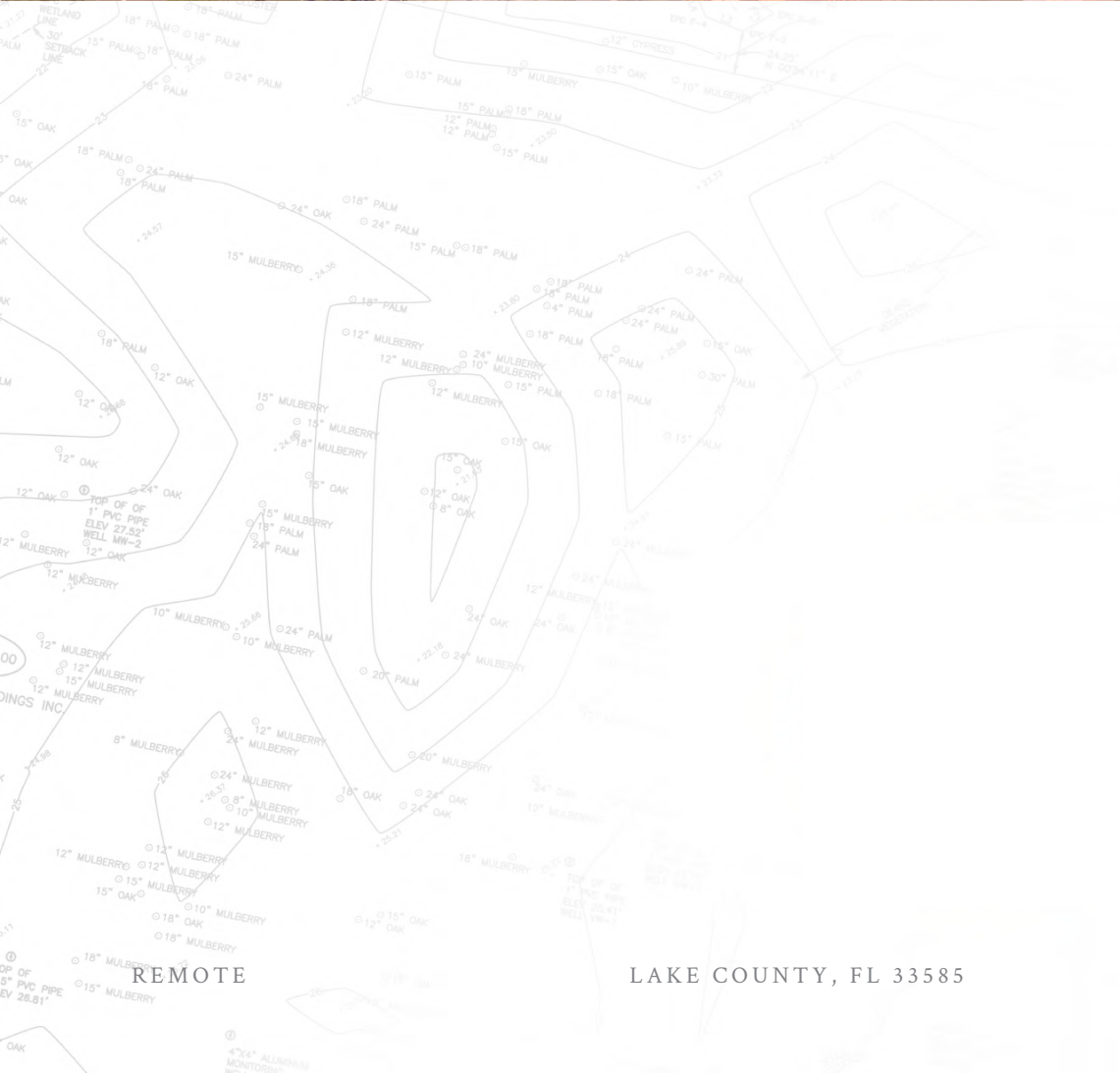
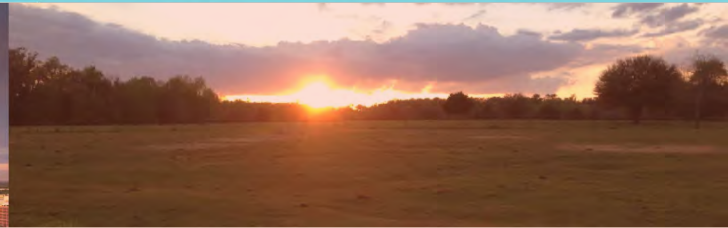
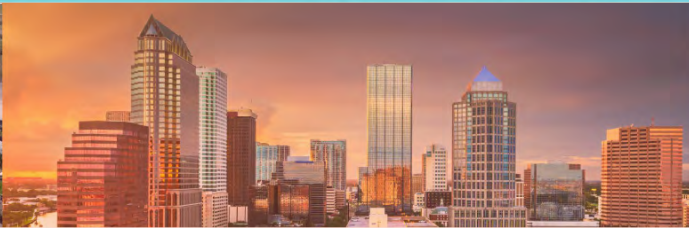


# We know this land.



LAKE COUNTY, FL 33585

# Eshenbaugh

LAND COMPANY



## The Dirt Dog

[www.thedirtdog.com](http://www.thedirtdog.com)

# Property Description

## PROPERTY DESCRIPTION

Amazing oasis with easy access to Mascotte, Groveland and fast-growing south Lake County. The owner would like to sell acreage on either or both sides of the east and to the west areas of the family homestead. Parcels can range from 3 to 14 acres. Though it is located adjacent to significant residential activity, it is a quiet paradise with shady trees and pond views.

## LOCATION DESCRIPTION

The property is located approximately 3 miles north and east of the City of Mascotte and the intersection of CR33 and SR50. It is located south of Simon Brown Road and can be accessed via Pablo Island Drive to the north. From the south, access is provided via an easement and Lake Pickett Drive.

## MUNICIPALITY

Lake County, FL between Mascotte and Groveland

## PROPERTY SIZE

Two parcels of up to +/- 14 Acres

## FUTURE LAND USE

Rural Transition

## PROPERTY OWNER

Dionicio Collado

## PRICE

\$350,000

## BROKER CONTACT INFO

**Vaike O'Grady**

Sales Associate

813.287.8787 x15

[vaike@thedirt dog.com](mailto:vaike@thedirt dog.com)

**Bill Eshenbaugh, ALC,CCIM**

President, Lic. Real Estate Broker

813.287.8787 x1

[Bill@TheDirtDog.com](mailto:Bill@TheDirtDog.com)

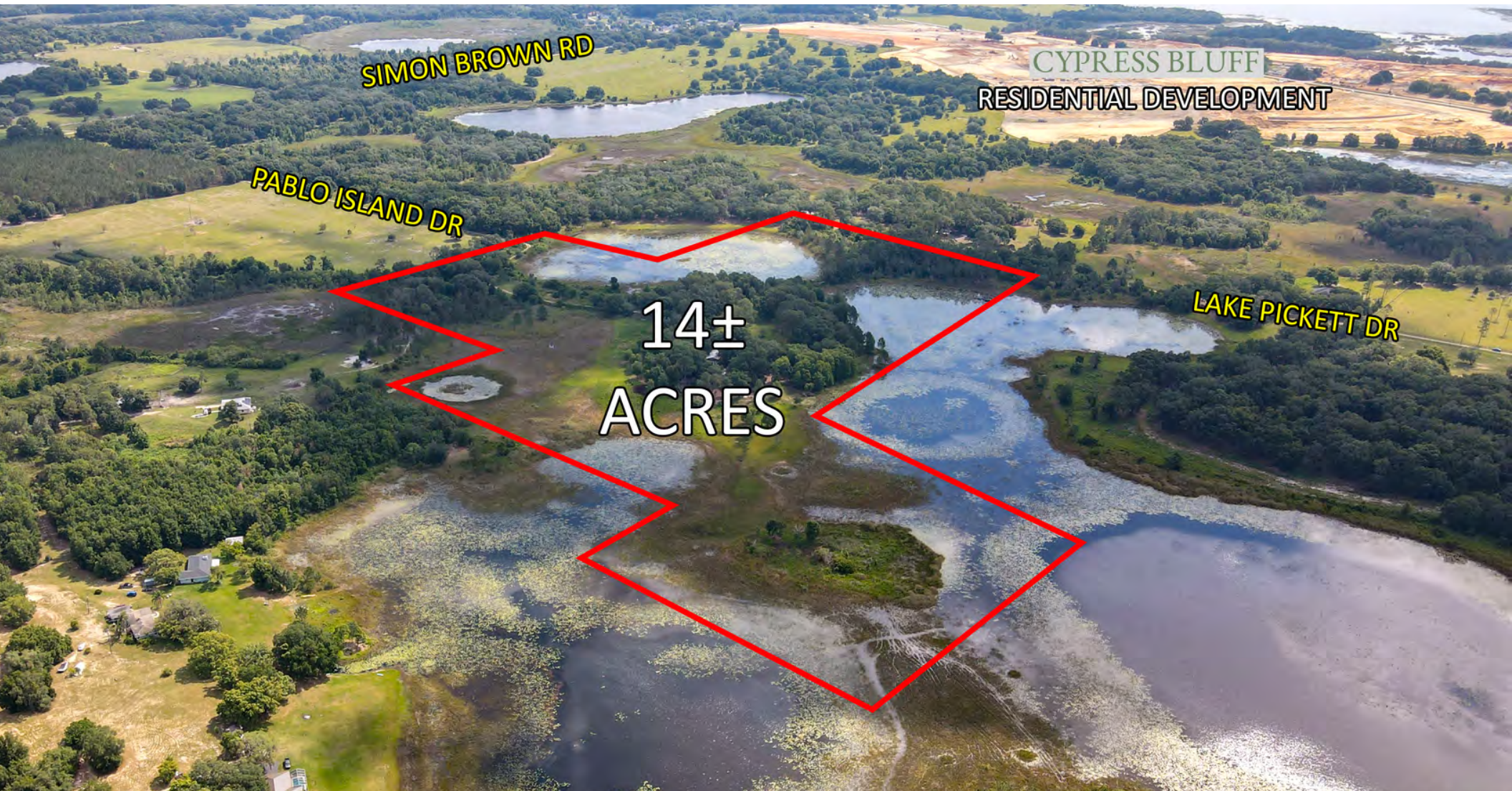
# Aerial



# Aerials (cont.)



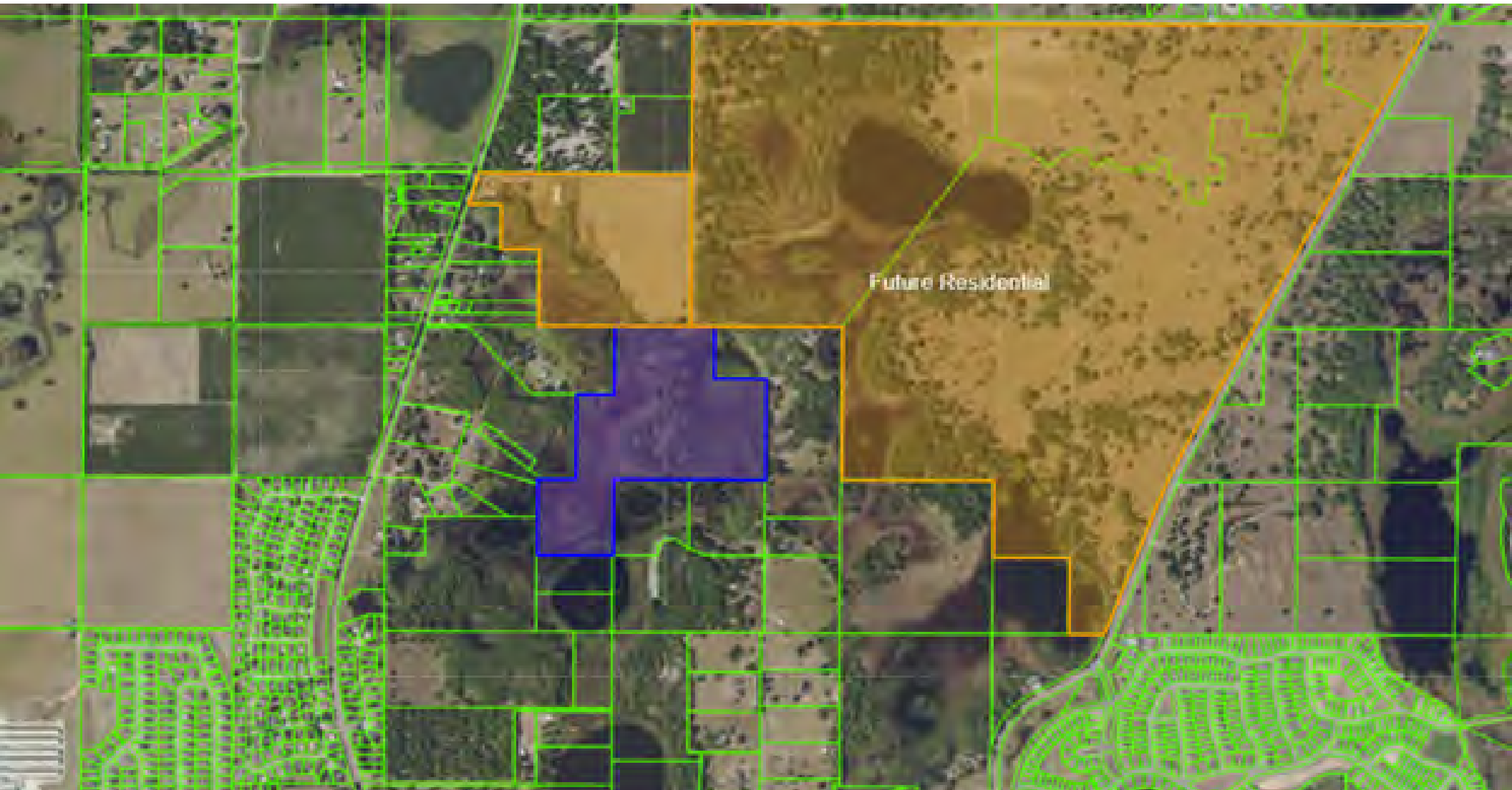
# Aerials (cont.)



# Additional Photos



# Additional Photos



# Demographics Map & Report

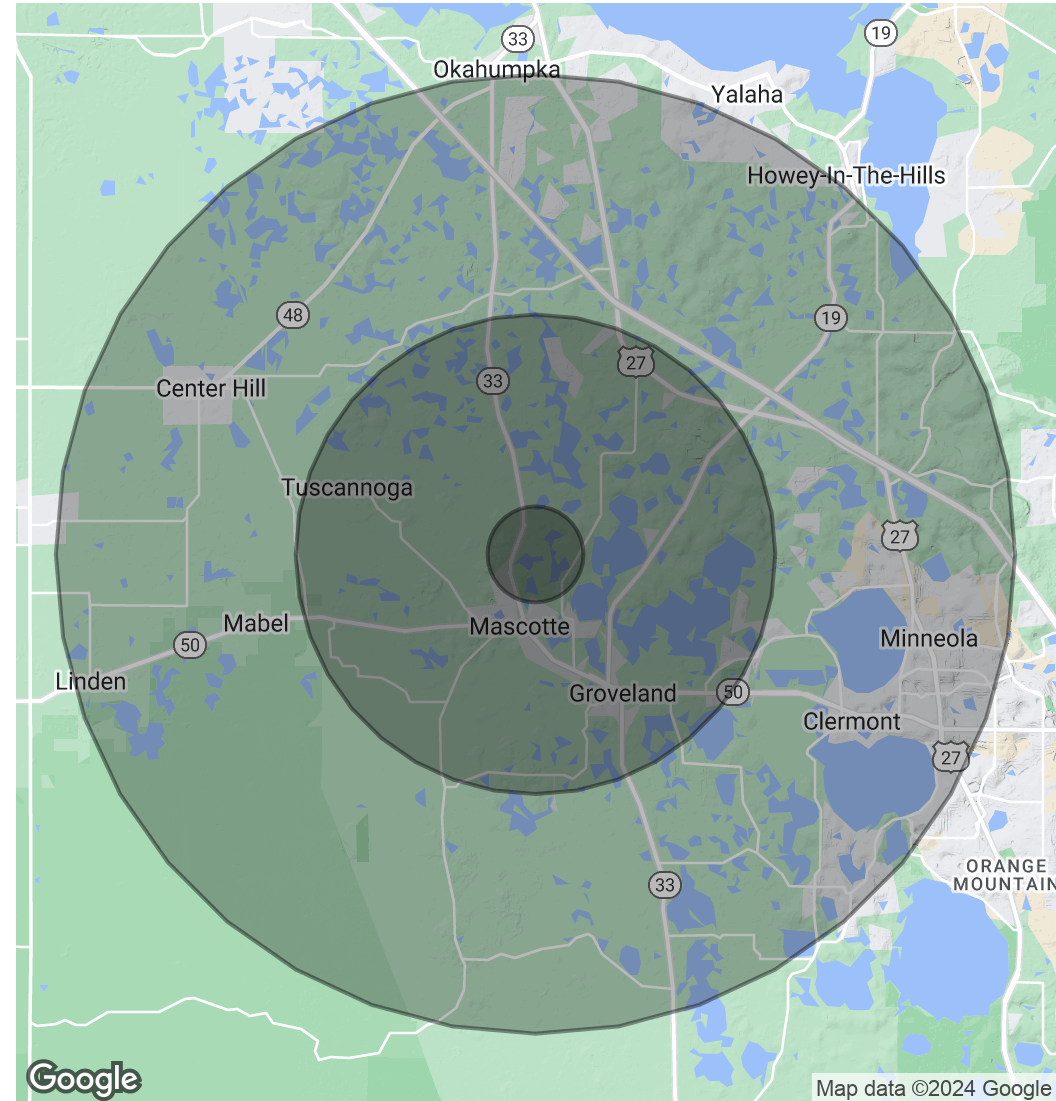
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	789	27,963	103,365
Average Age	37	41	45
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	251	9,690	39,487
# of Persons per HH	3.1	2.9	2.6
Average HH Income	\$83,844	\$87,107	\$97,748
Average House Value	\$309,336	\$344,720	\$373,558

Demographics data derived from AlphaMap

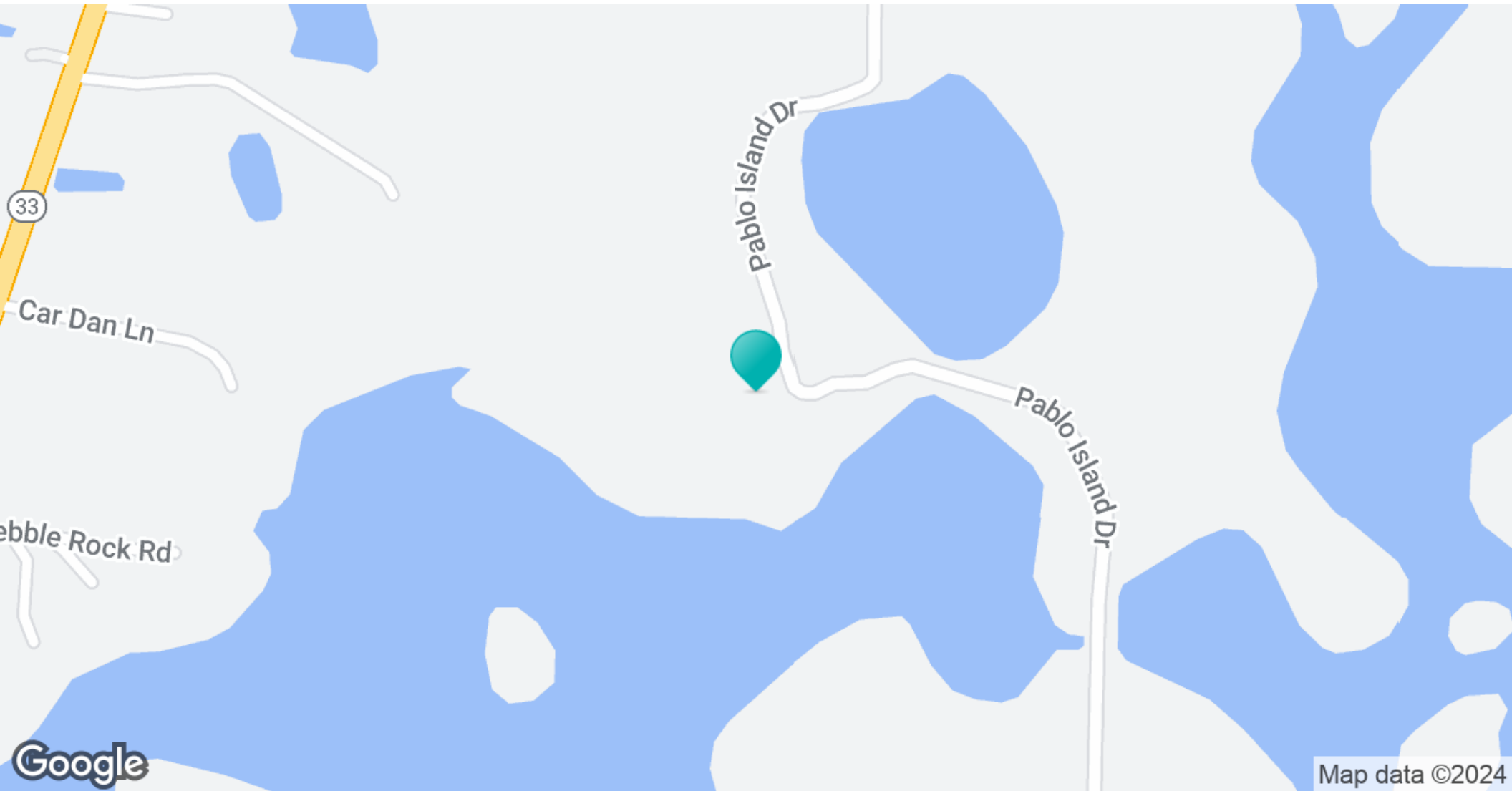




# Regional Map



# Location Map



# Confidentiality & Disclaimer

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.