

# CLERMONT LAKEFRONT 84 ACRES

Clermont, FL • Lake County

BEAUTIFUL LAKEFRONT HOMESITE WITH ACREAGE  
TIMBER AND LAND INVESTMENT





**Parcel IDs:**

- 23-23-25-000300001000
- 24-23-25-030000800000
- 22-23-25-000400002000

**Directions:**

- From Clermont city limits, go south on CR 561 about 6 miles to Reds Lane
- The property will be on the left
- Reds Lane goes onto the property

**Neighboring Homes**



# CLERMONT LAKEFRONT 84 ACRES

Clermont, FL • Lake County

This beautiful, lush acreage includes 35 +/- acres of mature planted pine trees and sits on 2,200 +/- feet of lake shoreline on Lake Gary. The lakefront acreage is perfect for an upscale homesite that is surrounded with acres of natural land. The timber provides potential income and an agricultural exemption for tax savings, while the remaining acres provide room to roam and play. Outdoor recreation is just a step out your door for fishing, skiing, and boating.

Located just south of Clermont on CR 561, the property already has a paved driveway in place and electricity running from CR 561 east to about Lake Gary. For an added bonus, it has been said that the fireworks from Disney World can be seen from this property at night!

**Acreage:** 84.1 +/- acres

**Sale Price:** \$675,000

**Price Per Acre:** \$8,036

**Site Address:** CR 561, Clermont, FL 34714

**County:** Lake

**Lake Frontage:** 2,200 +/- ft of shoreline on Lake Gary  
(Lake Gary is 17 +/- acres)

**Road Frontage:** 1,340 +/- ft on CR 561 and 655 +/- feet  
on Lake Nellie Road

**Soil Types:** Candler, Myakka, Placid, Tavares, and Sparr  
Fine Sands

**Grass Types:** Bahia

**Land Cover:** Pine trees and grass

**Uplands/Wetlands:**

- 49 +/- acres uplands
- 35 +/- acres of wetlands (including the 17-acre lake)

**Zoning/FLU:** Green Swamp Rural Conservation

**Utilities:** Electricity

**Potential Uses:** Homesite; timber; outdoor recreation, such as  
fishing, skiing, boating

**Current Use:** Timber production

**Income Features:** Timber provides potential income and an  
agricultural exemption for tax savings

**Taxes & Tax Year:** \$46.19 2013

*For additional maps and details, go to:*

**[www.SaundersRealEstate.com/Clermont84](http://www.SaundersRealEstate.com/Clermont84)**



## *Lakefront Homesite with Acreage on Lake Gary 35 +/- Acres of Mature Timber Timber Income, Investment*



**Paved Driveway**



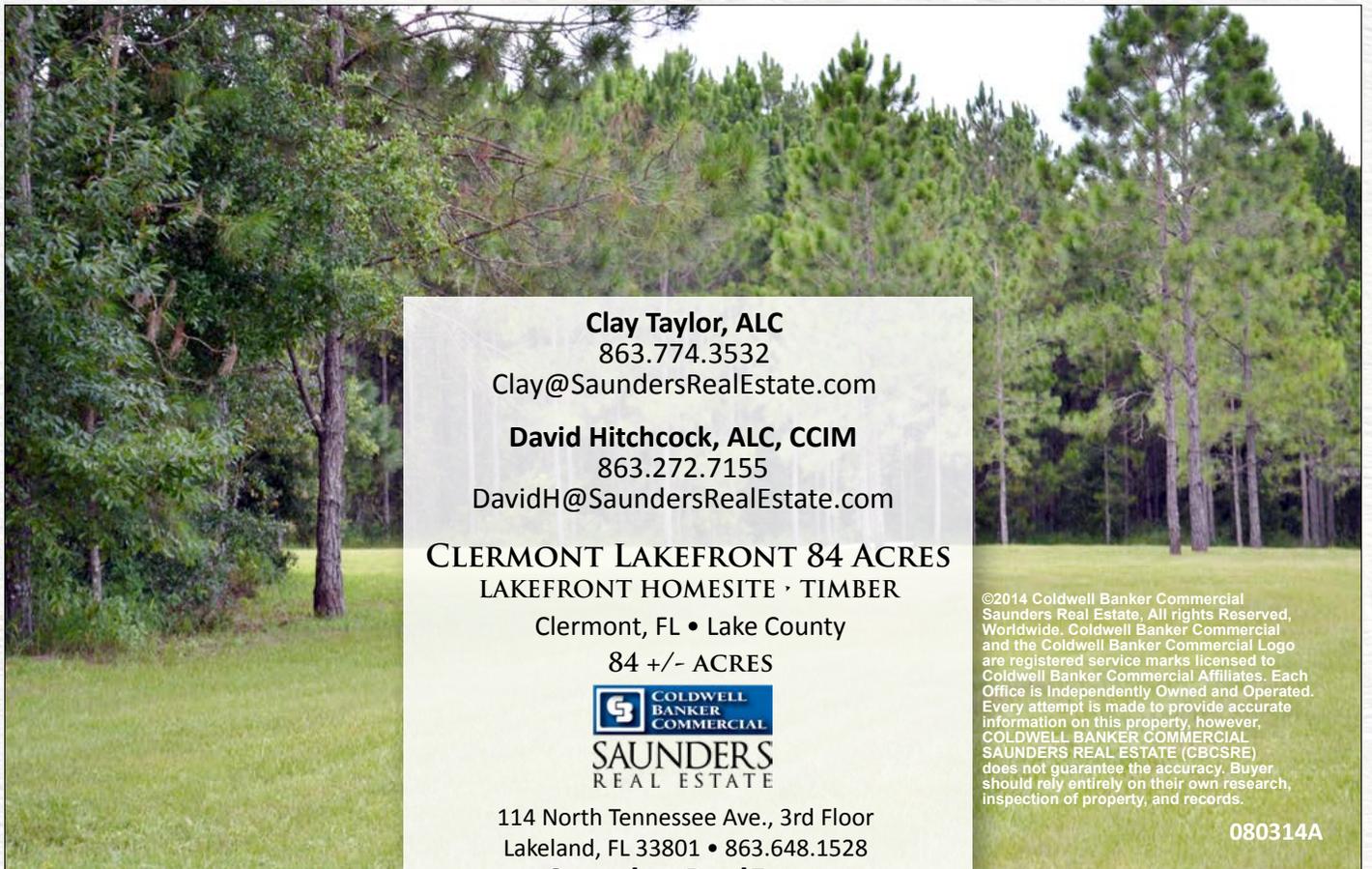


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**863.648.1528**

114 N. Tennessee Ave.  
3rd Floor  
Lakeland, FL 33801

***84 +/- Acres Beautiful Lakefront Homesite with Acreage  
Includes 35 +/- Acres of Mature Timber • Timber and Land Investment  
2,200 +/- Ft. Shoreline on Lake Gary!***



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**CLERMONT LAKEFRONT 84 ACRES**

**LAKEFRONT HOMESITE • TIMBER**

**Clermont, FL • Lake County**

**84 +/- ACRES**



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REAL ESTATE

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Lakeland, FL 33801 • 863.648.1528

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