

Lake County Waterfront Recreational Tract

Fishermans Rd, Paisley, Florida 32767

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PROPERTY OVERVIEW



Sale Price

\$1,750,000

Property Overview

Lake County Waterfront Recreational Tract is roughly 61 ± acres located on the north end of the county. This tract provides diversity and plenty of options for the outdoor enthusiast or one looking for privacy and seclusion. The property is a nice mix of improved pasture, oak hammocks, scattered pines, and water frontage.

Offering Summary

Acreage:	61 ± Acres
Price / Acre:	\$28,688
State:	Florida
City:	Paisley
County:	Lake
Property Type:	Hunting and Recreational Land, Acreage and Estates, Ranches and Pastureland, Waterfront

From a structural standpoint there is a cabin, an equipment barn, concrete boat ramp, and plenty of crossing fencing and improved internal roads. This ramp provides access to Lake Lulu and Lake Akron. The subject property adjoins roughly 400 ± acres of Lake County BCC holdings to the north. The adjacent property provides seclusion and a major wildlife corridor for game to travel to and from the ranch. Beyond the County property are additional state owned land for miles to the north and east. The St. Johns River is just 9 ± miles to the east as the crow flies.

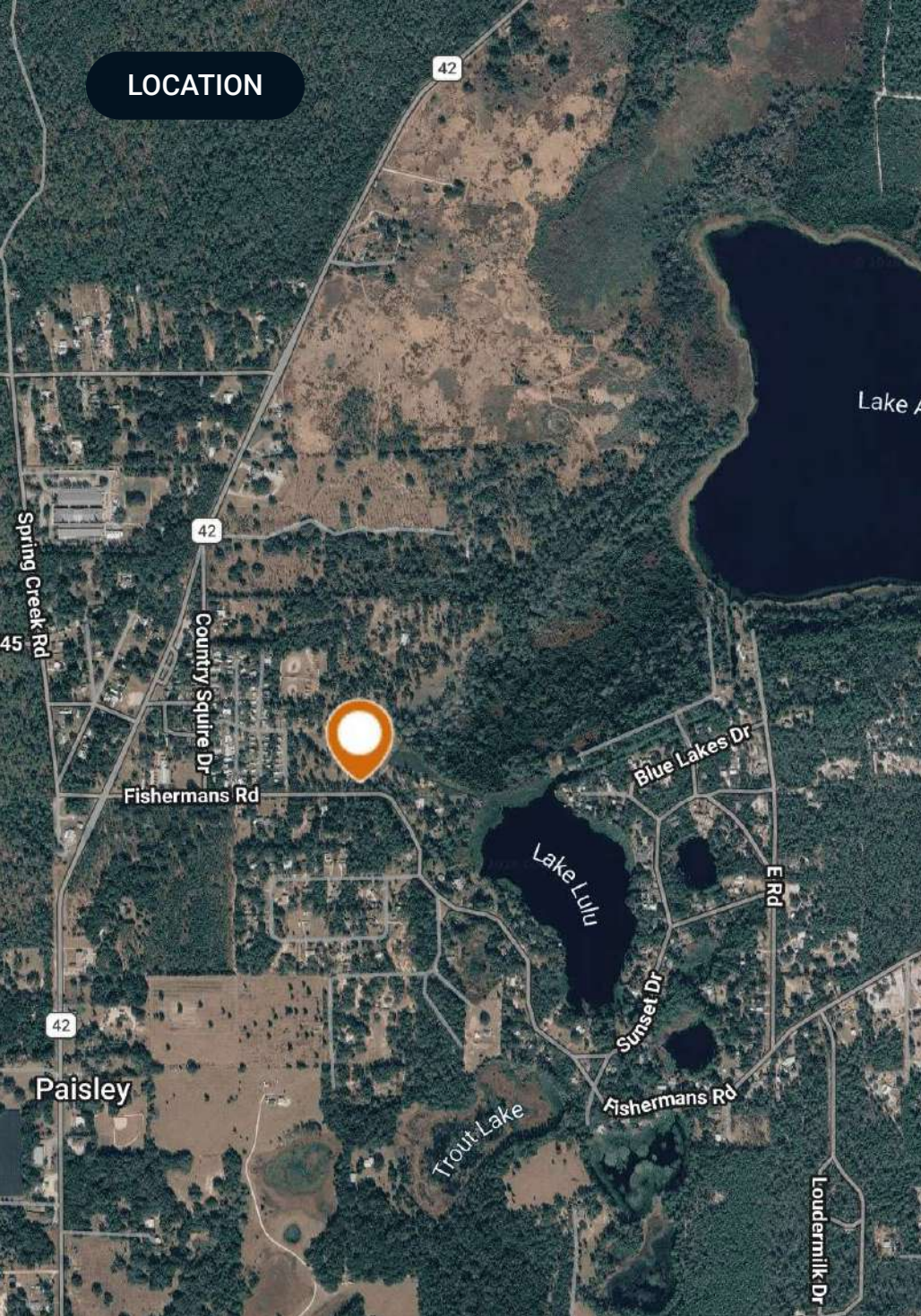
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	80% uplands 20% wetlands
Taxes & Tax Year:	2025- 1,570.86
Zoning / FLU:	Zoning: Agriculture / FLU: Agriculture
Lake Frontage / Water Features:	Lake frontage on Lake Lulu and access to Lake Akron
Water Source & Utilities:	Power on site / 4 inch well that services the cabin and barn
Road Frontage:	770 ± feet on Fishermans Rd
Fencing:	Perimeter and cross fenced
Current Use:	Ranch and recreational tract
Grass Types:	Bahia and native type grasses
Structures & Year Built:	Recently updated 1 bed/ 1bath cabin that is roughly 966 ± square feet & a 50X98 equipment barn with concrete floors. The equipment barn has (2) RV hookups.

LOCATION



Location & Driving Directions

Parcel: 20-17-28-0003-000-02400 20-17-28-0004-000-00701 & 20-17-28-0003-000-00700

GPS: 28.9907058, -81.5352856

Driving Directions:

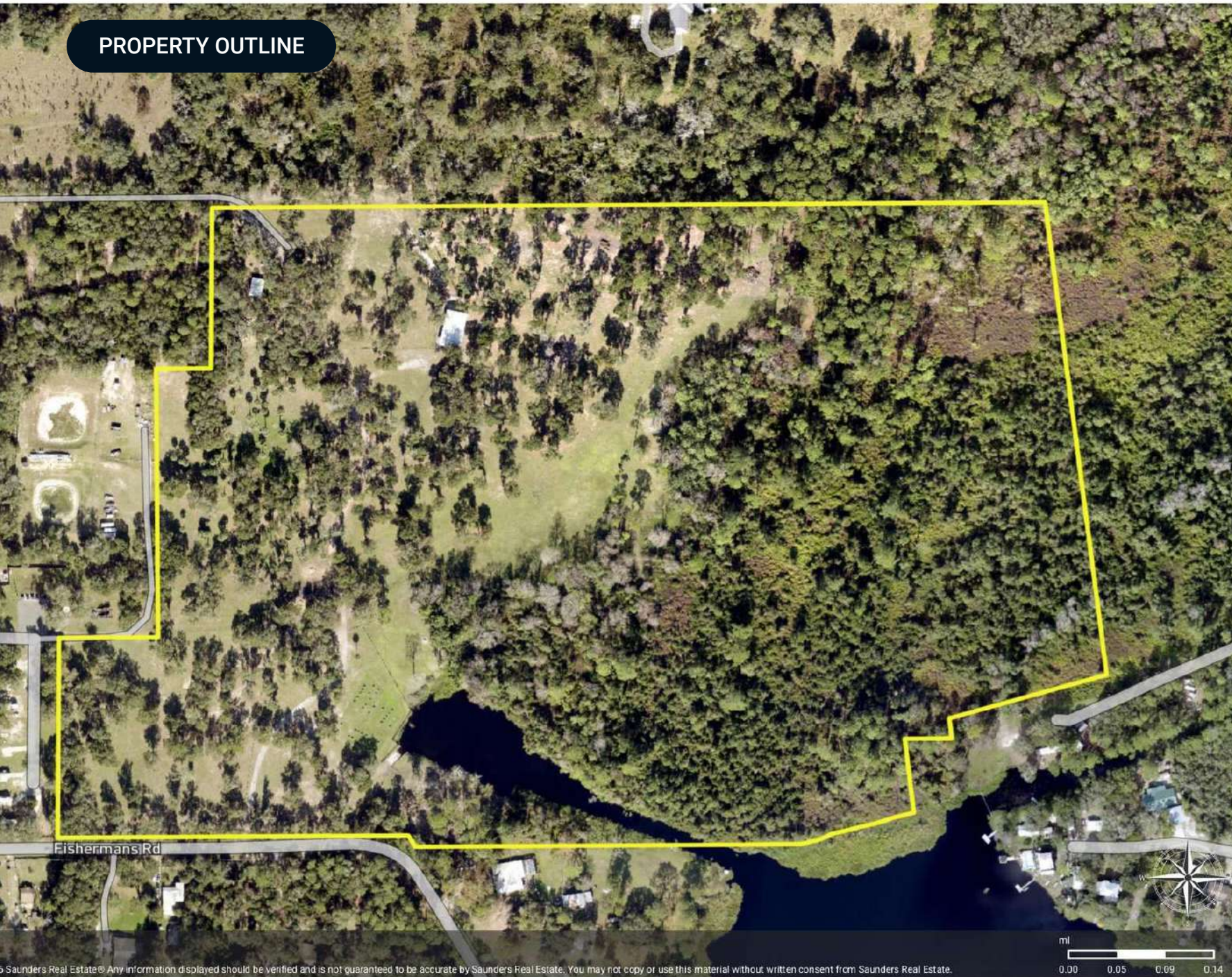
- From the intersection of SR 42 and SR 19 go east on SR 42 for roughly 7.8 miles

- Take Fishermans Road east for approximately 1,400 ± feet and the property will be on the north side of the road

Showing Instructions: Contact Zeb Griffin at (352) 630 7547

PROPERTY OUTLINE

Polygon



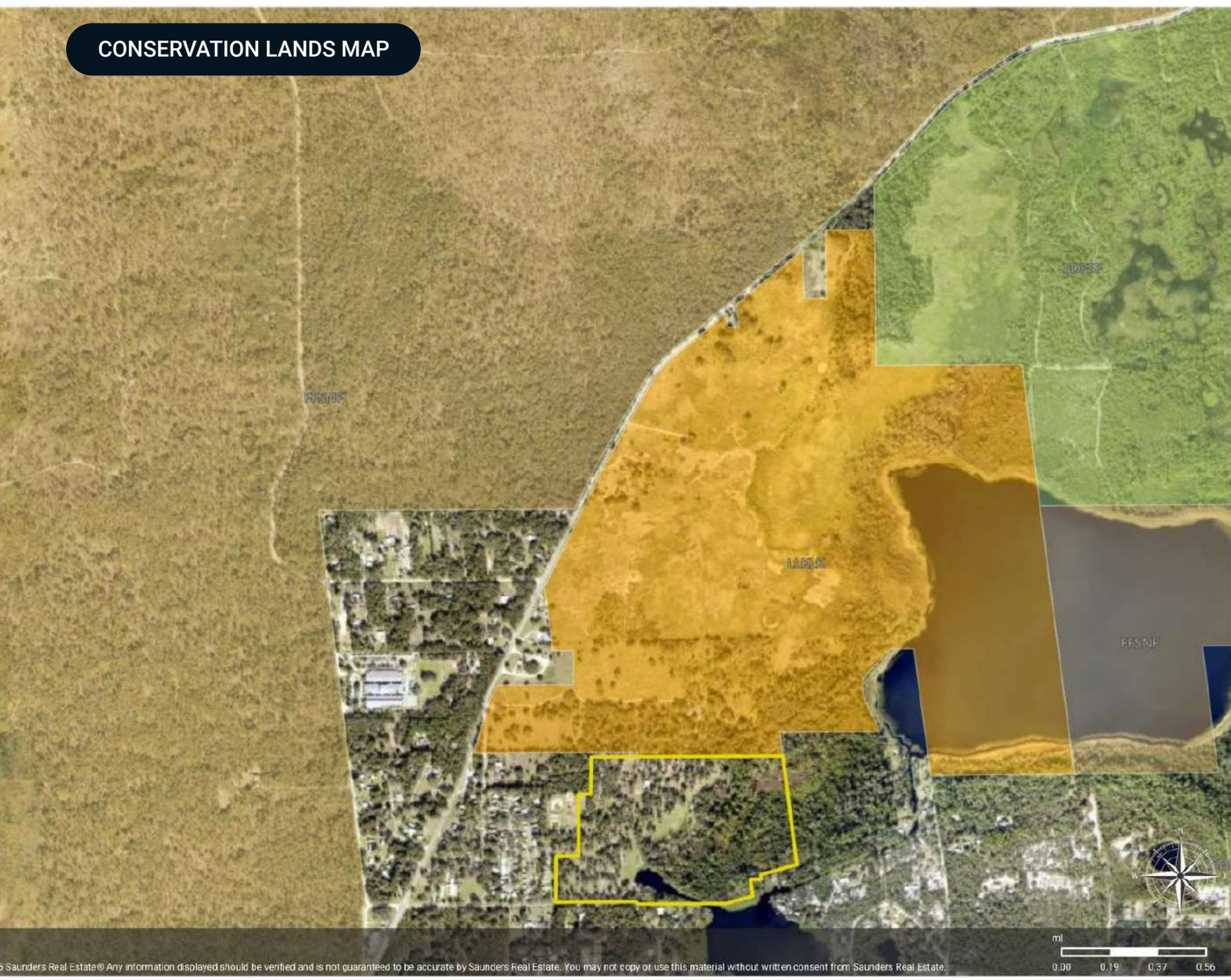
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CONSERVATION LANDS MAP

Overview

- Polygon
- Conservation Lands (FLMA): State
- Conservation Lands (FLMA): Federal
- Conservation Lands (FLMA): Local



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ADDITIONAL PHOTOS















Lake County FLORIDA



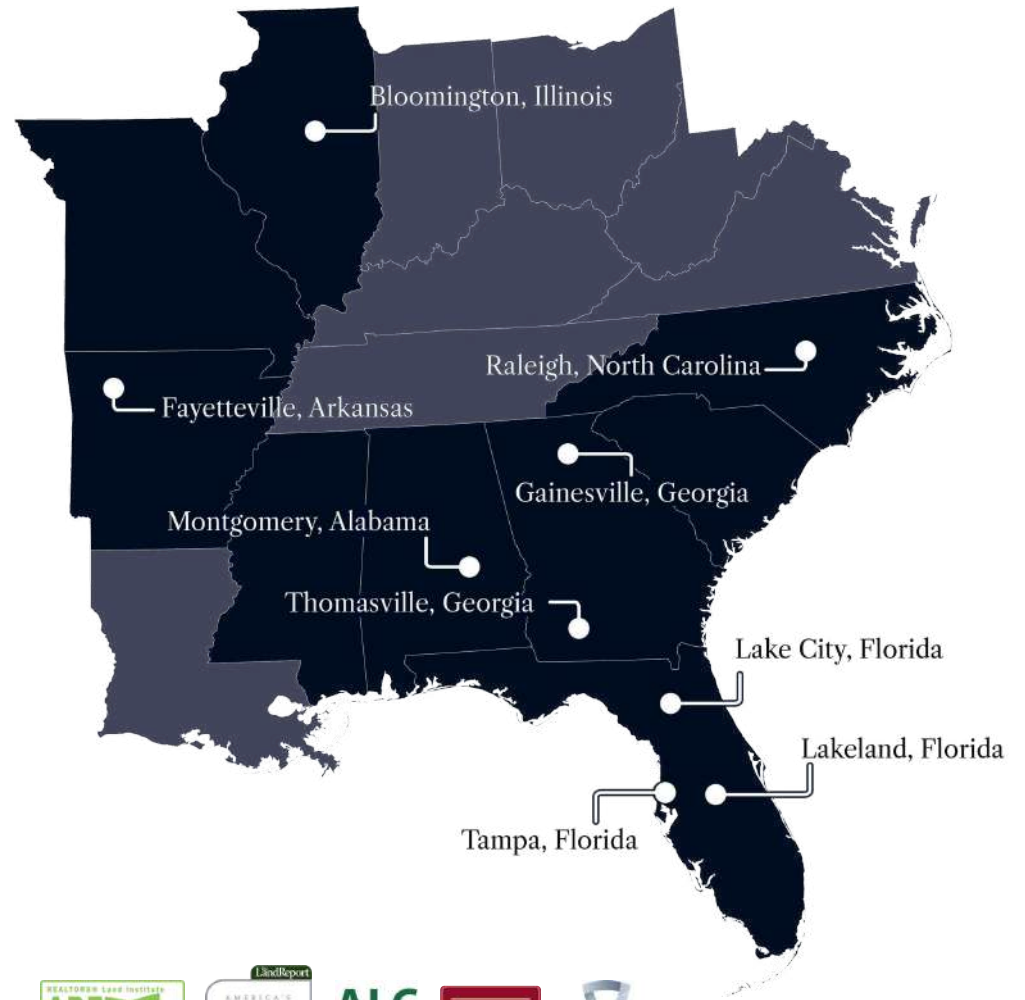
Founded	1887	Density	385.2 (2019)
County Seat	Tavares	Population	416,179 (2023)
Area	953 sq mi	Website	lakecountyfl.gov

Lake County, part of the Orlando-Kissimmee-Sanford, FL Metropolitan Statistical Area, was created in 1887 from portions of Sumter and Orange counties. During the 1800s, growing cotton and breeding cattle were the two main industries driving the economy. In the latter part of the 19th century, citrus tree cultivation gained momentum and eventually became the region's leading industry during the 1940s and 50s.

With its Central Florida positioning, Lake County boasts great access to US Hwy 27, I-75, the Florida Turnpike, and the new Florida 429 Beltway. This strategic location makes the area ideal for industrial distribution, warehousing, and manufacturing. Additionally, the Wellness Way area, situated just 7 miles south of Clermont, is an area of significant economic growth focused on sports and wellness.



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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