



# North Lake County Waterfront Ranch and Home

13800 Cr 450, Umatilla, Florida 32784

---

Zeb Griffin, ALC  
352-630-7547  
[zeb@saundersrealestate.com](mailto:zeb@saundersrealestate.com)







## PROPERTY OVERVIEW



### Sale Price

\$3,750,000

### Offering Summary

Acreage:	240 Acres
Price / Acre:	\$15,625
State:	Florida
City:	Umatilla
County:	Lake
Property Type:	Acreage and Estates, Ranches and Pastureland, Hunting and Recreational Land, Waterfront

### Property Overview

North Lake County Waterfront Ranch and Home is an opportunity to purchase roughly 240 ± acres in an extremely desirable part of Lake County. This property can serve as a secluded home place for an individual or family seeking hunting, fishing, recreational, and ranching opportunities. Combined there is roughly 10,157 ± feet of frontage on multiple lakes with one 4.5-acre lake being completely internal to the property. The ranch is mostly comprised of improved pasture on the south end while transitioning into large live oak hammocks as you head towards the northern boundary. The improved pasture is completely cross fenced with a central penning lane allowing for rotational grazing and easy gathering of cattle. There is a 2,997 ± square foot 3 bedroom, 3 bathroom house that was built in 2008 on site. Additionally, there are other barns and agricultural structures on the ranch as well. There is roughly 1,805 ± feet on road frontage of CR 450 ensuring easy access and land appreciation as a prospective buyer looks into the future.

The cattle and some equipment on the ranch is up for discussion and can be purchased separately should a buyer be interested. Contact Zeb Griffin for more information.



## SPECIFICATIONS & FEATURES

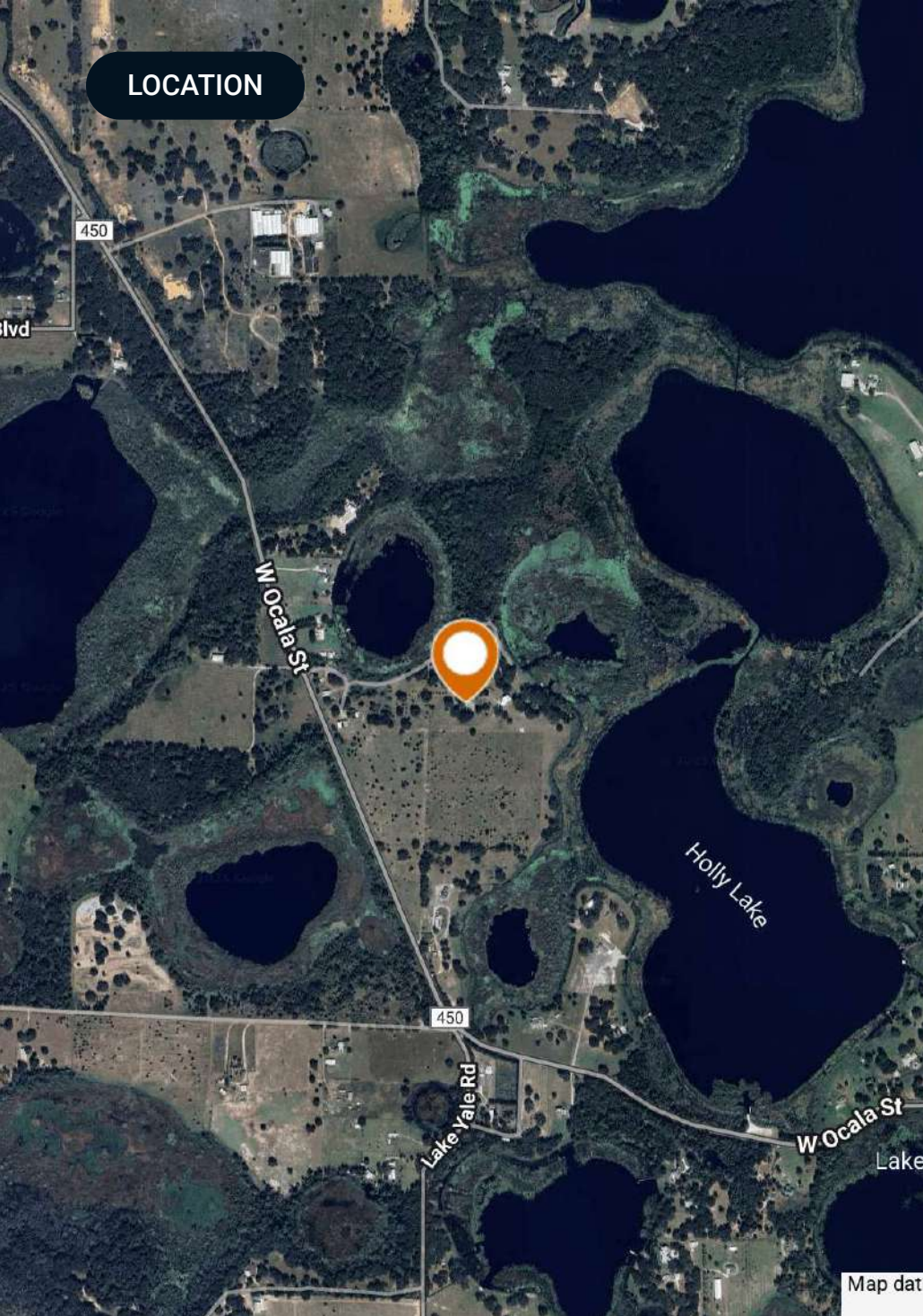


## Specifications & Features

<b>Uplands / Wetlands:</b>	Uplands- 80 ± acres / Wetlands- 160 ± acres <ul style="list-style-type: none"><li>• Candler Sand</li><li>• Orlando Fine Sand</li><li>• Tavares Sand</li></ul>
<b>Soil Types:</b>	<ul style="list-style-type: none"><li>• Felda Fine Sand</li><li>• Cassia Sand</li><li>• Immokalee Sand</li><li>• Myakka-Myakka Wet Sands</li><li>• Ocklawaha Muck</li></ul>
<b>Taxes &amp; Tax Year:</b>	2025- \$5,068.21
<b>Zoning / FLU:</b>	Zoning- Agriculture FLU-Rural
<b>Lake Frontage / Water Features:</b>	2,000 ± feet on Lake Ella, 3,800 ± feet on Lake Juanita, 2,675 ± feet on Lake Holly, 1,545 ± acres on a smaller unnamed lake, 137 ± feet on another smaller unnamed lake, and (1) internal 4.5 ± acre Lake
<b>Road Frontage:</b>	1,805 ± feet on CR 450
<b>Fencing:</b>	Field fence along CR 450. Barbed wire crossing fencing throughout the property.
<b>Current Use:</b>	Cattle ranch and homesite.
<b>Grass Types:</b>	Bahia and native type grasses.
<b>Potential Recreational / Alt Uses:</b>	Ranching, Hunting & Fishing, Lakefront access, Homesite
<b>Land Cover:</b>	Improved pasture, oak hammocks, and lake frontage
<b>Structures &amp; Year Built:</b>	<ul style="list-style-type: none"><li>• 3 bed/3 bath</li><li>• 2,997 ± square foot home built in 2008</li></ul>



## LOCATION



## Location & Driving Directions

Parcel:	08-18-26-0001-000-03700 08-18-26-0001-000-03200 08-18-26-0001-000-03600 04-18-26-0003-000-00700 04-18-26-0002-000-01700
GPS:	28.9460646, -81.7236429
Driving Directions:	From Highway 19 in Umatilla take Cr 450 West for roughly 3.9 ± miles and the subject property will be on the East side of the road
Showing Instructions:	Contact Zeb Griffin at (352)-630-7547 to set up a showing.



PROPERTY OUTLINE





ADDITIONAL PHOTOS





ADDITIONAL PHOTOS





ADDITIONAL PHOTOS





ADDITIONAL PHOTOS







































## Lake County

### FLORIDA



<b>Founded</b>	1887	<b>Density</b>	385.2 (2019)
<b>County Seat</b>	Tavares	<b>Population</b>	416,179 (2023)
<b>Area</b>	953 sq mi	<b>Website</b>	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.





**SAUNDERS**  
REAL ESTATE



**SAUNDERS**  
LAND



**SAUNDERS**  
COMMERCIAL

## Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—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.



877-518-5263 • [info@saundersrealestate.com](mailto:info@saundersrealestate.com)