



North Lake County Waterfront Ranch and Home

13800 Cr 450, Umatilla, Florida 32784

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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

Video: [View Here](#)

Property Overview

North Lake County Waterfront Ranch and Home is an opportunity to purchase roughly $240 \pm$ 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 $10,157 \pm$ 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 $2,997 \pm$ 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 $1,805 \pm$ feet on road frontage of CR 450 ensuring easy access and land appreciation as a prospective buyer looks into the future. The extensive road frontage could also provide a potential buyer with ability to subdivide whether it be for re-sale or to create a family compound.

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

Uplands / Wetlands: Uplands- 80 ± acres / Wetlands- 160 ± acres

- Candler Sand
- Orlando Fine Sand
- Tavares Sand
- Felda Fine Sand
- Cassia Sand
- Immokalee Sand
- Myakka-Myakka Wet Sands
- Ocklawaha Muck

Taxes & Tax Year: 2025- \$5,068.21

Zoning / FLU: Zoning- Agriculture FLU-Rural

Lake Frontage / Water Features: 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

Road Frontage: 1,805 ± feet on CR 450

Fencing: Field fence along CR 450. Barbed wire crossing fencing throughout the property.

Current Use: Cattle ranch and homesite.

Grass Types: Bahia and native type grasses.

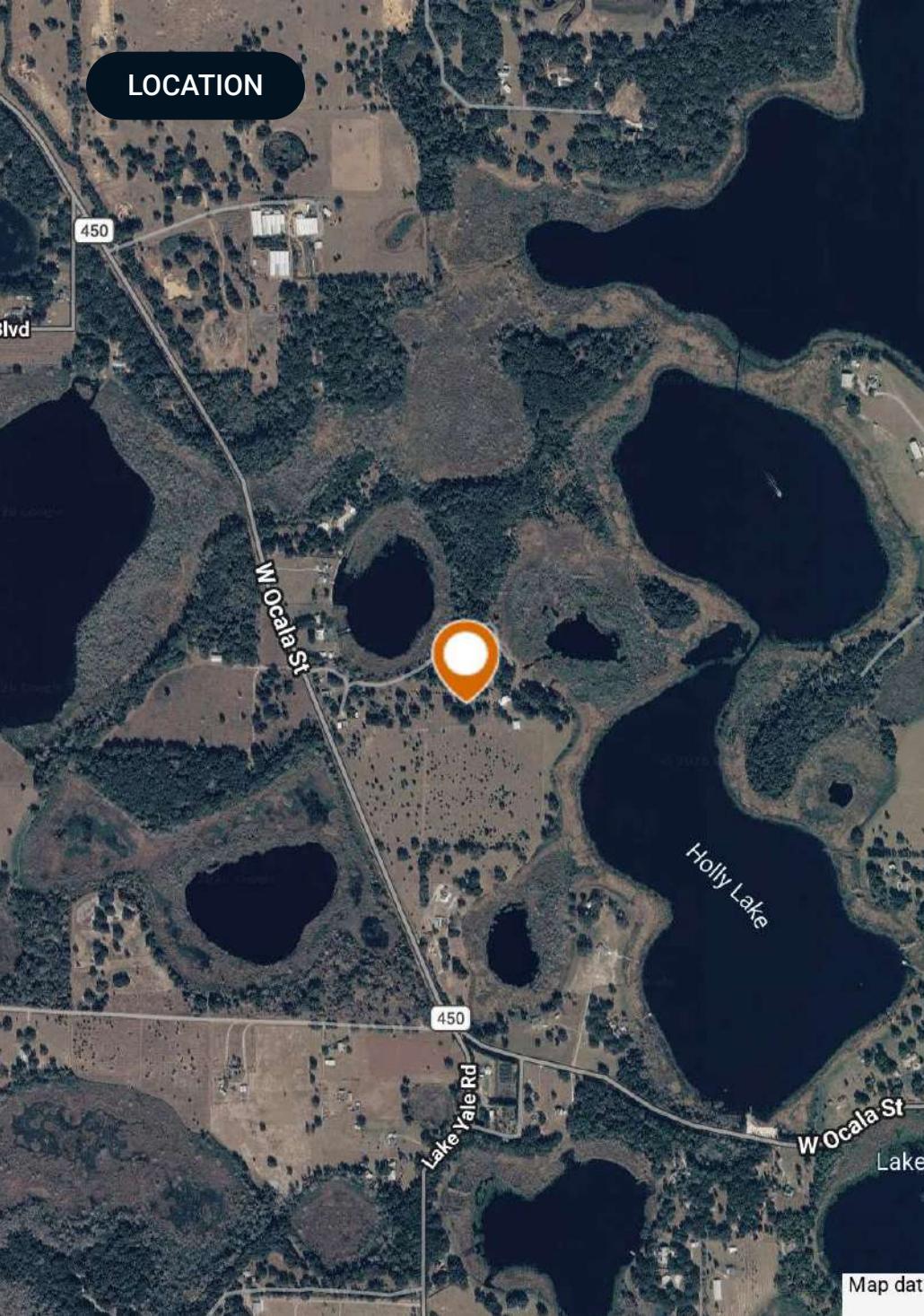
Potential Recreational / Alt Uses: Ranching, Hunting & Fishing, Lakefront access, Homesite

Land Cover: Improved pasture, oak hammocks, and lake frontage

Structures & Year Built:

- 3 bed/3 bath
- 2,997 ± square foot home built in 2008

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



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.



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