

LAKE ISTOKPOGA FARMLAND

2571 ABELL RD
LAKE PLACID, FL 33852

Daniel Lanier
C: 863.698.2971
daniel.lanier@svn.com



Property Overview



Sale Price

\$3,200,000

PROPERTY OVERVIEW

The Lake Istokpoga Farmland is arguably some of the best and richest farmland in the country. Located at the south side of Lake Istokpoga near the City of Lake Placid, this property is the ideal piece of ground to add to any farming operation. There is a series of canals along the western side and throughout the property that are fed by two canals leading to Lake Istokpoga, which are grandfathered in. Along with this there are three artesian wells on site. Sitting on top of 22 feet of Hontoon Muck, this land will be very productive for quite some time.

OFFERING SUMMARY

Acreage:	87.38 Acres
Price / Acre:	\$36,622
City:	Lake Placid
County:	Highlands
Property Type:	Agronomics, Farms & Nurseries Properties, Sod, Vegetables

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Agronomics• Farms & Nurseries Properties• Sod• Vegetables
Soil Types:	Hontoon Muck
Taxes & Tax Year:	\$1,450.27 (2023)
Water Source & Utilities:	Irrigated from a permitted canal to Lake Istokpoga
Current Use:	Farming
Structures & Year Built:	40x100 Barn
Wells Information:	3 artesian wells
Irrigation:	Irrigated by canal system on the property fed by two canals to Lake Istokpoga



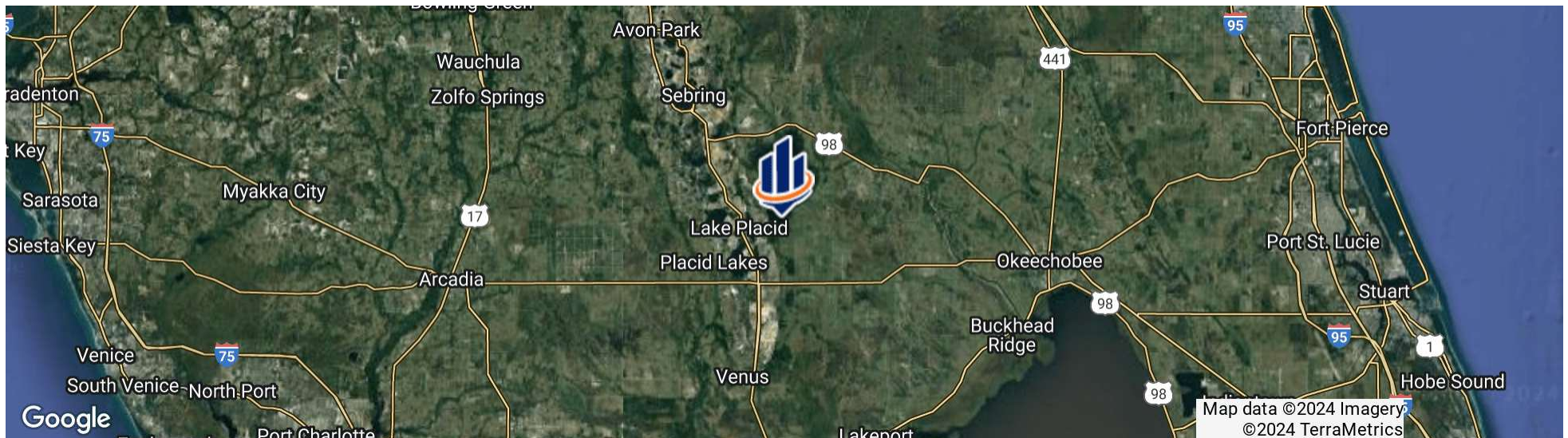
LOCATION & DRIVING DIRECTIONS

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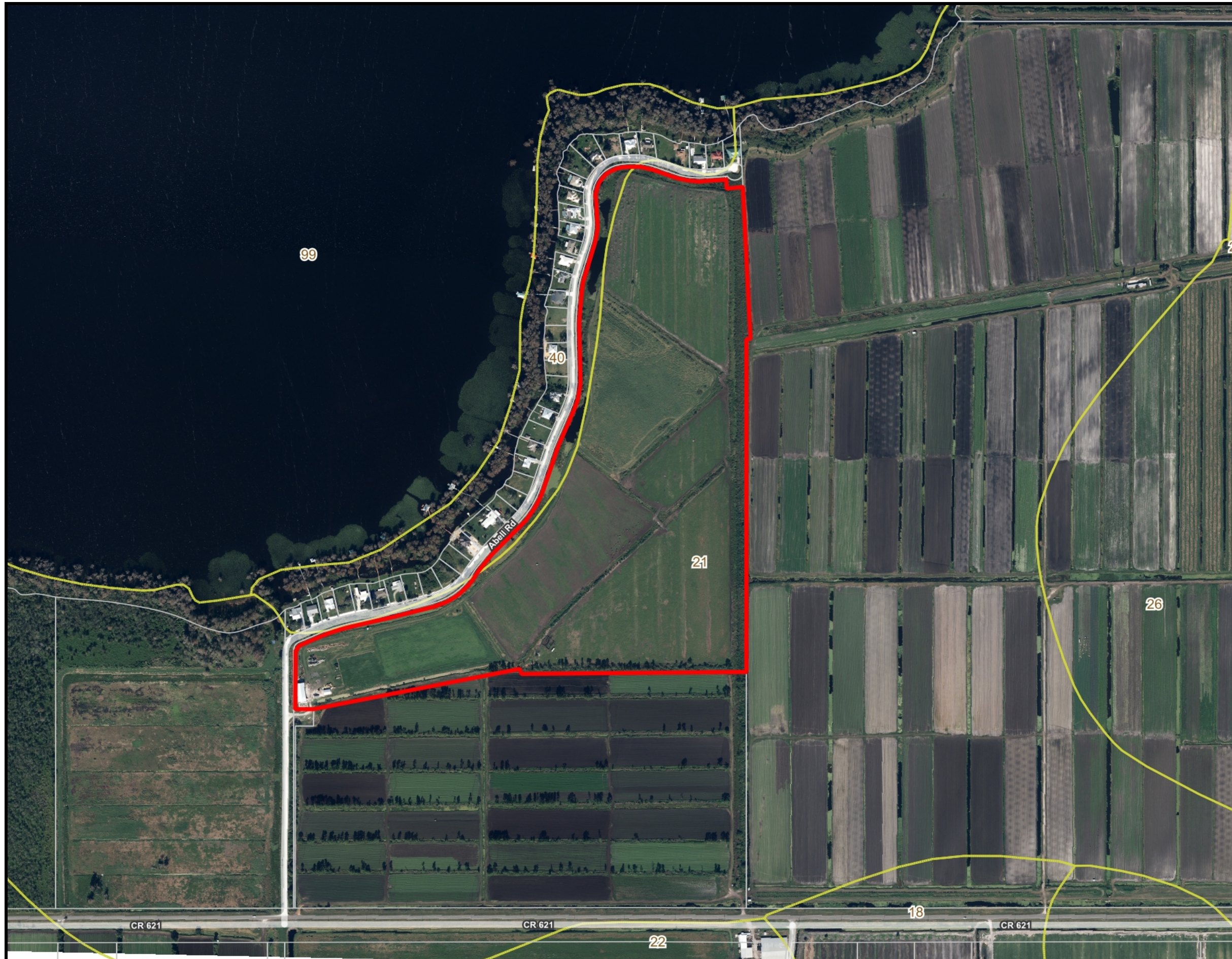
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




Driving Directions:

- From Lake Placid, travel east on 621 for approximately 4.8 miles
- Turn North on Abell Road
- Travel approximately 1,500 feet and the property is on the East side of the road.

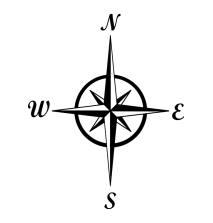
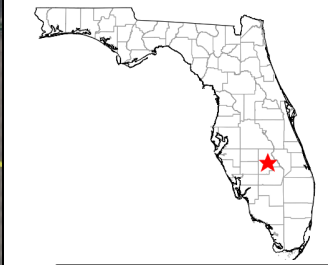




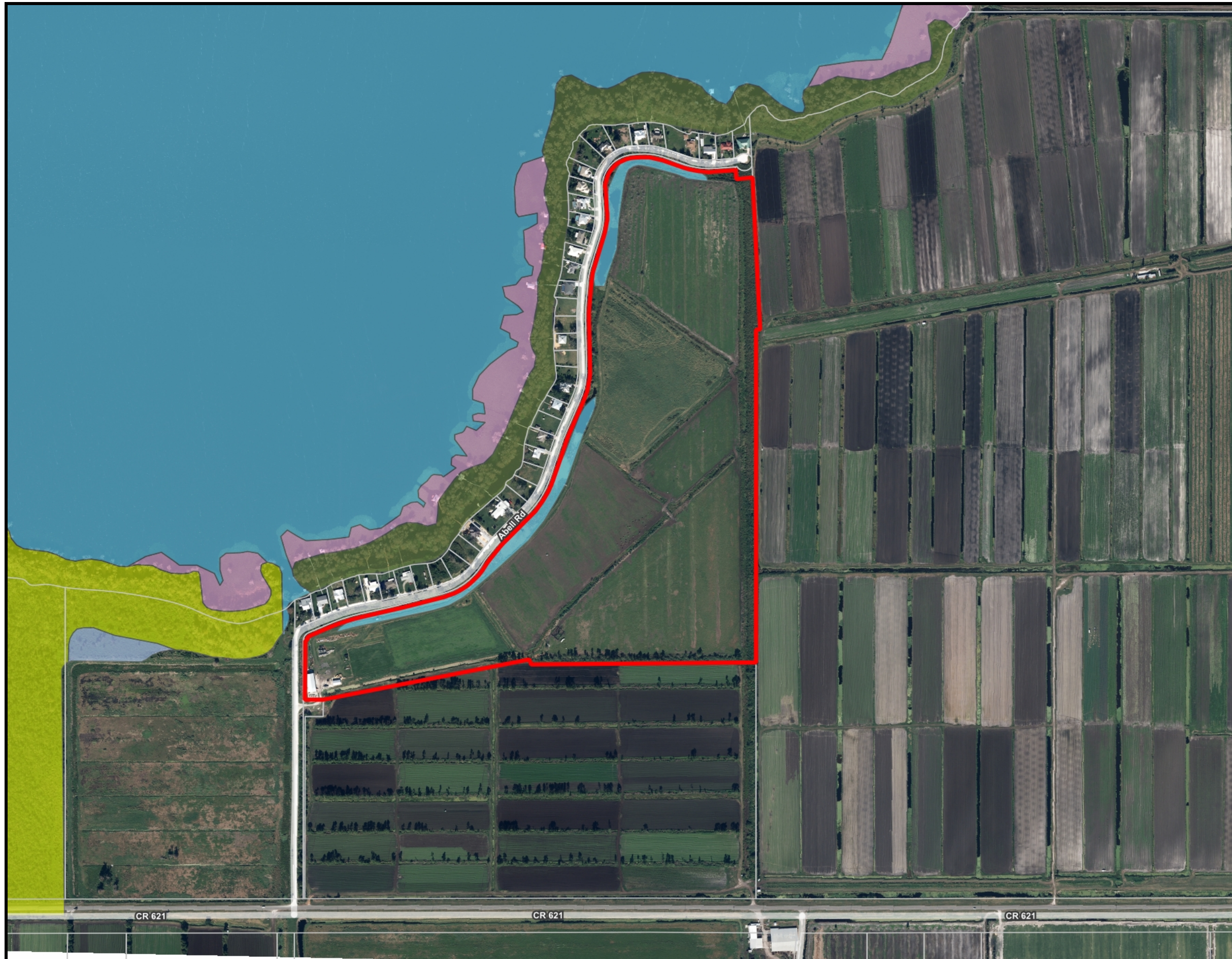


-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Parcel Outlines
-  Soils Boundaries

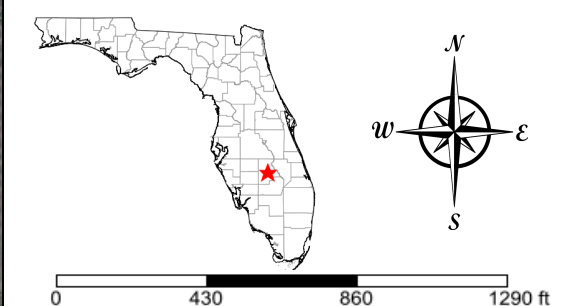
CODE	DESC	ACRES
21	Hontoon Muck	83
40	Arents, Organic Substratum	5
TOTAL =		87.3921122054354 acres



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






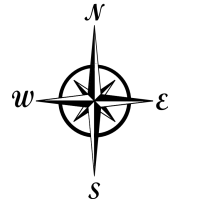
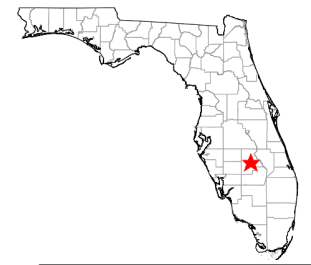
-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Parcel Outlines
-  Water
-  Wetland Hardwoods
-  Bay Swamps
-  Mangrove Swamps
-  Shrub Swamps
-  Bottomland Hardwood Forest
-  Mixed Wetland Hardwoods
-  Wetlands Coniferous Forest
-  Cypress
-  Pond Pine
-  Wetlands Forested Mixed
-  Freshwater Marshes
-  Saltwater Marshes
-  Wet Prairies
-  Emergent Aquatic Vegetation
-  Mixed Scrub-Shrub Wetlands
-  Non-Vegetated Wetlands



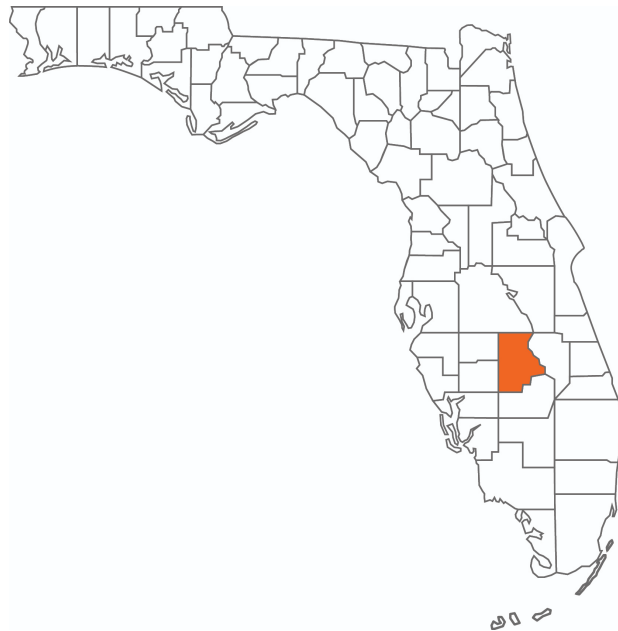
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-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Parcel Outlines
-  Five Foot Contours
-  Five Foot Contours2



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HIGHLANDS COUNTY

FLORIDA

Founded	1921	Density	103.3 [2019]
County Seat	Sebring	Population	103,502 [2023]
Area	1,028 sq mi	Website	highlandsfl.gov

Highlands County comprises the Sebring-Avon Park Metropolitan Statistical Area, and its county seat is the city of Sebring. Equidistant to Tampa, Orlando, and South Florida, Highlands County is located within two hours of more than 86% of Florida's population. This location positions the county as a great bedroom community for workers who commute throughout the state. Highlands County is also near three interstates connecting to several commercial airports, an intermodal logistics center, and various deepwater ports. The county is about 1.5 hours from Orlando, Tampa, Fort Myers, and West Palm Beach.

According to DataUSA, the local county economy employs 34,300 people as of 2020. The largest industries are Health Care & Social Assistance [6,071 people], Retail Trade [5,595 people], and Construction [3,356 people]. The highest-paying industries are Information [\$82,176], Wholesale Trade [\$53,542], and Public Administration [41,552].



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HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, Arkansas 72701
479.582.4113

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