

GREEN = TRANSMISSION POWER LINES
RED HASH = GAS LINE EASEMENT
PINK HASH - LOT 5 = 53.07±/- GROSS ACRES
9±/- UPLAND ACRES

53.07± ACRES | OFFERED AT \$450,000

8G Residential Estate Lot 5

SUMTER COUNTY, FL

An Opportunity for Privacy & Convenience

Discover the perfect balance of rural privacy and everyday convenience with this exceptional 8G Residential Estate Lot in Sumter County, Florida. Offering a rare opportunity to own substantial acreage in one of Central Florida's fastest-growing regions, this property provides peaceful country living while remaining within easy reach of major employment centers, shopping, dining, healthcare, and entertainment.

This estate-sized tract provides the space, privacy, and flexibility that are increasingly difficult to find in today's market. Create a legacy family estate, build your dream home, establish a farm or hobby ranch, raise horses or livestock, cultivate agricultural pursuits, or simply enjoy the freedom that comes with owning expansive Florida acreage.

[Interactive Map Link →](#)

Presented By

John A. Evans, Sr.

407.947.3335 | john@moonbeamlandco.com

Co-Listed with

Justin B. Ruby, SIOR, CCIM

407.865.0311 | justin.ruby@foundrycommercial.com

Intersection of
I-75/Florida Turnpike
and HWY 44

The Villages
Wildwood

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SUMTER COUNTY, FL

A Rare Central Florida Estate

The property's 8G Residential Estate zoning allows for a variety of residential and agricultural uses. Buyers are encouraged to review the accompanying zoning matrix for a comprehensive summary of permitted, special, and conditional uses.

If you've been searching for a property that offers the tranquility of country living without sacrificing proximity to Florida's premier communities and conveniences, these estate lots present an exceptional opportunity.

OUTSTANDING ACCESSIBILITY

- Interstate 75 only five minutes away
- Florida Turnpike approximately five minutes away
- State Road HWY 44 less than half a mile south of the property line.

STRATEGICALLY LOCATED

- 10 minutes from The Villages (Wildwood)
- 45 minutes from Orlando
- 1 hour and 15 minutes from Tampa
- 1 hour from Gainesville.

PROXIMITY WITHOUT LOSING COMFORT

The convergence of all three major transportation corridors is located less than one mile east of the property, making travel throughout Central Florida exceptionally convenient.

[Interactive Map Link](#) ➔

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A10C Zoning Matrix

- Supports nearly every traditional agricultural use.
- Allows one conventional residence, ideal for rural estates and gentleman farms.
- Suitable for equestrian operations, cattle ranches, blueberry farms, citrus groves, timber operations, and hunting properties.
- Potential for agritourism, event venues, campgrounds, or recreational facilities through Special or Conditional Use approval.
- General commercial and industrial development typically requires rezoning.

PERMITTED USES

- Row Crops & Hay Production
- Citrus & Blueberries
- Sod & Tree Farms
- Cattle, Horses, Goats & Sheep
- Poultry & Swine*
- Beekeeping
- Plant Nurseries & Greenhouses
- Agricultural Barns & Equipment Storage
- Farm Ponds & Irrigation Systems*
- One Single-Family Home
- Class A Manufactured Home
- Detached Garages, Workshops & Pools

SPECIAL USE PERMIT

- Guest House
- Farm Labor Housing
- Agritourism
- Agricultural Processing Facility
- Aquaculture

[Interactive Map Link ➔](#)

CONDITIONAL USE APPROVAL

- Wedding & Event Venues
- Retreat Centers
- Churches & Schools
- Recreational Facilities
- Shooting Ranges
- Utilities
- Solar Farms
- Mining & Excavation

NOT PERMITTED

- Retail Commercial Development
- Industrial Manufacturing
- Multifamily Housing
- Mobile Home Parks
- Self Storage Facilities
- Warehouse Distribution Centers
- RV Parks
- Class B Manufactured Homes

**Subject to applicable state or county regulations.*

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407.947.3335 | john@moonbeamlandco.com

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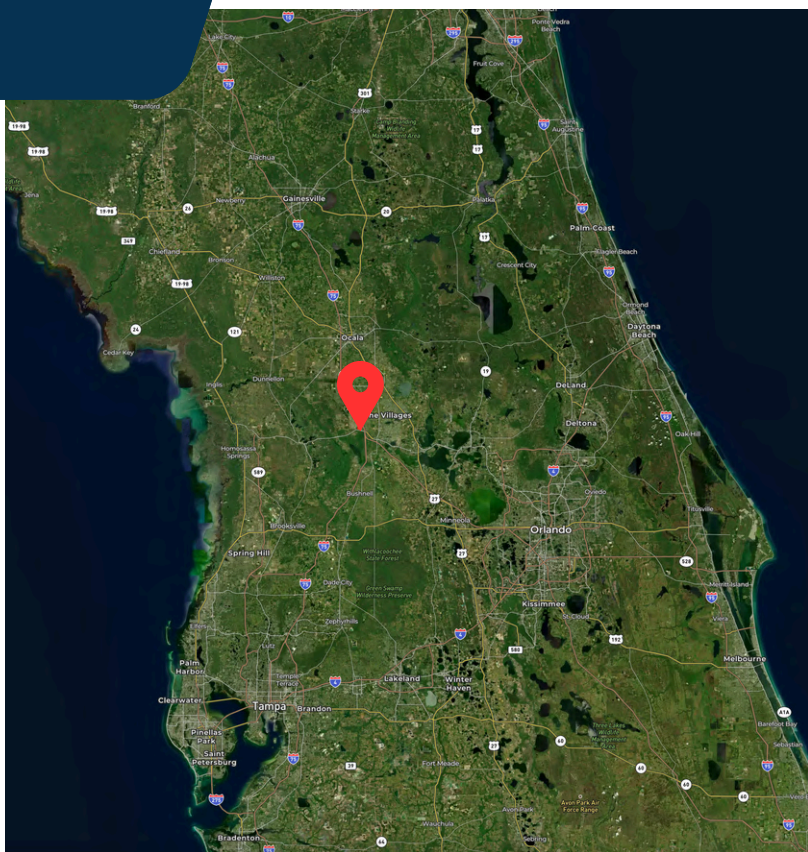
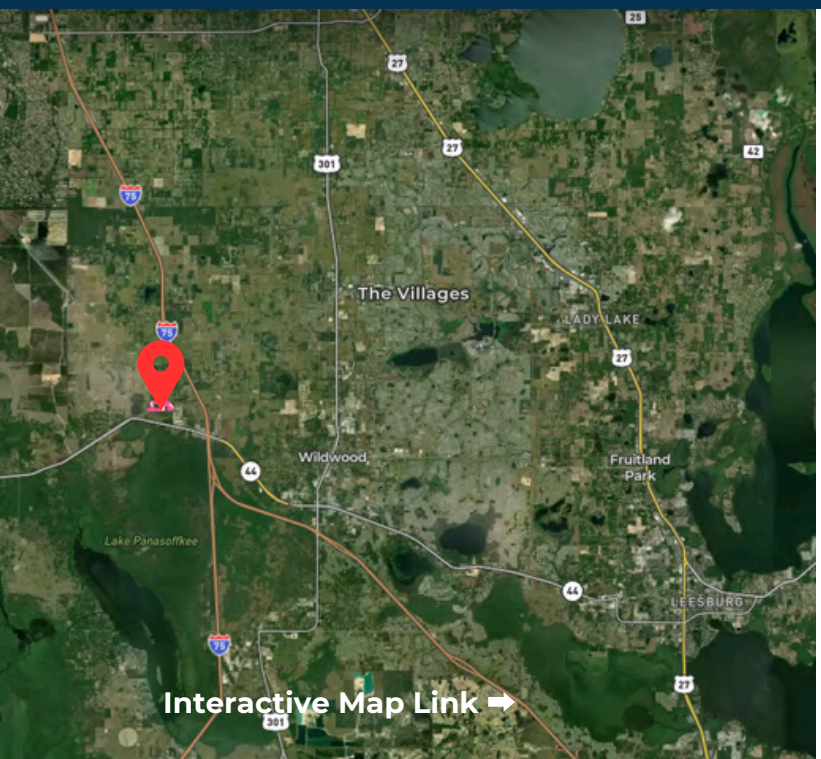
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LOT 6
ZONED AGRICULTURAL (A10C) = 52.62 AC
WETLAND AREA = 39.80 AC
100-YR FLOOD AREA = 42.59 AC
UPLAND AREA = 7.35 AC

LOT 4
ZONED AGRICULTURAL (A10C) = 51.15 AC
WETLAND AREA = 29.88 AC
100-YR FLOOD AREA = 24.57 AC
UPLAND AREA = 20.53 AC

LOT 5
ZONED AGRICULTURAL (A10C) = 53.07 AC
WETLAND AREA = 38.48 AC
100-YR FLOOD AREA = 36.92 AC
UPLAND AREA = 13.80 AC

LOT 1, INDUSTRIAL
AREA ZONED INDUSTRIAL = 27.61 AC
AREA ZONED AGRICULTURAL (A10C) = 1.77 AC
TOTAL AREA = 29.38 AC
WETLAND AREA = 0.00 AC
100-YR FLOODPLAIN AREA = 2.71 AC
15.28 AC ALLOWED IMPERVIOUS AREA
PONDS TO BE CONSTRUCTED PER ERP 48680

[Interactive Map Link](#) ➔

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John A. Evans, Sr.

President & Broker
moonbeamlandco.com
407.947.3335
john@moonbeamlandco.com



Justin B. Ruby

LSIOR, CCIM, Principal |
Industrial & Logistics
407.865.0311
justin.ruby@foundrycommercial.com

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