

**WATERFRONT NURSERY -
160,000 SQ. FT.
GREENHOUSES ON 12.5
ACRES
12.5 +/- Acres
Lake County, FL
\$750,000**

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OVERVIEW:

This 12.5 acre waterfront property includes 160,000 +/- sq. ft. of greenhouses, warehouses, potting sheds, etc. A 4+ acres heavily wooded vacant parcel is also included. This is one of three locations for the Whistling Pines nursery. Natural gas, wells, and three phase power are at the site.

PARCEL #/ID: 26-18-26-0002-000- 01100, 26-18-26-0002-000- 05900

TAXES: \$8,365/year (2019)

ADDRESS:

16436 Whistling Pines Road
Umatilla, FL 32784-8158

LOCATION:

From state highway 441 and SR 19 in Eustis travel North through downtown on SR 19. Travel past the intersection of state highway 44, continue North and look for Whistling Pines Church on Whistling Pines road. Travel east on Whistling Pines road to the dead end at the nursery.

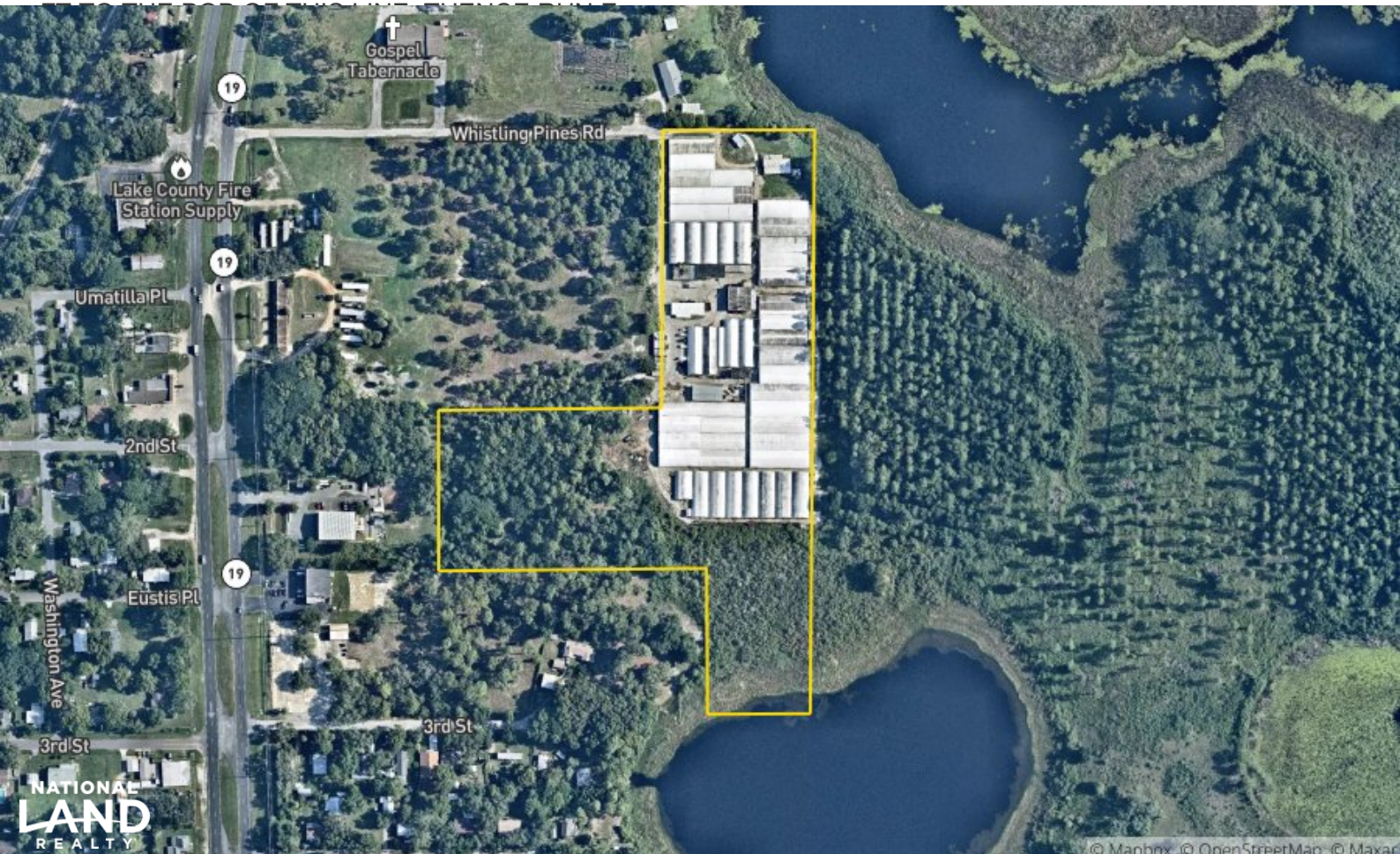


PROPERTY HIGHLIGHTS:

- 160,000 +/- sq. ft. greenhouses
- Natural gas
- Three phase power
- Waterfront
- 12.5 acres

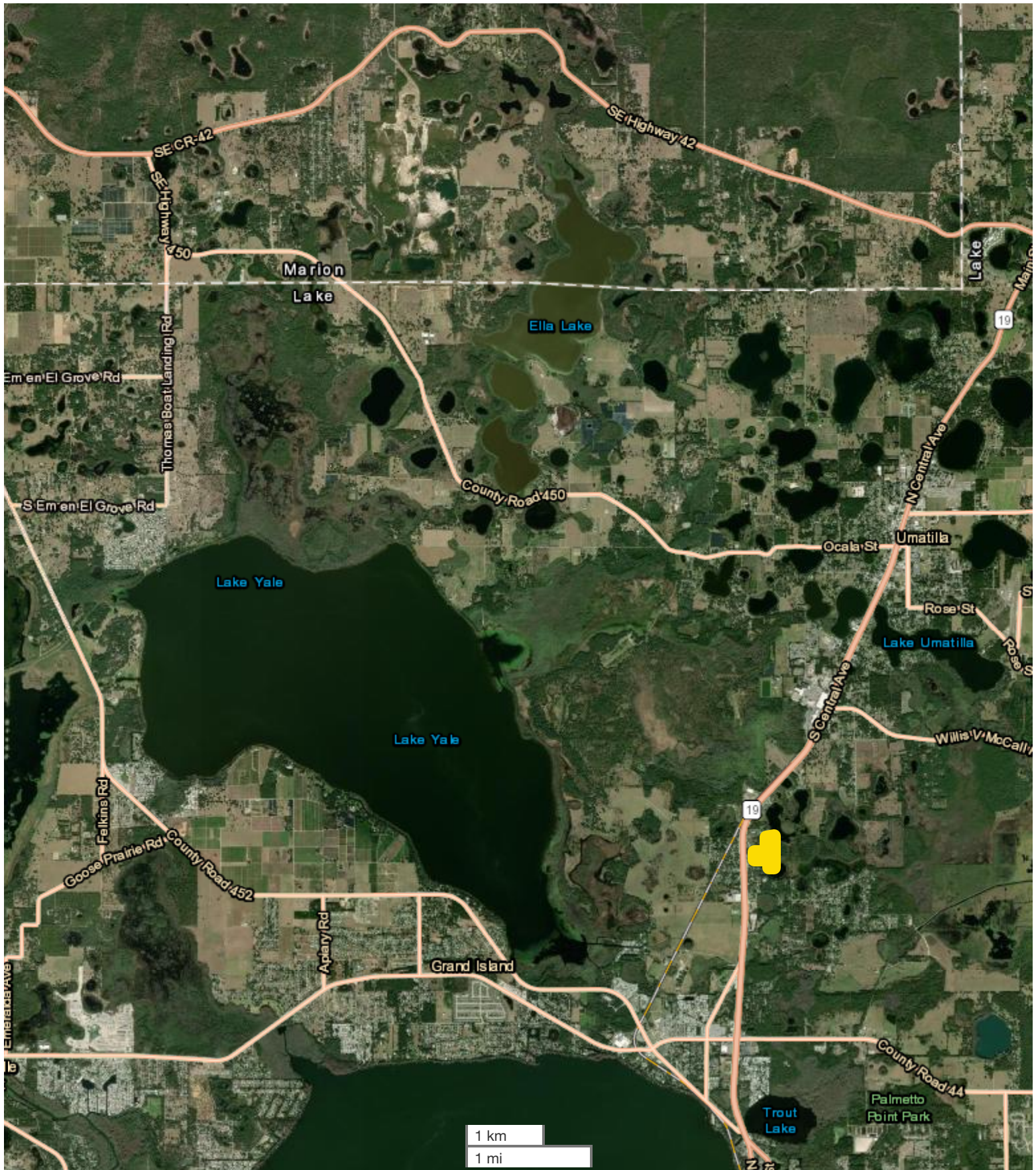
LEGAL DESCRIPTION:

BEG AT NE COR OF SE 1/4 OF NW 1/4 RUN W ALONG N LINE OF SAID SE 1/4 OF NW 1/4 TO A PT THAT IS 1000 FT E'LY OF THE NW COR OF SAID SE 1/4 OF NW 1/4, THENCE RUN S ALONG A LINE THAT IS 1000 FT E OF and PARALEL TO THE W LINE OF SAID SE 1/4 OF NW 1/4 A DIST OF 714.1 FT, THENCE S 24-34-0 E 242 FT TO A PT THAT IS 1100 FT E OF SAID W LINE OF SE 1/4 OF NW 1/4, THENCE S 320 FT, THENCE RUN E 220 FT TO E LINE OF SAID SE 1/4 OF NW 1/4, RUN N ALONG THE E LINE OF SAID SE 1/4 OF NW 1/4 TO POB, S 35 FT OF E 280 FT OF NE 1/4 OF NW 1/4 ORB 2528 PG 286; and FROM NW COR OF SE 1/4 OF NW 1/4 RUN S ALONG W LINE OF SE 1/4 OF NW 1/4 A DIST OF 584 FT, THENCE RUN E TO E R/W LINE OF SR 19, THENCE CONT E 400 FT FOR POB, THENCE RUN E 459.2 FT TO A PT THAT IS 1000 FT E OF W LINE OF SAID SE 1/4 OF NW 1/4, THENCE S 130.1 FT, THENCE S 24-34-0 E 242 FT TO A PT 1100 FT E OF THE SAID W LINE OF SE 1/4 OF NW 1/4, THENCE W 550.17 FT TO A PT 387.7 FT E OF E R/W LINE OF SR 19, THENCE RUN N'LY TO POB--LESS ANY PART THEREOF LYING S OF THE FOLLOWING LINE:FROM SAID NW COR OF SE 1/4 OF NW 1/4 RUN S ALONG W LINE OF SAID SE 1/4 OF NW 1/4 A DIST OF 934.5





All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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