

PRICE REDUCED!

LAKE GENTRY WATERFRONT RANCHETTE

FEATURING LAKE FRONTAGE

18.29 ± Acres • Saint Cloud, Florida • Osceola County

 **SVN**[®]
SAUNDERS
RALSTON DANTZLER



SALE PRICE	\$1,300,000
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PROPERTY OVERVIEW

Lake Gentry Ranchette is a beautiful 18-acre ranchette that features lake frontage and a navigable canal leading to the lake. The property is fenced for cattle and features a three-bedroom, two-bathroom home built in 1999 with a barn built in 1999. The property has a gorgeous 7.7 acres of pasture and 7.7 acres of woods for cattle and recreation. Lake Gentry is loaded with fish, perfect for someone looking to have lake access to fish.

This recreational get-a-way is conveniently located over 30 minutes from Walt Disney Resorts, Orlando International Airport, and 40 minutes from Downtown Orlando. Lake Gentry Ranchette is move-in ready and must be seen to be fully appreciated.

OFFERING SUMMARY

ACREAGE:	18.29 Acres
PRICE / ACRE:	\$71,077
CITY:	Saint Cloud
COUNTY:	Osceola
PROPERTY TYPE:	Land Waterfront
VIDEO:	View Here



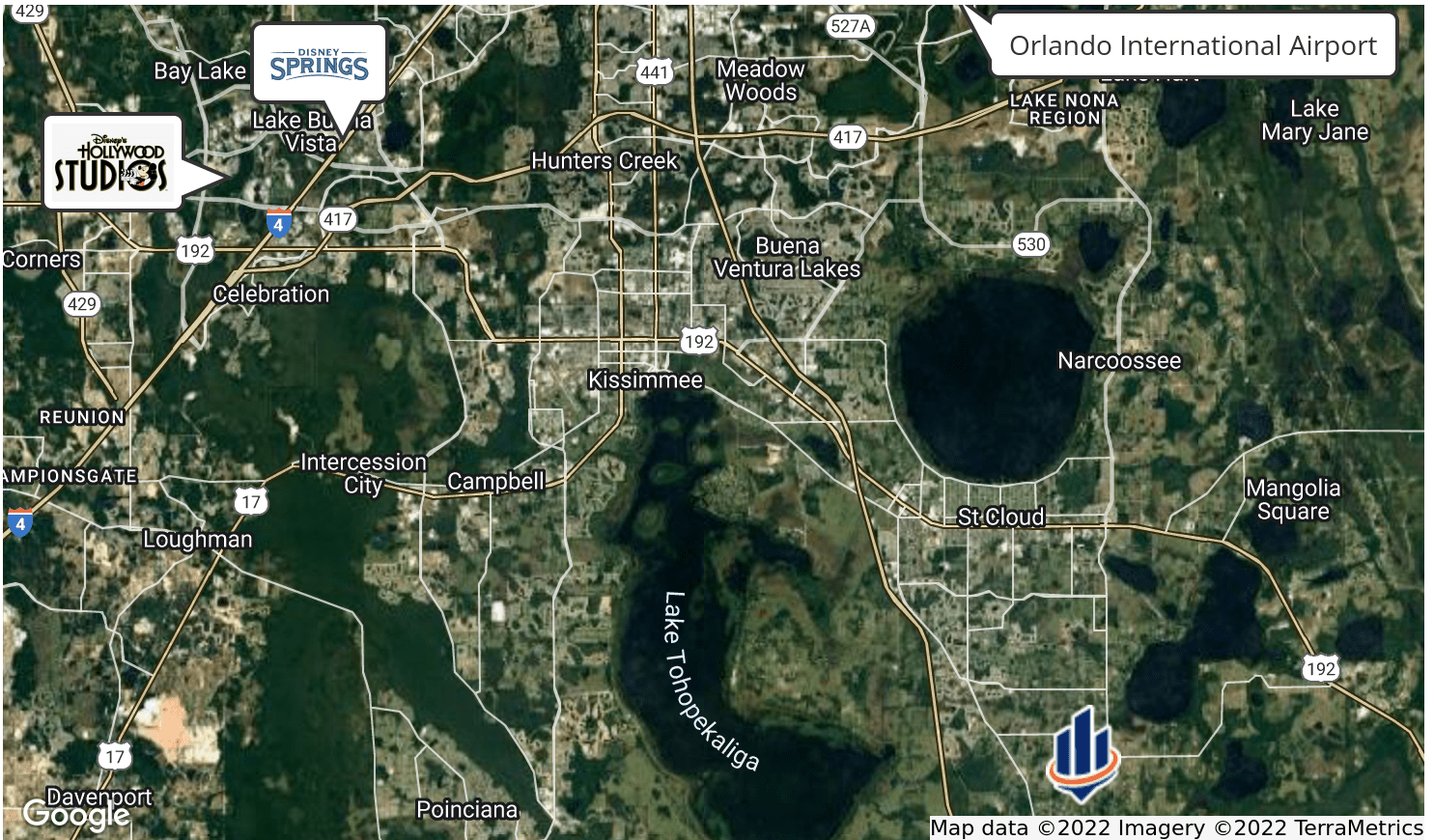
SPECIFICATIONS & FEATURES

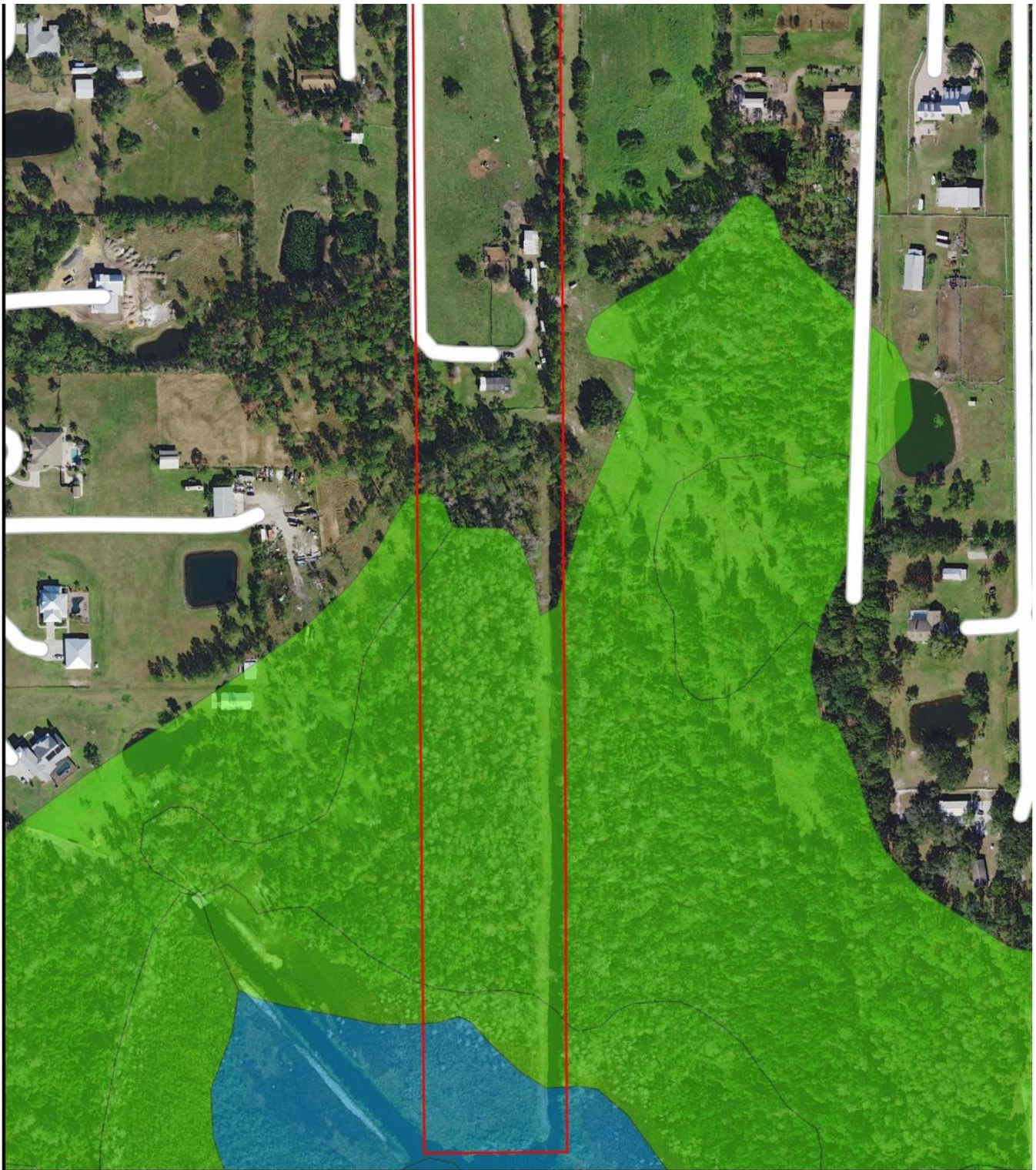
LAND TYPES:	Waterfront
UPLANDS / WETLANDS:	7.2 Acres of uplands and 11.08 Acre of Wetlands
SOIL TYPES:	<ul style="list-style-type: none"> • Smyrna Fine Sand • Basinger Fine Sand • Basinger Fine Sand • Depressional.
ZONING / FLU:	Zoned: Agriculture, FLU Mixed Use
LAKE FRONTAGE / WATER FEATURES:	315 feet of frontage on Lake Gentry and a 1530 foot canal running along the east side of the property.
ROAD FRONTAGE:	315 feet on Mildred Bass Road
FENCING:	Fenced
CURRENT USE:	Agriculture and single-family home
POTENTIAL RECREATIONAL / ALT USES:	Fishing, boating, hunting, cattle
STRUCTURES & YEAR BUILT:	<ul style="list-style-type: none"> • 3 Bedroom • two-bath home that is 1508 SF • built in 1999 as well as a 1500 SF barn.



LOCATION & DRIVING DIRECTIONS

PARCEL:	07-27-31-4950-0001-0051
GPS:	28.1569146, -81.25156059999999
DRIVING DIRECTIONS:	From North Canoe creek road turn west on Mildred Bass road and continue for 1.1 miles and the property will be on the south side of the road.
SHOWING INSTRUCTIONS:	Contract the listing advisors to schedule a showing appointment



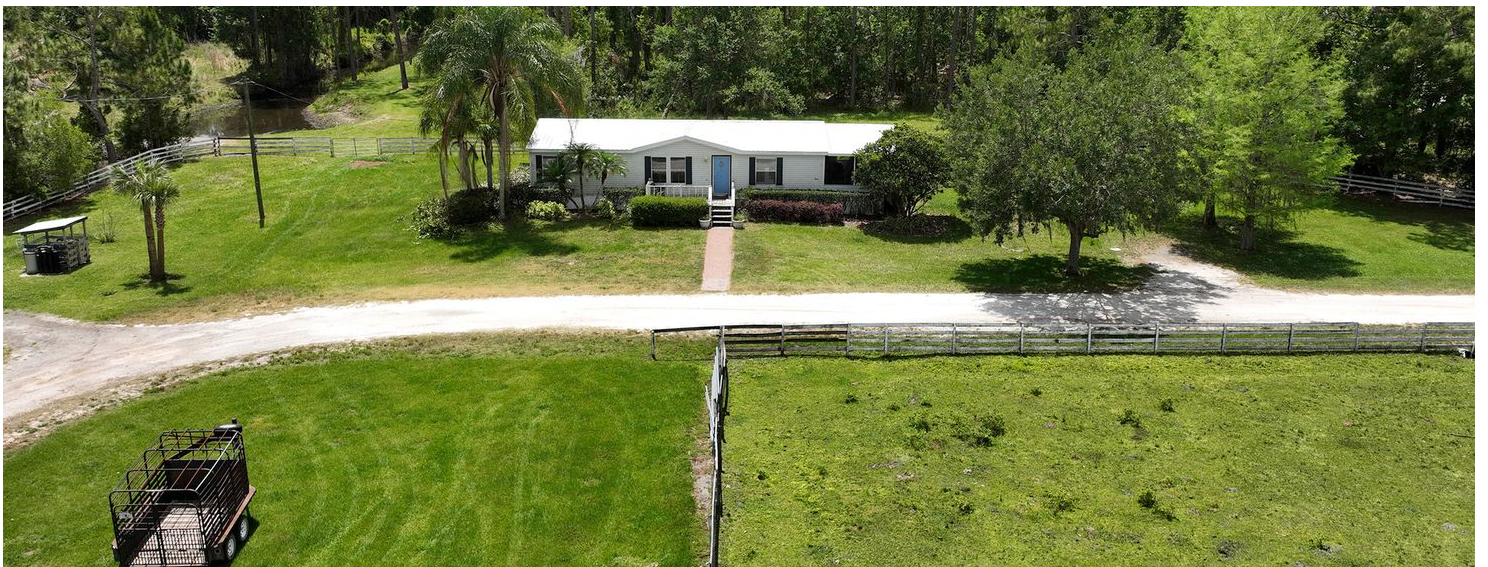


-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets OSM
-  Streets MapWise
-  Estuarine
-  Lacustrine
-  Marine
-  Palustrine
-  Riverine

CODE	DESC	ACRES
	Freshwater	
PFO6F	Forested/Shrub	6.5
	Wetland	
L2AB3H	Lake	1.5
	Freshwater	
PFO7C	Forested/Shrub	.8
	Wetland	
	Freshwater	
PFO4/1C	Forested/Shrub	.2
	Wetland	
TOTAL WETLANDS		9.0
TOTAL UPLANDS		9.3
TOTAL ACRES		18.3









For more information visit www.SVNsaunders.com

HEADQUARTERS

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ORLANDO

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GEORGIA

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