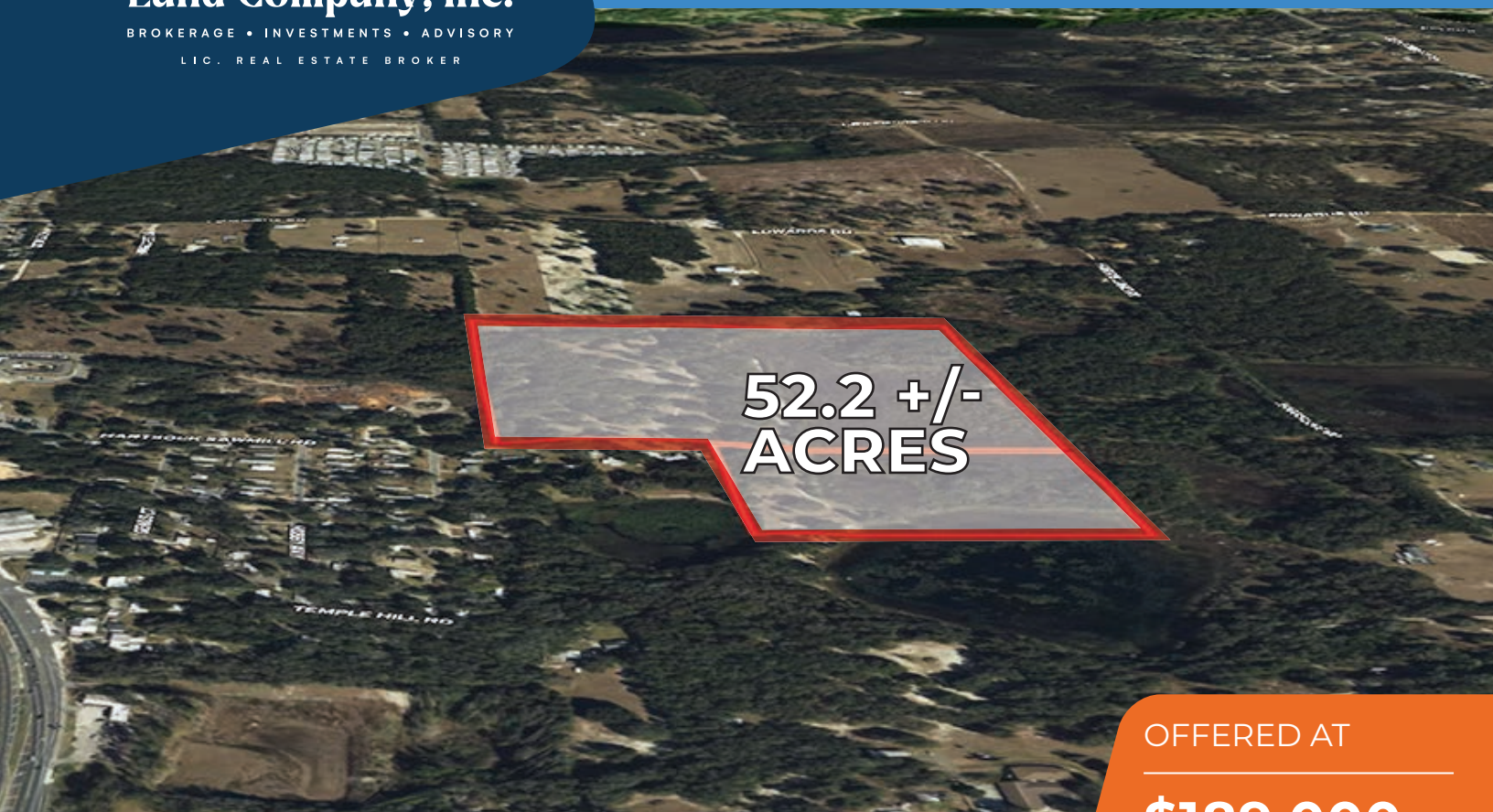


HARTSOCK SAWMILL
52.2 +/- ACRES
IN LAKE COUNTY, FLORIDA



**52.2 +/-
ACRES**

OFFERED AT

\$189,000
52.2 +/- ACRES

A Rural Retreat Close to It All

A peaceful 52.2 ± acre retreat tucked away on **Hartsock Sawmill Road** in **Lady Lake, Florida**. This unique property offers exceptional **privacy and natural beauty**, yet remains just minutes from shopping, dining, and entertainment. Ideal for those who love the outdoors and Florida's native wildlife, this tract provides the perfect balance between **seclusion and convenience**.

Whether your vision is to **build a home**, establish a **private getaway**, or simply enjoy the **tranquility of rural life**, this property offers it all — a serene enclave with immediate access to **The Villages, Lady Lake, and U.S. Highway 27**.

⇒ [Interactive Map Link](#)

MoonBeamLandCo.com

PRESENTED BY
John A. Evans, Sr.
Owner/Founder/Broker | **407.947.3335**

Isabelle B. Updike
Land Sales Associate | **863.978.8068**



OFFERED AT

\$189,000

52.2 +/- ACRES

LOCATION HIGHLIGHTS

A peaceful setting far away from town for privacy, close enough for convenience

- 2.7 miles southeast of Lady Lake town center
- 3 miles directly east of The Villages — premier shopping, dining & recreation
- Quick access to U.S. Highway 27 for restaurants, retailers & daily essentials
- 25 miles south of Ocala's renowned equestrian community
- 60 miles northwest of Orlando — easy access to airports & world-class attractions
- Located in a **low-density rural area** ideal for outdoor recreation

ZONING:

- Medium Residential Development
- Permits one (1) single-family residence and supporting structures
- Subject to **conservation easement** restrictions (see broker for details)

ROAD FRONTAGE:

- Approximately 0.30 miles off U.S. Highway 27
- 500' of frontage on Hartsock Sawmill Road

TOPOGRAPHY:

- Approximately **50% wetlands / 50% uplands**
- Diverse natural habitat with mature trees and native vegetation

CURRENT USE:

- **Conservation acreage** — managed under permanent protection for legacy land holders with missional vision

UTILITIES:

- Electricity, water, septic, and internet **may be installed** within the designated **Building Zone**
- All installations require approval from the North American Land Trust (NALT)

CONSERVATION EASEMENT:

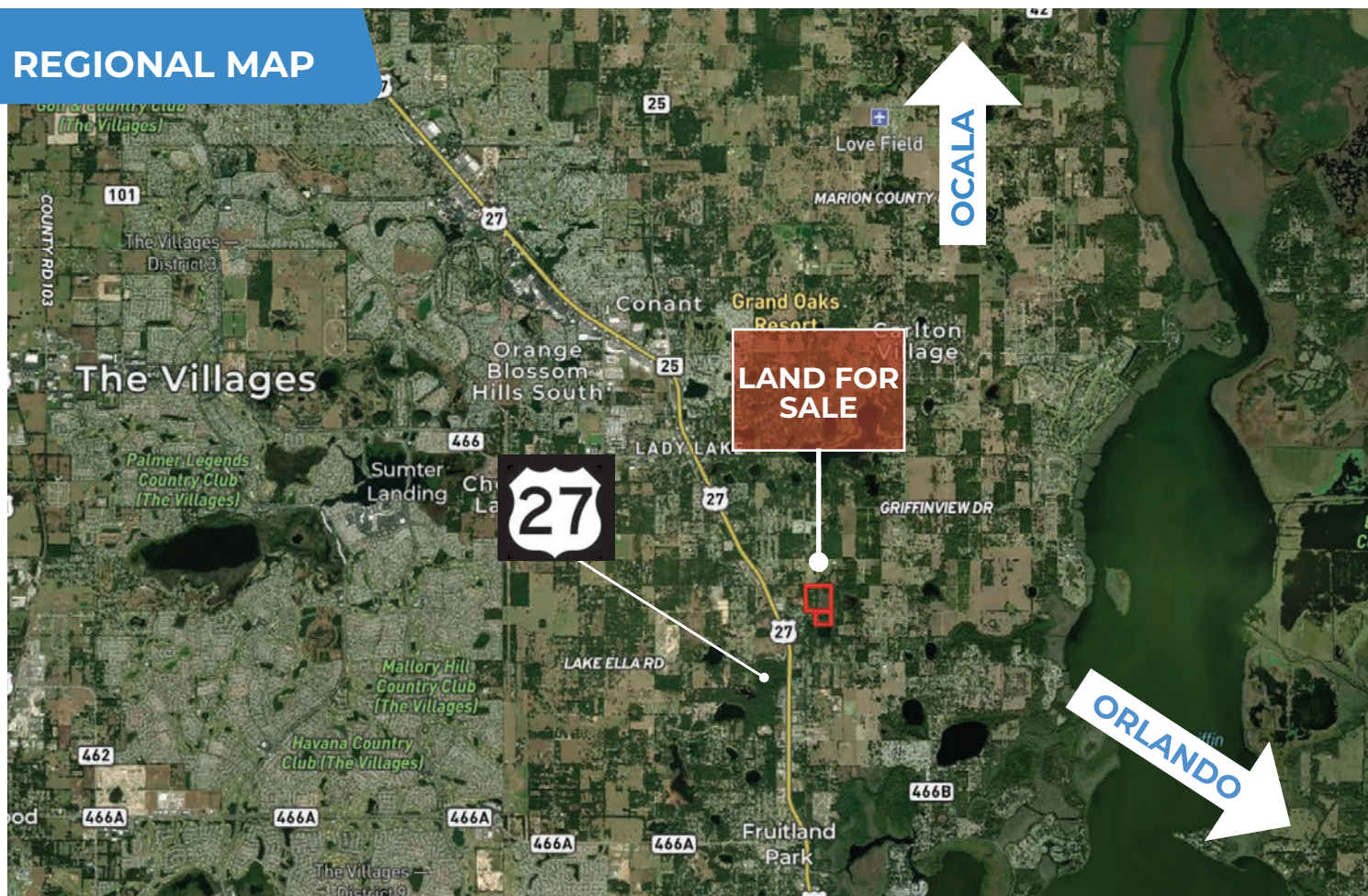
- Encumbered and protected by a **conservation easement** held by **NALT**
- All conservation easement and supporting documents available upon request from broker

AERIAL VIEWS

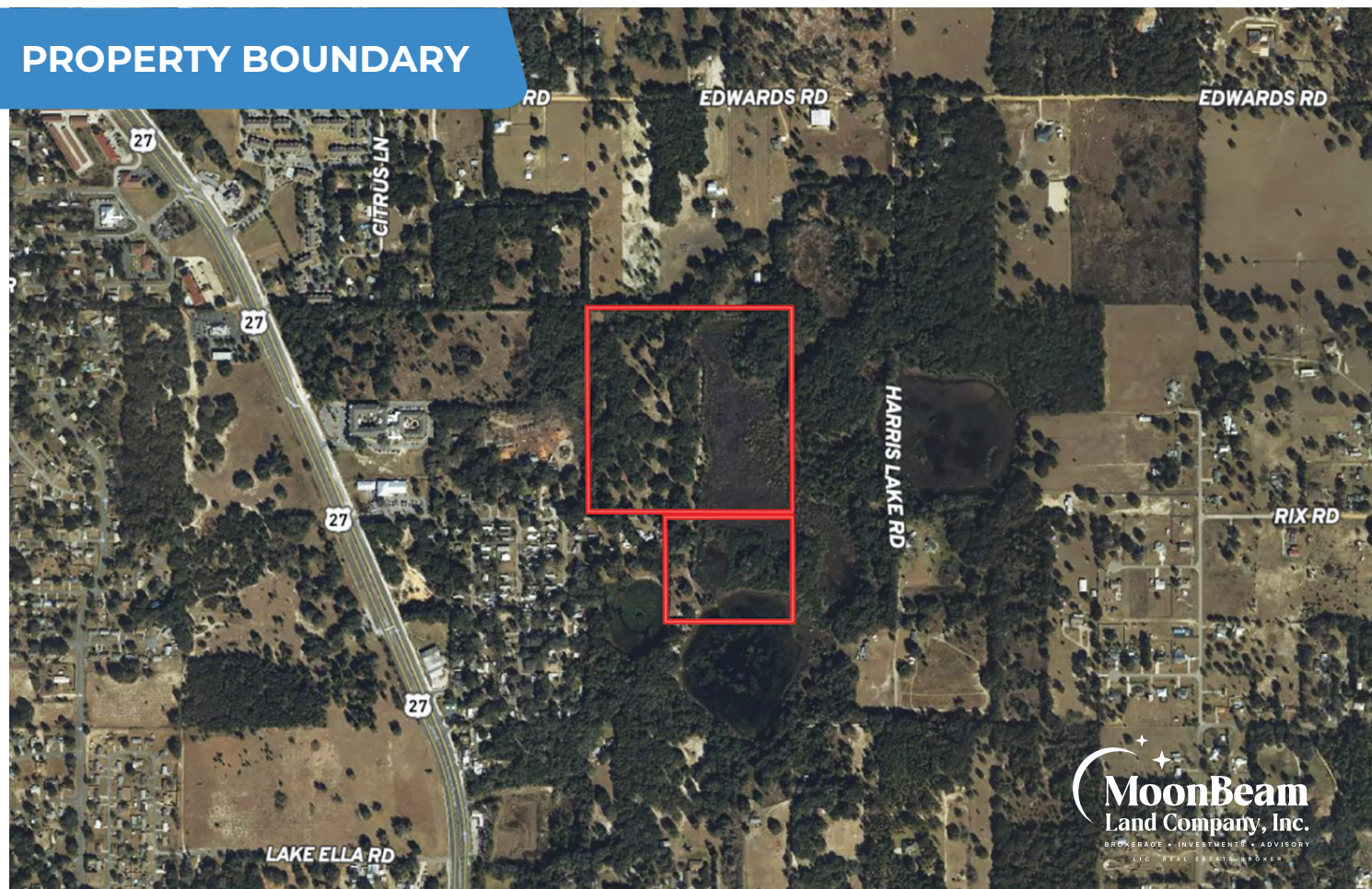


Every attempt is made to provide accurate information on properties offered for sale. MoonBeam Land Company, Inc. does not guarantee the accuracy. Offerings are subject to errors, omissions, prior sale or withdrawal without notice. Buyer should rely entirely on their own research, inspection of property, and records.

REGIONAL MAP



PROPERTY BOUNDARY



HARTSOCK SAWMILL

52.2 +/- ACRES
IN LAKE COUNTY, FLORIDA



MoonBeam Land Company

Your Trusted Partner in Florida Agri-Real Estate and Commercial Land Sales

Rooted in seven generations of Florida heritage, **MoonBeam Land Company** is a premier brokerage specializing in agricultural real estate, commercial land transactions, and strategic investment advisory services.

Under the leadership of **John A. Evans, Sr.**, Licensed Real Estate Broker, our team brings over 17 years of proven market expertise. To date, we have successfully closed more than **\$627 million** in transactions, representing over **90,000 acres** of land across Florida.

Inquire for More Details For personalized assistance, please contact:



John A. Evans, Sr.,

Owner/Founder/Broker



407.947.3335



john@MoonBeamLandCo.com



Isabelle Updike

Land Sales Associate



863.978.8068



isabelle@MoonBeamLandCo.com