

# SE Sebring Home Site

4751 County Road 17, Sebring, Florida 33870

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## PROPERTY OVERVIEW



### Sale Price

**\$166,000**

### Offering Summary

Acreage:	9.21 Acres
Price / Acre:	\$18,024
State:	Florida
City:	Sebring
County:	Highlands
Property Type:	Land

### Property Overview

Introducing an exceptional homesite opportunity located at 4751 County Road 17, Sebring, FL, 33870. This vacant, high and dry property is strategically zoned AG, offering endless potential for land or residential development. Located in the Sebring area, this property is tailor-made for savvy investors seeking a prime location with acreage.



## SPECIFICATIONS & FEATURES

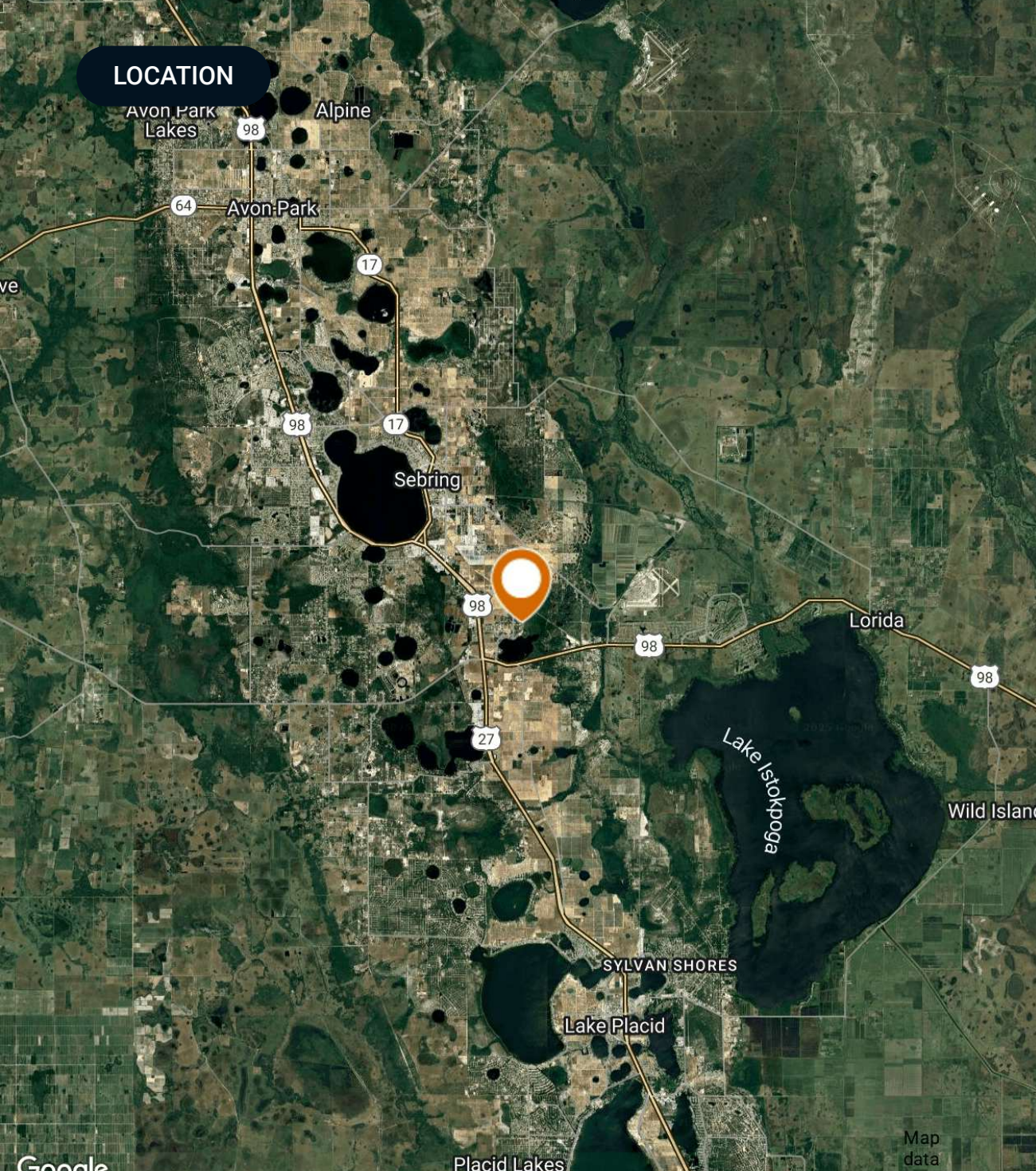


## Specifications & Features

<b>Uplands / Wetlands:</b>	100% Uplands
<b>Soil Types:</b>	Astatula
<b>Taxes &amp; Tax Year:</b>	\$184 - 2024
<b>Zoning / FLU:</b>	AG
<b>Water Source &amp; Utilities:</b>	Electric
<b>Road Frontage:</b>	640' Paved
<b>Nearest Point of Interest:</b>	Red Beach Lake is one mile south
<b>Current Use:</b>	Vacant, Previously Citrus Grove
<b>Potential Recreational / Alt Uses:</b>	Home site



## LOCATION



## Location & Driving Directions

**Parcel:** C-22-35-29-030-1080-0010

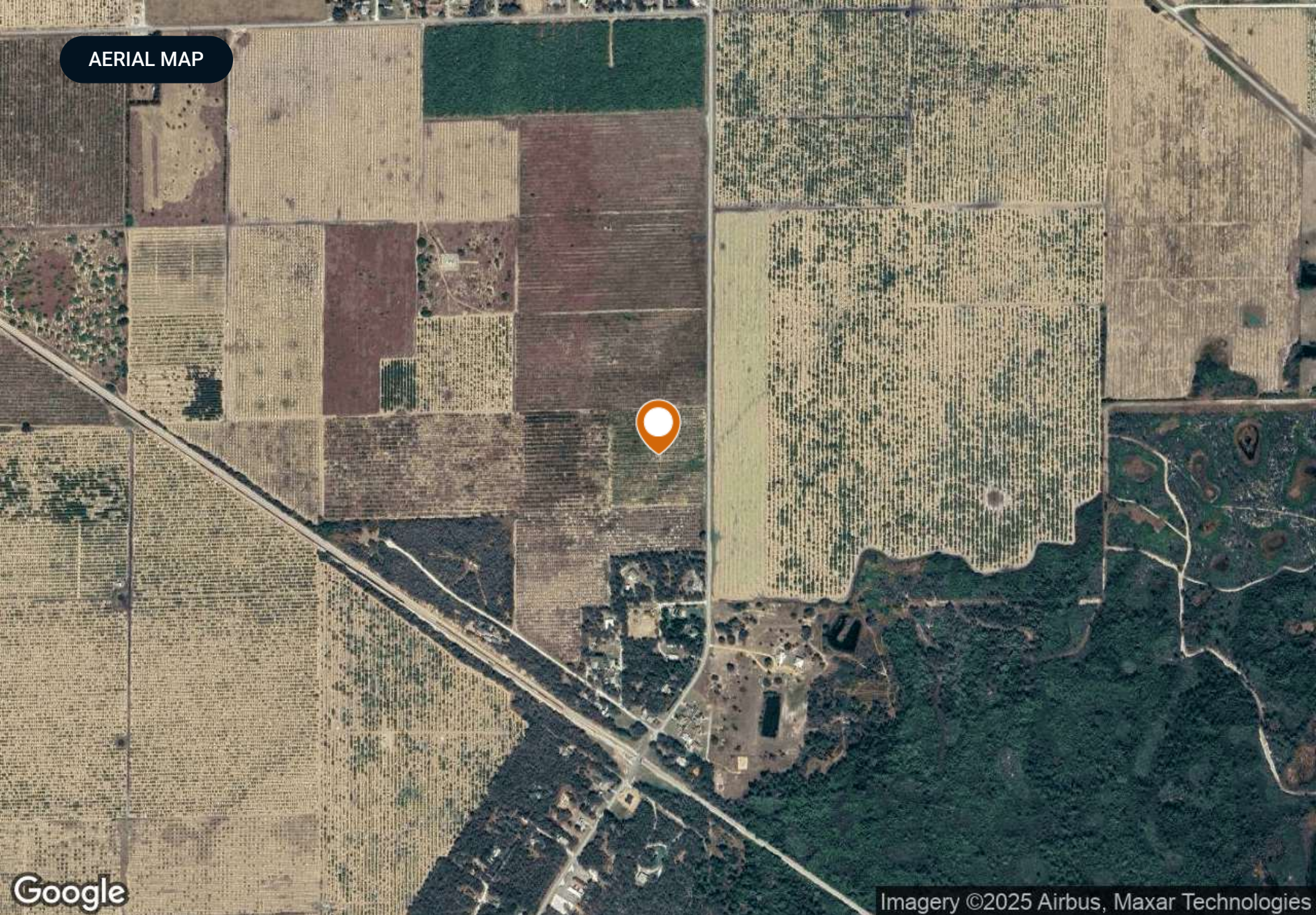
**GPS:** 27.455943, -81.402249

**Driving Directions:** From Sebring head southeast on Kenilworth Blvd to CR 17 South and turn right, property is one mile on the right

**Showing Instructions:** Drive by Site or Contact Richard Dempsey



AERIAL MAP



Google

Imagery ©2025 Airbus, Maxar Technologies



## ADVISOR BIOGRAPHY



### Richard Dempsey, ALC, CIPS

Senior Advisor

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## Professional Background

Richard Dempsey, ALC, CIPS is a Senior Advisor at Saunders Real Estate.

Richard's real estate career began in 1984 as an appraiser for the Polk County Property Appraiser's Office. Later, he was a state certified general appraiser with an agricultural lender for thirteen years, appraising a wide variety of properties.

His experience includes a wide variety of property types from small residential tracts to up to 25,000-acre groves as well as various types of commercial properties all over the state. Having sales and appraisal experience throughout Florida. Richard is knowledgeable about the diverse aspects of today's real estate market.

Richard has served as the President of Lakeland Realtors® (LR) in 2010 and 2020. He served as the 2012 Florida Realtors® District 10 Vice President and served in that role again in 2021. Richard was inducted into the Florida Realtors® Honor Society in 2013 and he will serve as the National Association of Realtors® (NAR) liaison Federal Political Coordinator for U.S. Congressman Scott Franklin. He previously served in that role for U.S. Congressman Dennis Ross.

He was voted the Commercial Realtor® of the Year in 2017 and Realtor® of the Year in 2011 by Lakeland Realtors®. Richard has also served on numerous LR committees. In 2017, he served as the Vice-Chair of the Building Committee, helping to oversee the construction of the award-winning, state-of-the art new location of Lakeland Realtors®.

In addition to his service to Lakeland Realtors® and Florida Realtors®, he has served on the corporate Coldwell Banker Commercial technology council. Richard is proud to be a Lakeland native.

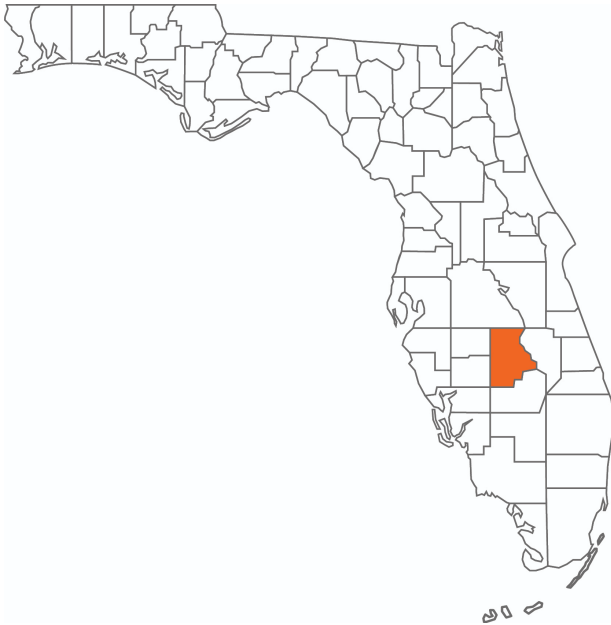
Richard specializes in:

- Agricultural Land
- Ranchland
- Citrus Groves
- Large-Acreage Tracts
- Hunting/Recreational Tracts
- Commercial/Development Land



## Highlands County

### FLORIDA



<b>Founded</b>	1921	<b>Density</b>	103.3 (2019)
<b>County Seat</b>	Sebring	<b>Population</b>	103,502 (2023)
<b>Area</b>	1,028 sq mi	<b>Website</b>	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 (\$44,274).



For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

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